

# TIKAHTNU COMMONS SHOPPING CENTER

NWC N Muldoon Rd & Glenn Hwy  
Anchorage, AK



**Lease space with us!**



PRESENTED BY:



**COMMERCIAL WEST, INC.**  
REAL ESTATE SERVICES AND DEVELOPMENT

**WILLIAM BETTENCOURT**  
(925) 588-2232

A QUALITY RETAIL DEVELOPMENT BY:



**BROWMAN DEVELOPMENT COMPANY, INC.**  
[www.browmandevelopment.com](http://www.browmandevelopment.com)



# TIKAHTNU COMMONS



**SHOP & PAD SPACE AVAILABLE**

Tikahtnu Commons is an 85 acre Regional Power Center anchored by Target, Lowe's, Costco, Kohl's (the only Kohl's in Alaska), as well as Regal IMAX 16 screen (the only IMAX theater in Alaska)! Along with these major anchors, Tikahtnu Commons also features Burlington, PetSmart, Old Navy, ULTA, Famous Footwear, & most recently Boot Barn, as well as several dining options including Texas Roadhouse, Olive Garden, Red Robin, Panda Express, Raising Cane's, McDonald's, and several others. The center is the gateway to Anchorage from the north, very convenient for customers living in not only North Anchorage, but also for residents in Eagle River, Palmer, and Wasilla. Just to the north of the property is the Joint Base Elmendorf-Richardson which is the largest military base in the state of Alaska.

## DEMOGRAPHICS



3-Mile	5-Mile	10-Mile
<b>65,925</b>	<b>106,008</b>	<b>263,524</b>
<b>POPULATION</b>		



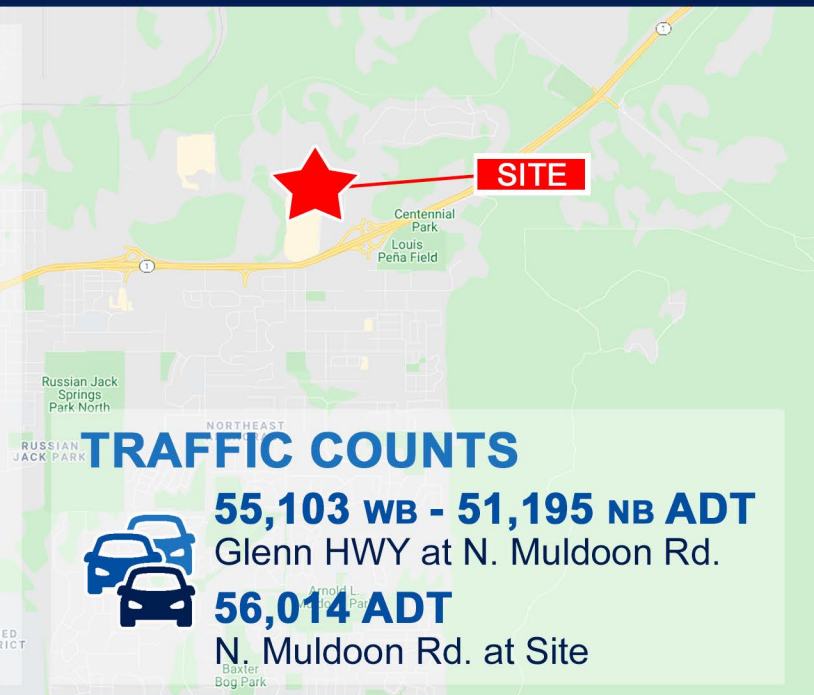
3-Mile	5-Mile	10-Mile
<b>\$97,449</b>	<b>\$102,356</b>	<b>\$131,652</b>
<b>AVG. HH INCOME</b>		



3-Mile	5-Mile	10-Mile
<b>15,085</b>	<b>51,669</b>	<b>160,925</b>
<b>EMPLOYEES</b>		



