

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

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 Best Buy, 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
68,297	108,776	269,155

POPULATION



3-Mile	5-Mile	10-Mile
\$100,189	\$103,180	\$110,644

AVG. HH INCOME

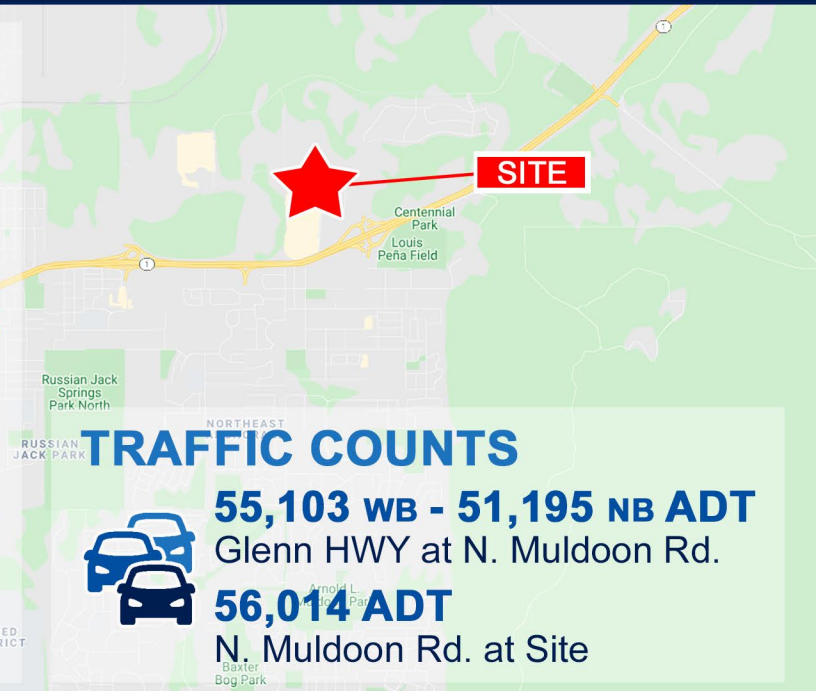


3-Mile	5-Mile	10-Mile
14,654	51,318	160,558

EMPLOYEES



288,678
MOA POPULATION



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



JBER
Joint Base Elmendorf-Richardson

LARGEST MILITARY BASE
IN THE STATE

BARTLET HIGH SCHOOL
1,600 STUDENTS

JBER HOSPITAL
55 BEDS

TIKAHTNU COMMONS



MERRILL FIELD AIRPORT

ALASKA REGIONAL HOSPITAL
176 BEDS

BETTYE DAVIS HIGH SCHOOL
1,765 STUDENTS

UNIVERSITY OF ALASKA
11,953 STUDENTS

RETAIL AERIAL



TIKAHTNU COMMONS



INTERSECTION AERIAL

TIKAHTNU COMMONS

SHOPS F

1,011 SF AVAILABLE



SHOPS D

2,200 SF AVAILABLE



FUTURE PAD AVAILABLE

N. MULDOON RD.

PAD L

ON THE BORDER

PAD N

bty DENTAL
sunsation
verizon

BOOT BARN
COMING SOON!

PAD M

5,000 SF AVAILABLE

Pita Pit

PAD H

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

FUTURE PAD(S) AVAILABLE

PAD P

QDOBA MEXICAN EATS
Wild Wings
dōTERRA

LOWE'S

OLD NAVY

PET SMART

KOHL'S

Burlington

ULTA

target

BEST BUY

PANDA EXPRESS
CHINESE KITCHEN

McDonald's

RR

Olive Garden
ITALIAN KITCHEN

Cane's
CHICKEN FINGERS

TEXAS ROADHOUSE

COSTCO WHOLESALE

SKECHERS

REGAL

GLENN HWY.

