

7001 Jewel Lake Road

SALE PRICE: \$6,500,000 (\$159.80/SF)

ANCHORAGE, AK 99502

FOR SALE



— 7001 Jewel Lake Road —

Property Highlights

- 40,675 SF mixed-use office/retail building is available for sale just off Jewel Lake.
- Sale price of \$6,500,000 (\$159.80/SF).
- The property offers outstanding visibility and benefits from high traffic counts, making it ideal for a variety of uses.
- Previously occupied by an insurance company, the building is well-suited for a single user or can be easily divided into multiple units to accommodate various tenants or business needs.
- Generous on-site parking with 110+ dedicated spaces, ensuring convenience and accessibility for all occupants and guests.

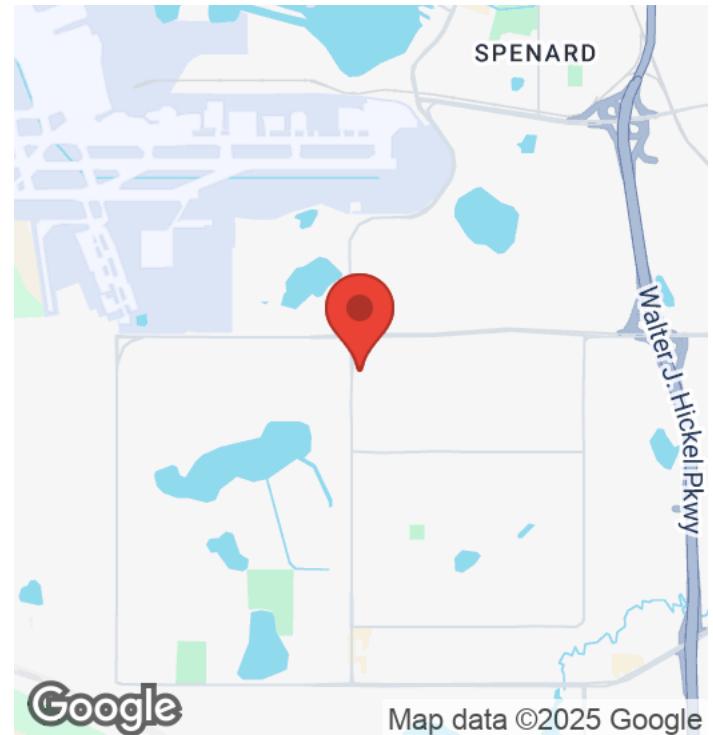


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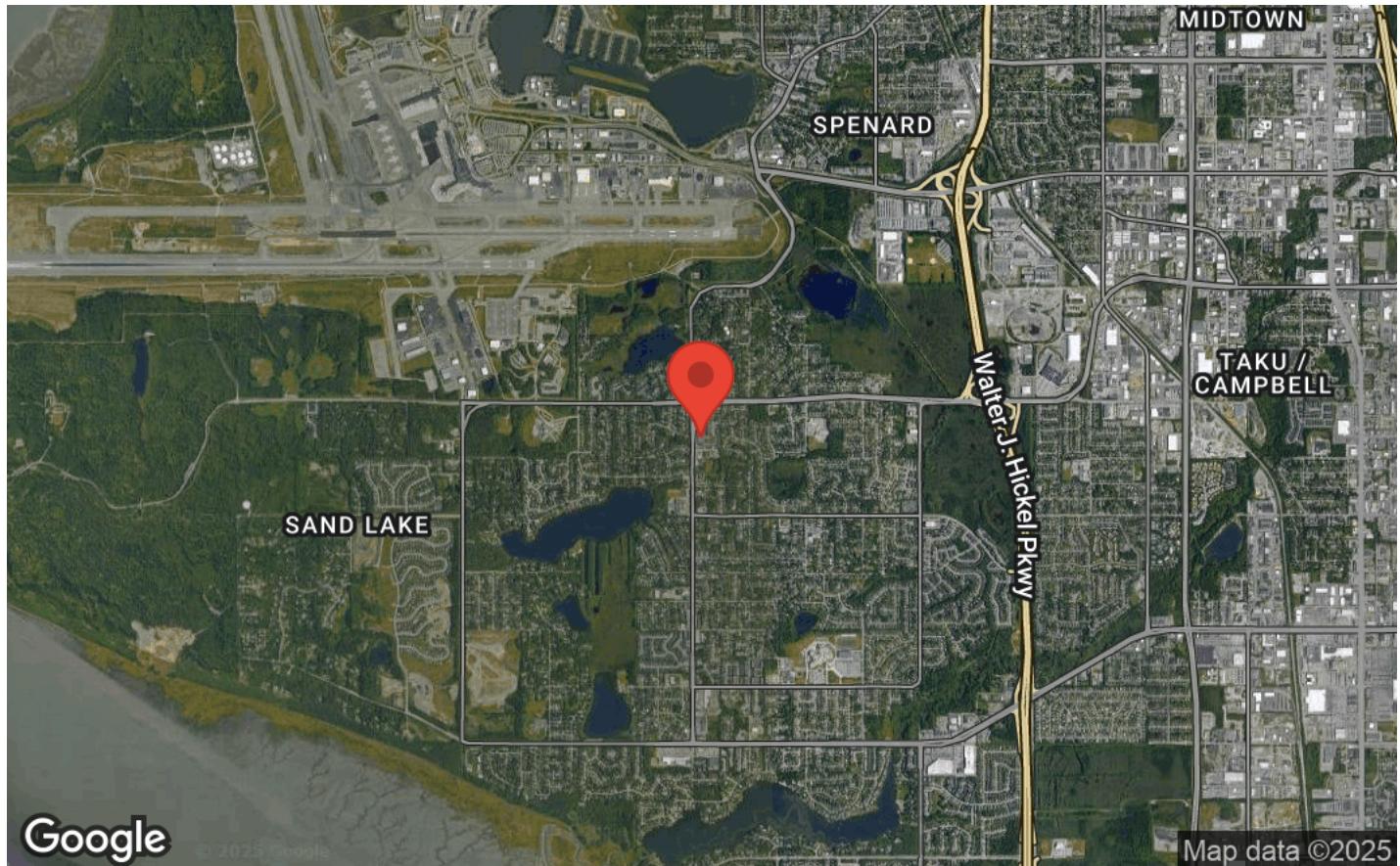
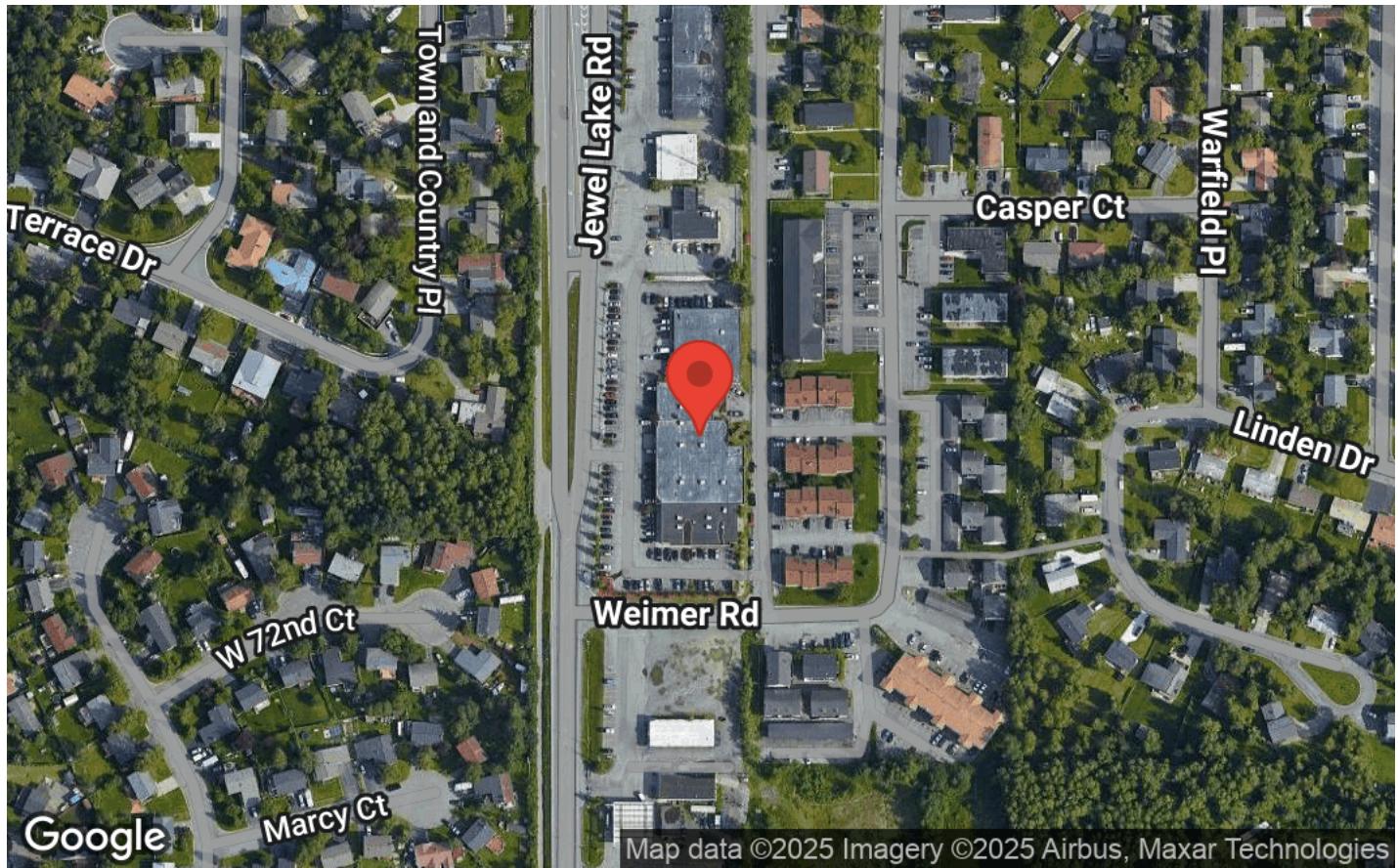
MARK FILIPENKO

