

Kenai Spur Shops

Kenai, AK

Fully Occupied, Two-Building Retail Investment

High-Visibility Location

\$ | Price:
\$1,850,000

% | Cap Rate:
8.00%

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INVESTMENT HIGHLIGHTS

- 100% leased, two-building retail center with balanced rollover schedule.
- Limited retail supply in the area and a lack of competing options enhance the stability of the center's service-based tenants.
- High-visibility location on hard corner of Bridge Access Rd. and Kenai Spur Hwy, a daily-needs retail corridor near Home Depot, Safeway, Walmart and Three Bears Alaska, a regional grocery chain.
- Located adjacent to a high-performing Arby's drive-thru (operating in the top 15% nationally according to Placer.ai), enhancing the daily draw and traffic to the center.
- Positioned along the Kenai Spur Highway, the primary commercial corridor serving the Kenai Peninsula.
- Diverse tenant mix supports frequent visitation and cross-shopping opportunities with mostly service-oriented businesses
- Proximity to Kenai Municipal Airport, a key regional air hub with daily service to Anchorage and approximately \$25M in upcoming FAA-funded upgrades.



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