



FOR LEASE

14,738 SF Walgreens Building

7600 DeBarr Rd | Anchorage, AK 99504



Walgreens Building

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Walgreens



14,738 SF

Building

8/1/2034

Lease End Date

\$25 PSF

Asking

ABOUT THE PROPERTY

All offers are subject to approval by Walgreens Real Estate Committee.

- Walmart Supercenter & Fred Meyer are located across the street, combined they see over 4M visits a year*
- Located near the intersection of DeBarr and Muldoon Rd which provides easy access to Hwy 1 to the north.
- 40 parking spaces

*Source: Placer Labs, Inc.

NEARBY RETAILERS



TRAFFIC COUNTS

DeBarr Rd

12,043 VPD

Muldoon Rd

28,379 VPD

Year: 2023 | Source: Placer Labs, Inc.

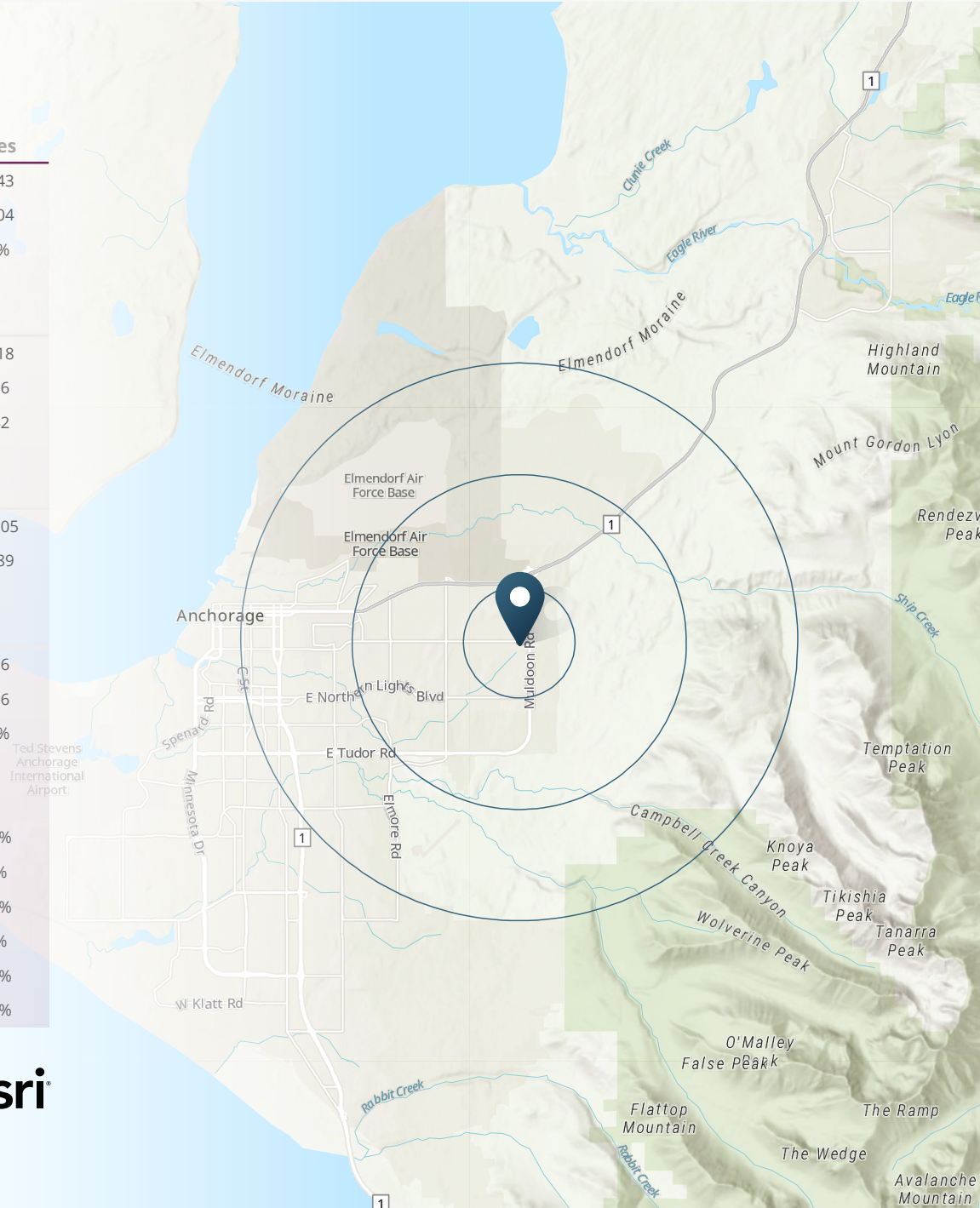
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DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	20,343	71,830	119,943
2029 Projected Population	20,025	70,849	118,304
Projected Annual Growth 2024 to 2029	-0.31%	-0.27%	-0.27%
2024 Daytime Population			
Daytime Population	13,317	66,643	131,818
Workers	3,450	32,013	77,276
Residents	9,867	34,630	54,542
2024 Income			
Average Household Income	\$109,692	\$101,812	\$105,305
Median Household Income	\$91,010	\$83,172	\$84,389
Households & Growth			
2024 Estimated Households	7,468	26,352	44,416
2029 Projected Households	7,460	26,432	44,496
Projected Annual Growth 2024 to 2029	-0.21%	-0.12%	-0.15%
2024 Race & Ethnicity			
White	39.36%	41.06%	44.22%
Black or African American	9.10%	8.63%	7.95%
Asian or Pacific Islander	14.58%	12.37%	11.64%
Other Race	3.82%	4.49%	4.56%
Two or More Races	16.54%	15.87%	15.28%
Hispanic	10.24%	11.26%	11.27%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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