BROKER, CCIM, SIOR
O: (907) 952-1884
mark@markfilipenko.com

LOCATION MAPS

Mixed-Use Office Retail Building For Sale
7001 Jewel Lake Road | Anchorage, AK 99502

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PROPERTY PHOTOS

Mixed-Use Office Retail Building For Sale
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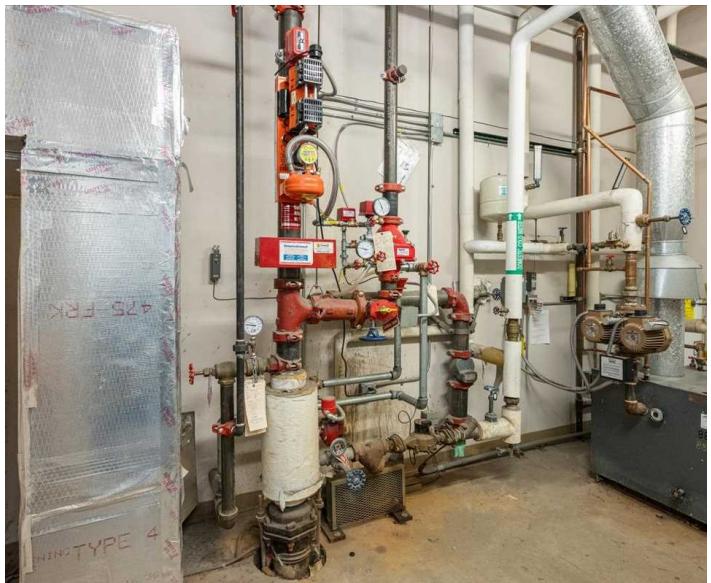
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PROPERTY PHOTOS