SITE PLAN

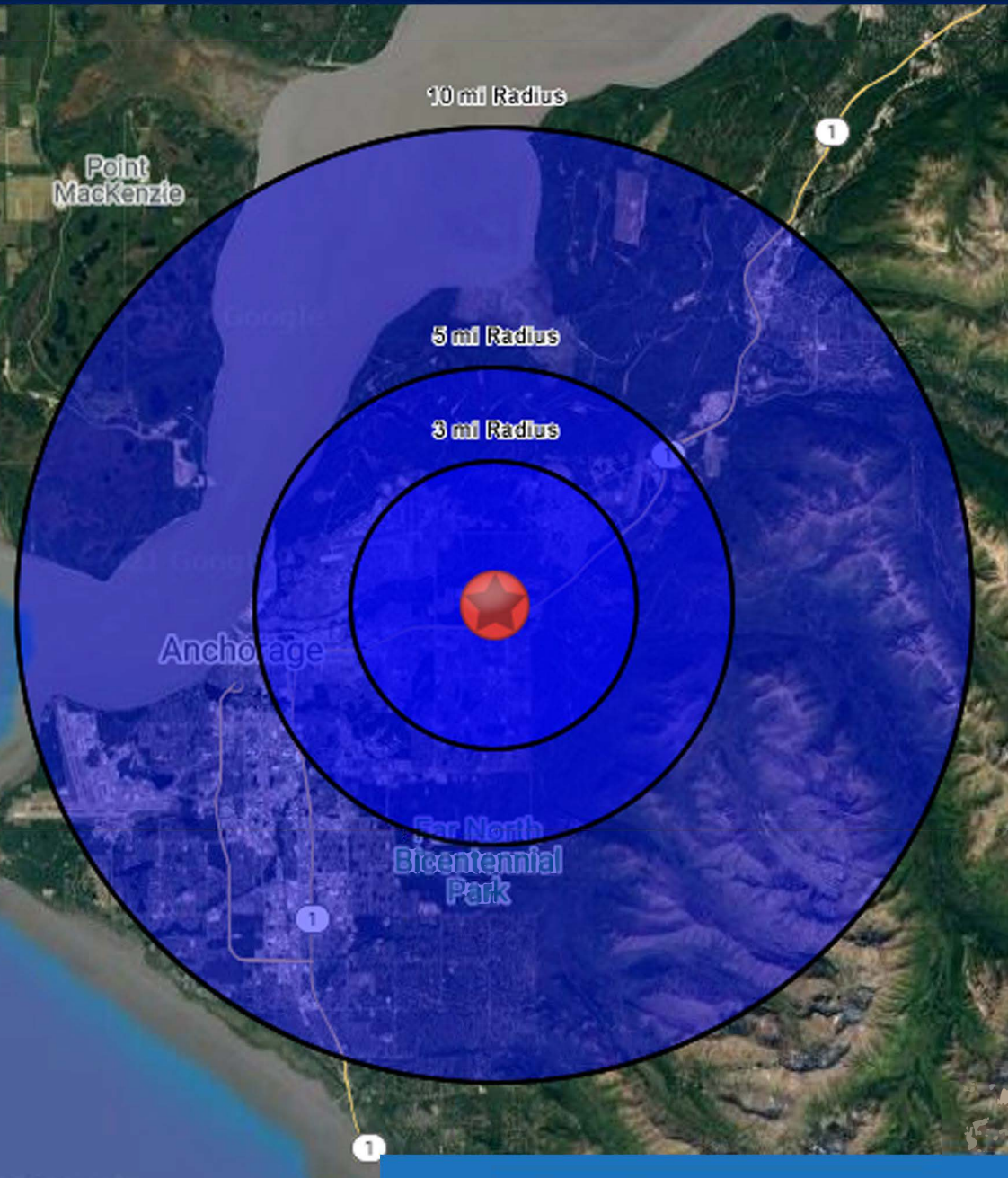
TIKAHTNU COMMONS

SUMMARY PROFILE

3 mi radius 5 mi radius 10 mi radius

	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	68,297	108,776	269,155
2028 Projected Population	70,432	111,720	269,749
2020 Census Population	67,099	107,505	268,540
2010 Census Population	67,450	108,301	269,268
Projected Annual Growth 2023 to 2028	0.6%	0.5%	-
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	31.3	32.7	35.0
Households			
2023 Estimated Households	23,867	39,894	101,388
2028 Projected Households	24,323	40,387	100,357
2020 Census Households	23,161	38,990	100,851
2010 Census Households	22,721	38,465	99,039
Projected Annual Growth 2023 to 2028	0.4%	0.2%	-0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.2%
Race and Ethnicity			
2023 Estimated White	44.7%	47.0%	55.3%
2023 Estimated Black or African American	9.7%	9.7%	6.4%
2023 Estimated Asian or Pacific Islander	15.2%	14.2%	13.0%
2023 Estimated American Indian or Native Alaskan	6.4%	6.2%	5.4%
2023 Estimated Other Races	24.0%	22.8%	19.8%
2023 Estimated Hispanic	12.1%	12.4%	10.8%
Income			
2023 Estimated Average Household Income	\$100,189	\$103,180	\$134,128
2023 Estimated Median Household Income	\$79,099	\$81,504	\$102,053
2023 Estimated Per Capita Income	\$37,002	\$40,581	\$52,041
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.0%	3.8%
2023 Estimated High School Graduate	26.8%	25.6%	23.3%
2023 Estimated Some College	24.4%	24.1%	23.4%
2023 Estimated Associates Degree Only	10.2%	9.2%	8.3%
2023 Estimated Bachelors Degree Only	20.8%	22.4%	24.7%
2023 Estimated Graduate Degree	8.5%	10.4%	14.2%
Business			
2023 Estimated Total Businesses	1,491	4,300	15,511
2023 Estimated Total Employees	14,654	51,318	160,558
2023 Estimated Employee Population per Business	9.8	11.9	10.4
2023 Estimated Residential Population per Business	45.8	25.3	17.4

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DEMOGRAPHICS