<b>288,678</b>
<b>MOA POPULATION</b>



## TRAFFIC COUNTS



**55,103 WB - 51,195 NB ADT**  
Glenn HWY at N. Muldoon Rd.

**56,014 ADT**  
N. Muldoon Rd. at Site

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## TIKAHTNU COMMONS



LARGEST MILITARY BASE  
IN THE STATE

BARTLET HIGH SCHOOL  
1,600 STUDENTS

JBER HOSPITAL  
55 BEDS



MERRILL FIELD AIRPORT



ALASKA REGIONAL HOSPITAL  
176 BEDS



BETTYE DAVIS HIGH SCHOOL  
1,765 STUDENTS



UNIVERSITY OF ALASKA  
11,953 STUDENTS



Fred Meyer



CARRS

CARRS

Fred Meyer

RETAIL AERIAL



# TIKAHTNU COMMONS



INTERSECTION AERIAL



# TIKAHTNU COMMONS

## SHOPS F

1,011 SF AVAILABLE

STARBUCKS COFFEE  
 SENIOR **Helpers**  
 UAMAMI BARBEQUE  
 Ryuu Bowl  
 Nails Couture  
 Great Clips  
 FAMOUS footwear™

Bath & Body Works

## SHOPS D

2,200 SF IN NEGOTIATION

SUBWAY Fruit Land  
 Express Care  
 PHO SAIGON  
 AIR FORCE RESERVE  
 Celebrity NAILS  
 Marble SLAB CREAMERY  
 DAVID'S JEWELERS INC.  
 AT&T  
 crumbl cookies  
 GameStop

FUTURE PAD AVAILABLE

LOWE'S

OLD NAVY

PET SMART

KOHL'S

Burlington

ULTA BEAUTY

target

BEST BUY

N. MULDOON RD.

PANDA EXPRESS  
 CHINESE KITCHEN

McDonald's

Olive Garden

Canes  
 CHICKEN FINGERS

TEXAS ROADHOUSE

907 ALEHOUSE  
 ROAD GRILL

COSTCO WHOLESALE

PAD N

bty DENTAL  
 sunsation  
 verizon

BOOT BARN

PAD M

1,500 SF AVAILABLE  
 RESTAURANT SPACE

MATTRESS FIRM

FUTURE PAD(S) AVAILABLE

PAD P

3,500 SF AVAILABLE

QDOBA MEXICAN EATS  
 BURGER ZONE

PAD H

Brown Jug  
 IHOP  
 ARMY RESERVE  
 The Good Feet Store  
 America's Arch Support Experts  
 SALLY BEAUTY  
 GNC LIVE WELL

SKECHERS

REGAL

GLENN HWY.