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2024 OPERATING EXPENSES

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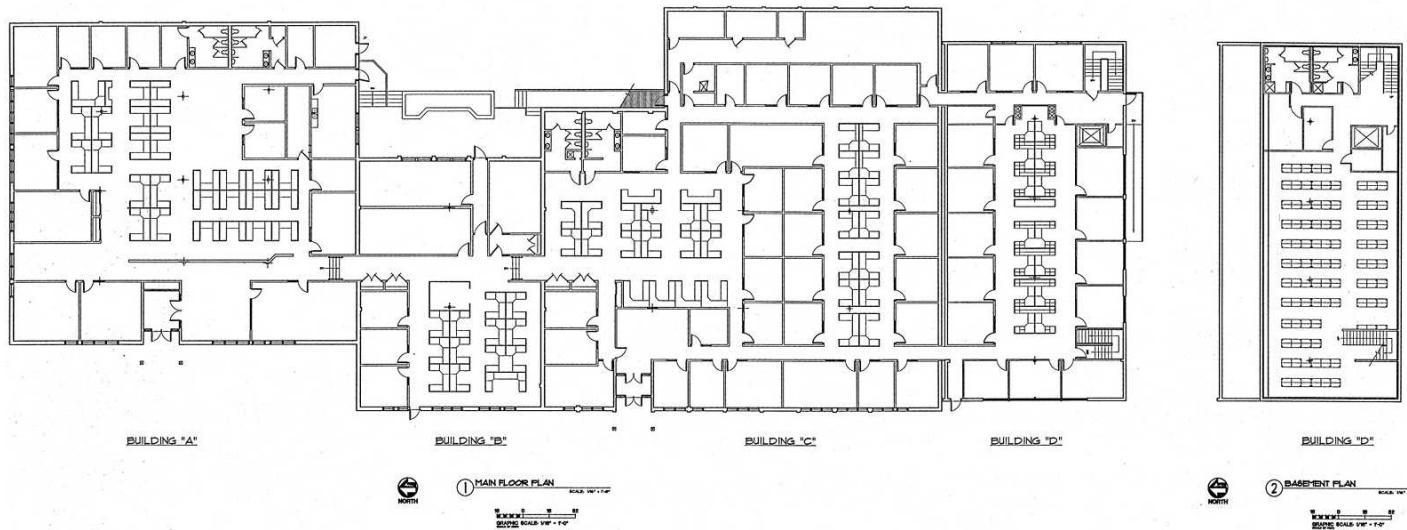
2024 Actuals
Operating Expenses
7001 Jewel Lake Rd
Anchorage, AK 99502

Group	Category	Vendor	Jan - Dec 2024
Sub Category	Operating Supplies	Alesco	6,670
	Operating Supplies	Safety Inc	590
	Operating Supplies	Subtotals	\$ 7,261
	Electric & Water	Anchorage Water	1,422
Sub Category	Electric & Water	Chugach Electric	47,365
	Electric & Water	Enstar	25,581
	Electric & Water	Subtotals	\$ 74,367
	Building Security Services	Alaska Frontier Protective	718
Sub Category	Building Security Services	Guardian Security	3,905
	Building Security Services	Security Services	250
	Building Security Services	Subtotals	\$ 4,873
	Maintenance & Repairs	Reliable Appliance	461
Sub Category	Maintenance & Repairs	A-1 Lawn & Landscaping	55,397
	Maintenance & Repairs	ABM	58,385
	Maintenance & Repairs	Alaska Waste	6,246
	Maintenance & Repairs	Green Connection	11,416
	Maintenance & Repairs	Lights Out Loud	3,523
	Maintenance & Repairs	Misc Services	27,695
	Maintenance & Repairs	Northern Handyman	3,850
	Maintenance & Repairs	Superior Mechanical	29,494
	Maintenance & Repairs	Subtotals	\$ 196,467
Sub Category	Depreciation	Subtotals	\$ 135,298
Sub Category	Property Taxes	Anchorage Municipality	\$ 85,000
		Totals	\$ 503,266

FLOOR PLAN

Mixed-Use Office Retail Building For Sale
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ANCHORAGE MUNI TAX ASSESSMENT

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PARID: 01214150000
7001 JEWEL LAKE ROAD LLC

7001 JEWEL LAKE RD

LUC: 353
TAX YEAR: 2025

Property Information

Property Location: 7001 JEWEL LAKE RD
Class: C - Commercial
Use Code (LUC): 353 - Office Bldg - low rise 1-4 Ms
Condo/Unit #:
Tax District: 03
Zoning: B1A
Plat #: 810259
HRA #: 000000
Grid #: SW2126
Deeded Acres:
Square Feet: 91,956
Legal Description: WOODLAND LAKES UNIT #2
BLK 1 LT 8A

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner 7001 JEWEL LAKE ROAD LLC
Co-Owner
Care Of
Address 3030 N 3RD ST
City / State / Zip PHOENIX, AZ 85012
Deed Book/Page /

Tax Information

Parcel	Roll	Tax	Cyde	DID	Gross Tax	Res	Sr/Vet	IPC	Paid	Net	Interest	Penalty	Costs	Total	Due	Due
	Type		Year		Amount	Exemption	Exemption	Billed	Amount	Due	Due	Due	Due	Due	Due	Date
01214150000	RP	2024	1		39,233.16			.00	-39,233.16	.00	.00	.00	.00	.00	.00	06/30/2024
01214150000	RP	2024	2		39,233.16			.00	-39,233.16	.00	.00	.00	.00	.00	.00	08/31/2024
01214150000	RP	2023	1		40,501.61			.00	-40,501.61	.00	.00	.00	.00	.00	.00	06/30/2023
01214150000	RP	2023	2		40,501.60			.00	-40,501.60	.00	.00	.00	.00	.00	.00	08/31/2023
01214150000	RP	2022	1		38,999.76			.00	-38,999.76	.00	.00	.00	.00	.00	.00	07/31/2022
01214150000	RP	2022	2		38,999.76			.00	-38,999.76	.00	.00	.00	.00	.00	.00	09/30/2022
01214150000	RP	2021	1		84,656.15			5,027.50	-89,683.65	.00	.00	.00	.00	.00	.00	06/15/2021
01214150000	RP	2020	1		84,713.40			.00	-84,713.40	.00	.00	.00	.00	.00	.00	07/15/2020
01214150000	RP	2019	1		81,341.92			.00	-81,341.92	.00	.00	.00	.00	.00	.00	06/15/2019
01214150000	RP	2018	1		80,930.72			.00	-80,930.72	.00	.00	.00	.00	.00	.00	06/15/2018
01214150000	RP	2017	1		81,363.09			.00	-81,363.09	.00	.00	.00	.00	.00	.00	06/15/2017
01214150000	RP	2016	1		77,009.59			.00	-77,009.59	.00	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll	Type	LUC	Class	Land	Building	Total Appraised
2025		RP	353	C	946,800	4,027,500	4,974,300

ANCHORAGE MUNI TAX ASSESSMENT

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Taxable Value

Net Taxable Value	4,974,300
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Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	B1A	91,956	C06K00

Land Characteristics

Line #	LOCAT -20 -
1	
2	SIZE -0 -

Commercial

1 of 3

Card:	1
Building Number:	01
Structure Code:	353 - OFFICE BLDG L/R 1-4S
Year Built:	1968
Effective Year Built:	1975
Units:	1
Identical Units	1
Class:	C - Commercial
Gross Building Area:	18,280

Interior/Exterior Summary

Card	Line #	From Floor	To Floor	Type	Wall Height	Construction Type	Area
1	1	01	01	OFFICES	14	2-FIRE RESISTANT	18,280
2	1	01	01	OFFICES	9	2-FIRE RESISTANT	10,083
3	1	01	01	OFFICES	12	2-FIRE RESISTANT	6,156
3	2	B1	B1	MULTI-USE STORAGE	10	2-FIRE RESISTANT	6,156
Total:							40,675

Commercial Features

Card	Line #	Code	Int/Ext Line	Measure 1	Measure 2	Elevator Stops	Identical Units
1	1	SS2-DRY SPRINKLER	1	190	1		1
1	2	RP1-PORCH, OPEN	1	865	1		1
1	3	SS2-DRY SPRINKLER	1	1134	1		1
1	4	CP9-CANOPY RF-GOOD	1	1334	1		1
1	5	RPS-PORCH, COVERED	1	190	1		1
1	6	SS1-WET SPRINKLER	1	18280	1		1
1	7	VE1-VENTILATION, OFF/RET	1	18280	1		1
2	1	VE1-VENTILATION, OFF/RET	1	10083	1		1
2	2	SS1-WET SPRINKLER	1	10083	1		1
2	3	CP9-CANOPY RF-GOOD	1	44	1		1
2	4	SS2-DRY SPRINKLER	1	44	1		1
3	1	CP8-CANOPY RF-AVERAGE	1	112	1		1
3	2	CP8-CANOPY RF-AVERAGE	1	176	1		1
3	3	SS1-WET SPRINKLER	1	12312	1		1

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OBJ - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
PA1 - PAVING, ASPHALT PARKING	2000			15,900
PC1 - PAVING CONCRETE AVG	2000			280
PA1 - PAVING, ASPHALT PARKING	1996			48,000
PC1 - PAVING CONCRETE AVG	1987			895
PC2 - PAVING CONCRETE HEAVY DTY	1987			636
LTS - LIGHT MERC VA-POLE AND BRK INC	1987			1
PC1 - PAVING CONCRETE AVG	1987			925

Entrances

Visit Date:	Measure Date:	Entrance Source:
24-AUG-1984		1-Ext. Inspection of Land & Improvements
05-OCT-2005		9-Quick Re-Inventory Inspection
08-JUN-2011		9-Quick Re-Inventory Inspection
24-OCT-2011		6-Desk Edit to CAMA record (NOT Inspected)
25-JUL-2017		9-Quick Re-Inventory Inspection
06-AUG-2020		6-Desk Edit to CAMA record (NOT Inspected)