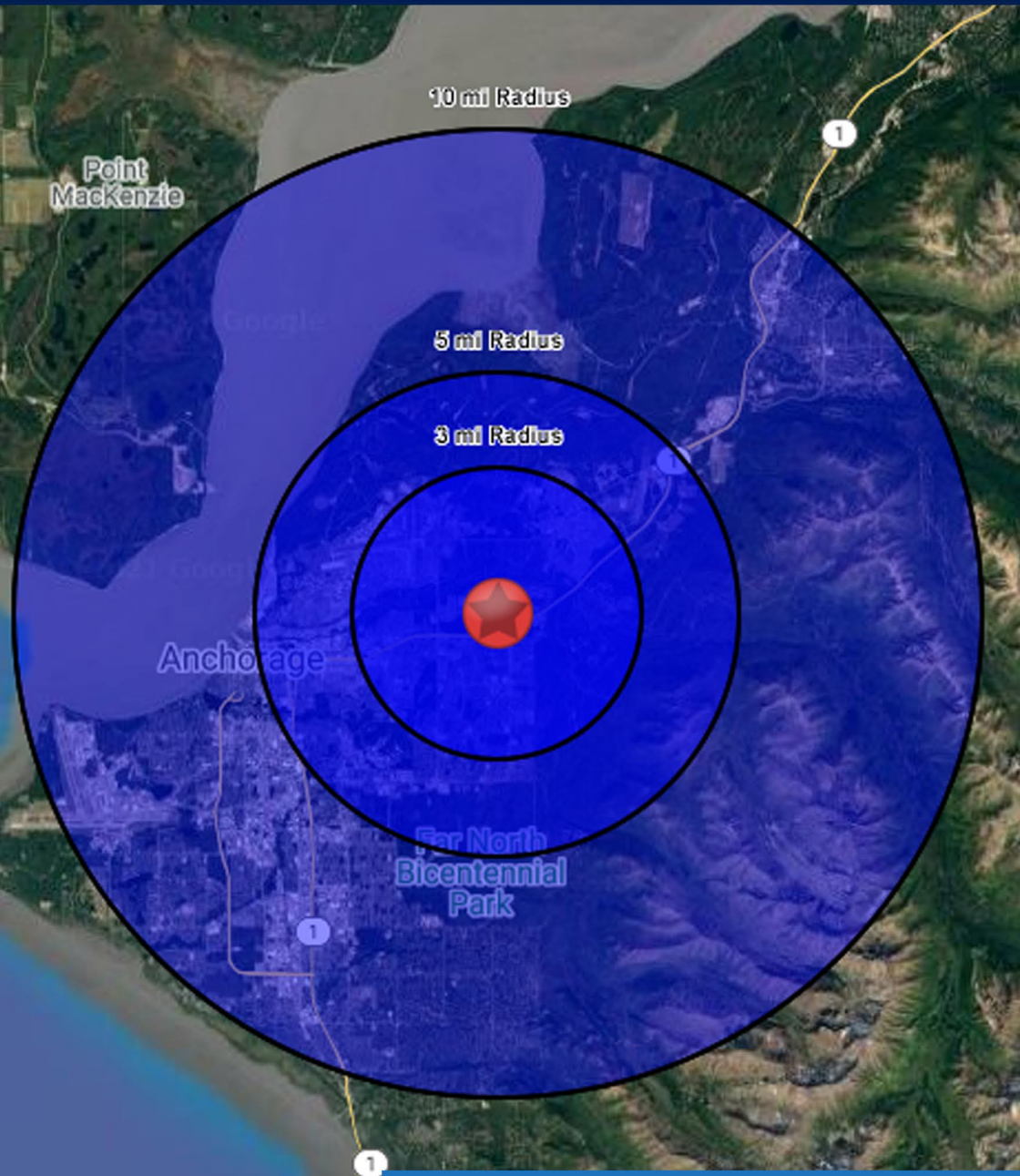
## SITE PLAN



# TIKAHTNU COMMONS

## SUMMARY PROFILE

	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2024 Estimated Population	65,925	106,008	263,524
2029 Projected Population	65,518	105,185	258,870
2020 Census Population	67,099	107,505	268,540
2010 Census Population	67,450	108,301	269,268
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	-0.2%	-0.2%
2024 Median Age	30.8	32.2	34.7
<b>Households</b>			
2024 Estimated Households	23,270	39,149	100,772
2029 Projected Households	23,102	38,769	98,893
2020 Census Households	23,161	38,990	100,851
2010 Census Households	22,721	38,465	99,039
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.1%
<b>Race and Ethnicity</b>			
2024 Estimated White	45.6%	48.4%	56.1%
2024 Estimated Black or African American	10.2%	9.5%	6.2%
2024 Estimated Asian or Pacific Islander	16.3%	14.7%	13.1%
2024 Estimated American Indian or Native Alaskan	6.0%	6.1%	5.4%
2024 Estimated Other Races	21.9%	21.2%	19.2%
2024 Estimated Hispanic	11.6%	11.0%	9.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$97,449	\$102,356	\$131,652
2024 Estimated Median Household Income	\$80,643	\$83,372	\$105,079
2024 Estimated Per Capita Income	\$36,398	\$40,371	\$51,757
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.4%	4.1%
2024 Estimated High School Graduate	29.2%	27.8%	25.2%
2024 Estimated Some College	24.1%	23.6%	23.0%
2024 Estimated Associates Degree Only	11.3%	10.3%	9.5%
2024 Estimated Bachelors Degree Only	18.0%	19.6%	22.6%
2024 Estimated Graduate Degree	7.7%	10.0%	13.1%
<b>Business</b>			
2024 Estimated Total Businesses	1,505	4,311	15,525
2024 Estimated Total Employees	15,085	51,669	160,925
2024 Estimated Employee Population per Business	10.0	12.0	10.4
2024 Estimated Residential Population per Business	43.8	24.6	17.0



## DEMOGRAPHICS