Permits

Permit #:	Permit Date:	Purpose:	Amount:
00 5607	20-JUN-2000	-	\$0
00 5547	18-SEP-2000	-	\$1,043,536
E00 5547	19-SEP-2000	-	\$0
M00 5547	20-SEP-2000	-	\$0
P00 5547	11-OCT-2000	-	\$0
F00 5547	16-MAR-2001	-	\$0
C11-1830	19-AUG-2011	-	\$215,000
M19-1504	11-JUN-2019	-	\$49,551

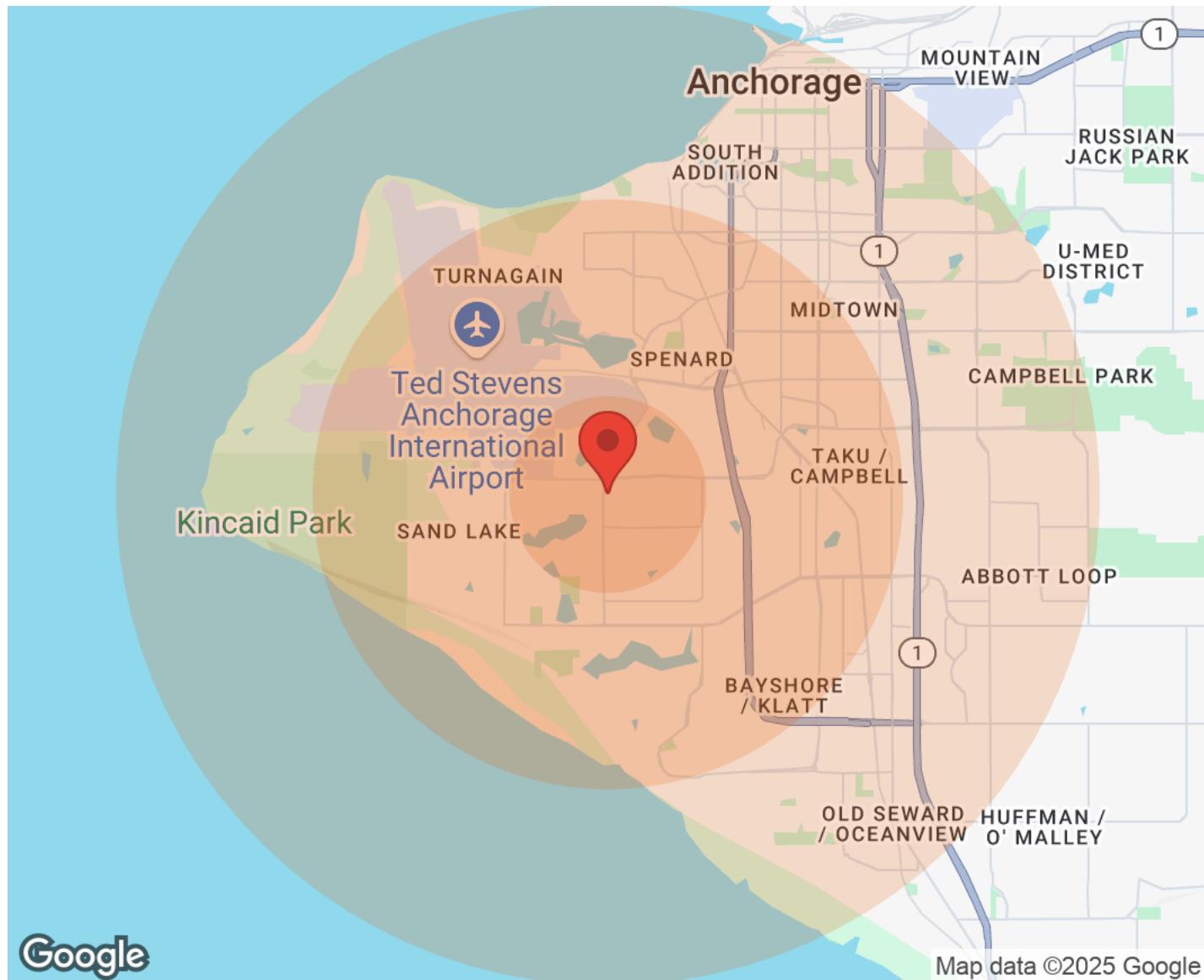
Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2025	RP	353	C	946,800	4,027,500	4,974,300
2024	RP	353	C	946,800	3,913,300	4,860,100
2023	RP	353	C	946,800	3,809,700	4,756,500
2022	RP	353	C	966,200	3,665,600	4,631,800
2021	RP	374	C	947,600	3,750,300	4,697,900
2020	RP	374	C	929,000	4,025,000	4,954,000
2019	RP	374	C	910,400	4,061,600	4,972,000
2018	RP	374	C	910,400	4,024,400	4,934,800
2017	RP	374	C	910,400	4,285,200	5,195,600

DEMOGRAPHICS

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Google

Population	1 Mile	3 Miles	5 Miles
Male	5,082	31,450	72,356
Female	5,014	31,699	71,782
Total Population	10,096	63,149	144,138
Age			
Ages 0-14	2,211	13,322	29,678
Ages 15-24	1,486	8,313	18,426
Ages 25-54	4,010	25,664	60,177
Ages 55-64	1,290	8,240	18,475
Ages 65+	1,099	7,610	17,382
Race			
White	7,220	41,895	95,534
Black	158	1,562	4,923
Am In/AK Nat	603	4,500	10,590
Hawaiian	119	1,059	2,175
Hispanic	601	5,024	11,284
Multi-Racial	2,148	15,000	33,842

Income	1 Mile	3 Miles	5 Miles
Median	\$104,680	\$68,134	\$68,436
< \$15,000	140	1,626	3,894
\$15,000-\$24,999	126	1,671	3,874
\$25,000-\$34,999	249	2,045	4,633
\$35,000-\$49,999	490	2,731	6,867
\$50,000-\$74,999	621	4,823	11,171
\$75,000-\$99,999	434	3,660	8,865
\$100,000-\$149,999	1,011	5,364	11,017
\$150,000-\$199,999	275	1,485	3,675
> \$200,000	326	952	2,816
Housing	1 Mile	3 Miles	5 Miles
Total Units	3,738	25,409	58,592
Occupied	3,601	24,210	55,685
Owner Occupied	2,365	14,399	31,644
Renter Occupied	1,236	9,811	24,041
Vacant	137	1,199	2,907

DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bond Filipenko Commercial Properties, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bond Filipenko Commercial Properties, LLC does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Bond Filipenko Commercial Properties, LLC in compliance with all applicable fair housing and equal opportunity laws.

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THE STATE

of

ALASKA*Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing***Real Estate Commission**550 West 7th Avenue, Suite 1500, Anchorage, AK 99501

Phone: (907) 269-8160

Email: RealEstateCommission@Alaska.GovWebsite: ProfessionalLicense.Alaska.Gov/RealEstateCommission**Alaska Real Estate Commission Consumer Disclosure**

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initiated below:

Specific Assistance	Representation
<p>The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. Exercise of reasonable skill and care; b. Honest and good faith dealing; c. Timely presentation of all written communications; d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and e. Timely accounting of all money and property received by the Licensee. 	<p>The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:</p> <ul style="list-style-type: none"> a. All duties owed by the Licensee providing Specific Assistance; b. Not intentionally taking actions which are adverse or detrimental to the Consumer; c. Timely disclosure of conflicts of interest to the Consumer; d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee; e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and f. Making a good faith and continuous effort.

Consumer Initials: _____ / _____ Date: _____

Consumer Initials: _____ / _____ Date: _____

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral Licensee is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

- a. All duties owed by the Licensee providing Specific Assistance;
- b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
- c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: _____ / _____ Date: _____

(Must attach Waiver of Right to be Represented)

Duties Not Owed by Licensee

AS 08.88.630 - Duties not owed by licensee. Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

- (1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
- (2) conduct an independent investigation of a person's financial condition; or
- (3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

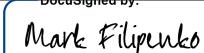
AREC CONSUMER DISCLOSURE

Mixed-Use Office Retail Building For Sale
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DocuSign Envelope ID: 382F07E2-3712-4792-99DA-615FD6448411

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:				
Licensee Name:	Mark Filipenko	Signature:	DocuSigned by:  3AAF21CF438A460...	Date: 9/25/2024
Consumer Name:		Signature:		Date:
Consumer Name:		Signature:		Date:

An addendum ___ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –