

FOR SALE

3131 & 3101 MULDOON ROAD

ANCHORAGE, AK 99504



10 ACRES OF B-4 ZONED LAND

BOND FILIPENKO COMMERCIAL
10325 Old Seward Hwy, Suite 204
Anchorage, AK 99515



PRESENTED BY:

MARK FILIPENKO
Broker, CCIM, SIOR
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mark@markfilipenko.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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MARK FILIPENKO

BROKER, CCIM, SIOR

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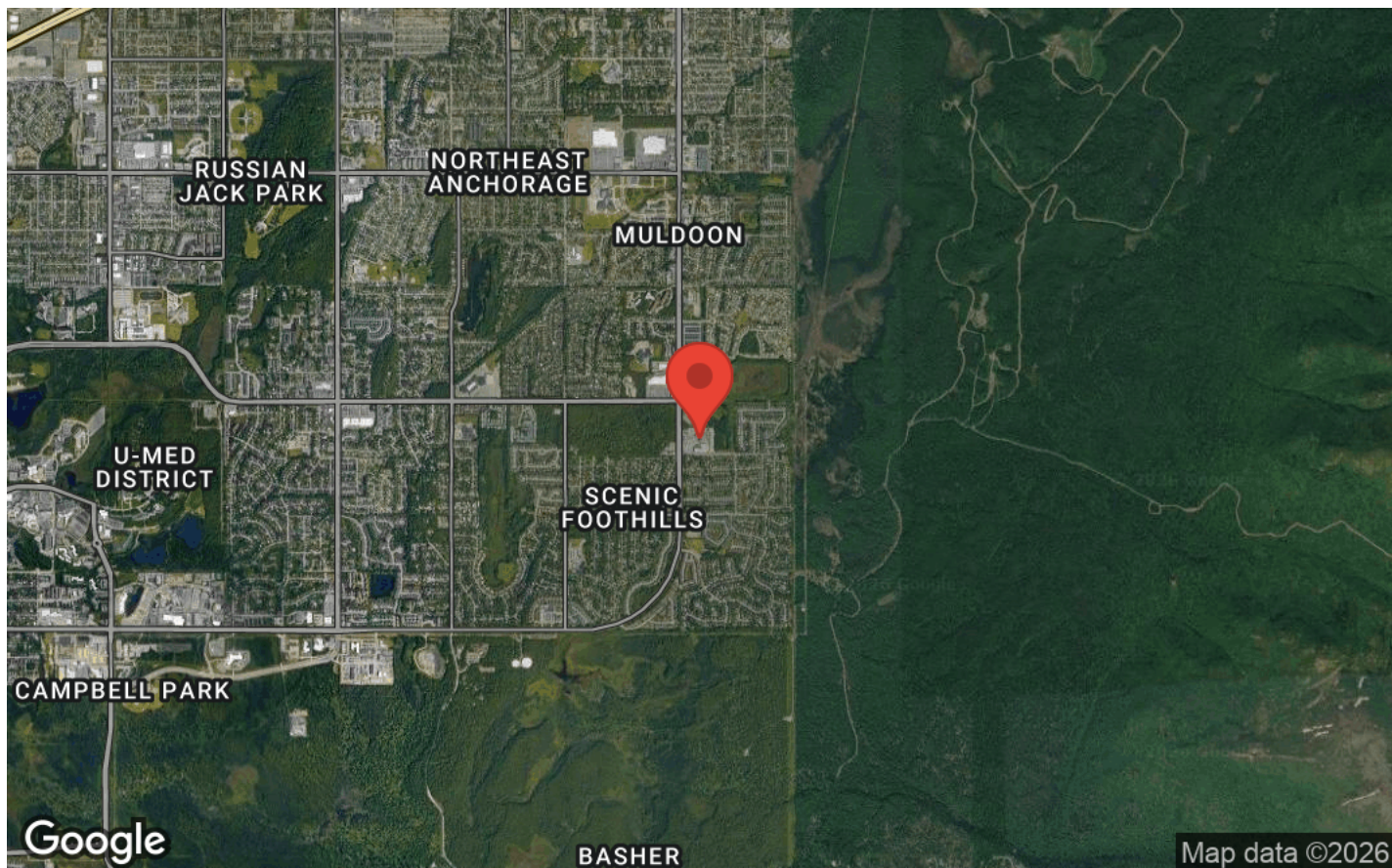
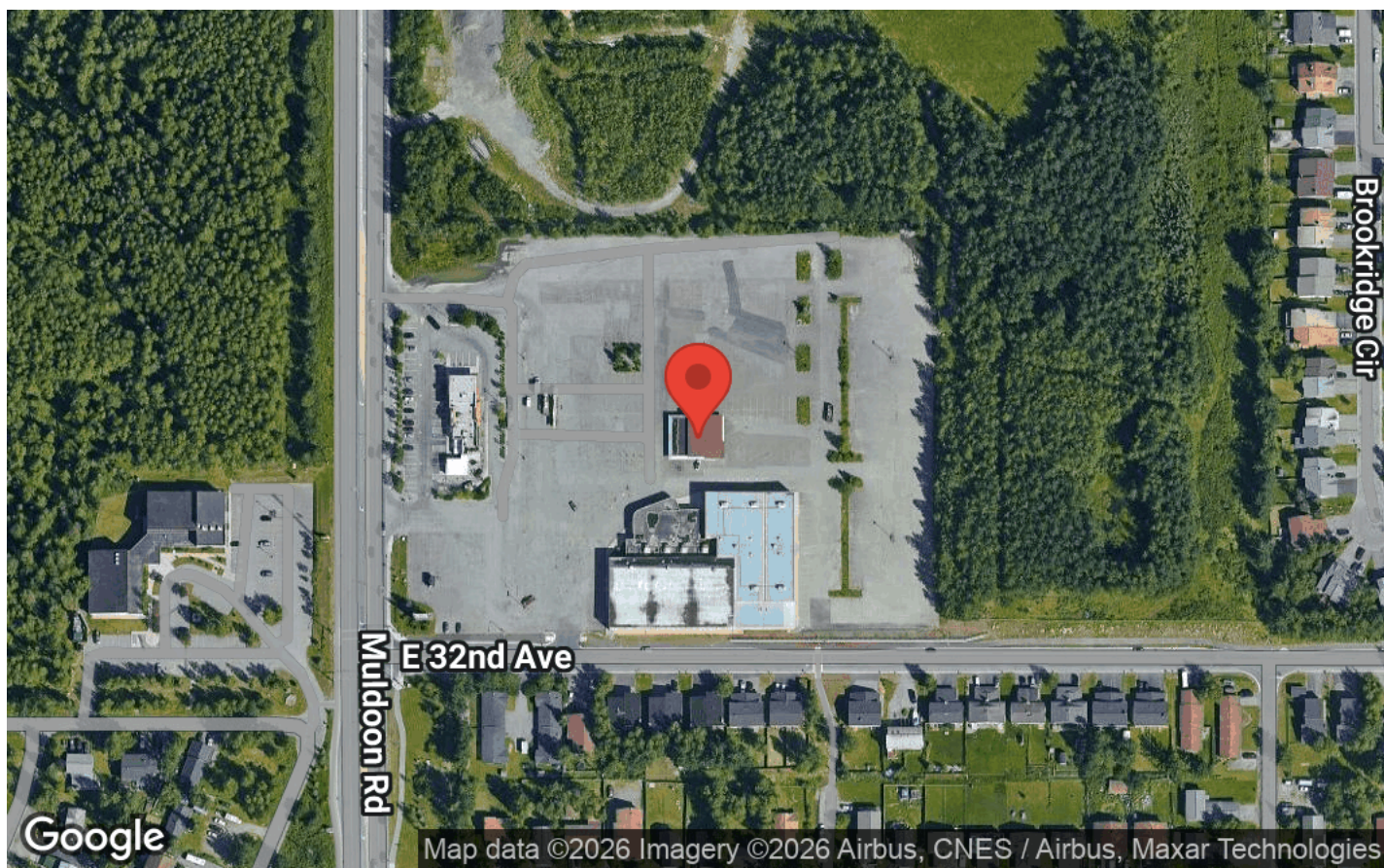
mark@markfilipenko.com

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LOCATION MAPS

3131 & 3101 Muldoon Road
3101 Muldoon Road | Anchorage, AK 99504

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PROPERTY SUMMARY

3131 & 3101 Muldoon Road
3101 Muldoon Road | Anchorage, AK 99504

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Property Summary

Address: 3131 & 3101
Muldoon Road,
Anchorage, AK
99504

Sale Price \$6,750,000

Lot Size: 435,806 SF

Acreage: 10 Acres

Zoning: B4 - Rural
Business

Property Overview

Premier East Anchorage redevelopment opportunity featuring 435,806 sf of B4-zoned land with all prior structures removed.

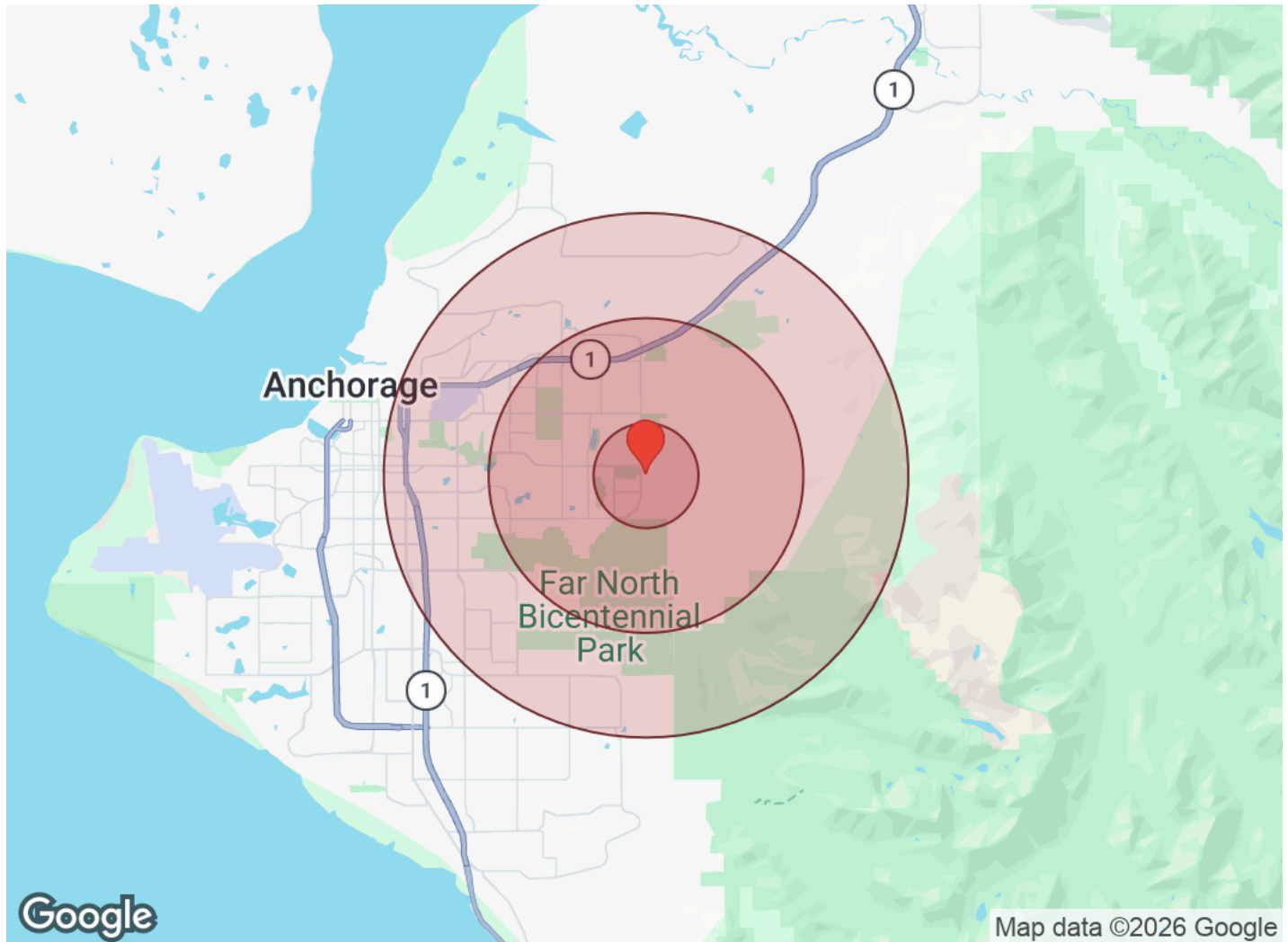
Location Overview

Located just off Muldoon Road, the area's main north-south arterial, the site offers strong visibility, high traffic counts, and flexible potential in one of the Anchorage Bowl's most limited commercial corridors.

DEMOGRAPHICS

3131 & 3101 Muldoon Road
3101 Muldoon Road | Anchorage, AK 99504

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,812	30,328	66,421
Female	7,008	29,171	60,334
Total Population	13,820	59,499	126,755

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,942	26,543	58,814
Black	1,088	5,218	10,191
Am In/AK Nat	750	3,641	7,402
Hawaiian	379	1,886	3,879
Hispanic	1,155	5,879	13,132
Asian	1,546	7,687	15,578
Multiracial	1,852	8,032	16,402
Other	109	607	1,356

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,509	24,367	51,409
Occupied	5,100	22,272	46,960
Owner Occupied	3,848	12,509	24,291
Renter Occupied	1,252	9,763	22,669
Vacant	409	2,095	4,449

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,787	12,107	25,156
Ages 15 - 24	1,722	9,022	20,195
Ages 25 - 54	5,667	24,739	53,361
Ages 55 - 64	1,528	5,955	12,489
Ages 65+	2,117	7,676	15,553

Income	1 Mile	3 Miles	5 Miles
Median	\$105,501	\$95,592	\$94,787
Under \$15k	227	889	2,617
\$15k - \$25k	175	1,211	2,739
\$25k - \$35k	159	1,081	2,307
\$35k - \$50k	307	1,826	3,977
\$50k - \$75k	504	3,296	6,830
\$75k - \$100k	1,060	3,439	6,329
\$100k - \$150k	965	4,676	9,829
\$150k - \$200k	798	2,889	5,787
Over \$200k	905	2,964	6,545

ANCHORAGE MUNI TAX ASSESSMENT

3131 & 3101 Muldoon Road
3101 Muldoon Road | Anchorage, AK 99504

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PARID: 00729106000
NEW RCI HOLDINGS INC

3101 MULDOON RD

LUC: 364
TAX YEAR: 2026

Property Information

Appeal Filing Deadline: 2/11/2026
Late Appeal Request Deadline: 03/13/2026

Property Location: 3101 MULDOON RD
Class: C - Commercial
Use Code (LUC): 364 - Motion Picture Theater
Condo/Unit #:
Tax District: 03
Zoning: B4
Plat #: 93-134
HRA #:
Grid #: SW1641
Deeded Acres:
Square Feet: 435,806
Legal Description: TOTEM TR 2

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner: NEW RCI HOLDINGS INC
Co-Owner:
Care Of:
Address: 101 E BLOUNT AVE
City / State / Zip: KNOXVILLE, TN 37920 0000
Deed Book/Page: /

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00729106000	RP	2026	1		37,610.11			.00	-37,610.11	.00	.00	.00	.00	.00	06/30/2026
00729106000	RP	2026	2		37,610.11			.00	.00	37,610.11	.00	.00	.00	37,610.11	08/31/2026
00729106000	RP	2025	1		37,085.98			.00	-37,085.98	.00	.00	.00	.00	.00	06/30/2025
00729106000	RP	2025	2		37,085.97			.00	-37,085.97	.00	.00	.00	.00	.00	08/31/2025
00729106000	RP	2024	1		37,595.25			.00	-37,595.25	.00	.00	.00	.00	.00	06/30/2024
00729106000	RP	2024	2		37,595.24			.00	-37,595.24	.00	.00	.00	.00	.00	08/31/2024
00729106000	RP	2023	1		38,895.67			.00	-38,895.67	.00	.00	.00	.00	.00	06/30/2023
00729106000	RP	2023	2		38,895.67			.00	-38,895.67	.00	.00	.00	.00	.00	08/31/2023
00729106000	RP	2022	1		39,678.41			4,520.05	-44,198.46	.00	.00	.00	.00	.00	07/31/2022
00729106000	RP	2022	2		39,678.41			4,877.07	-44,555.48	.00	.00	.00	.00	.00	09/30/2022
00729106000	RP	2021	1		73,568.45			3,837.33	-77,405.78	.00	.00	.00	.00	.00	06/15/2021
00729106000	RP	2020	1		121,278.33			15,613.27	-136,891.60	.00	.00	.00	.00	.00	07/15/2020
00729106000	RP	2019	1		115,639.02			.00	-115,639.02	.00	.00	.00	.00	.00	06/15/2019
00729106000	RP	2018	1		114,800.00			.00	-114,800.00	.00	.00	.00	.00	.00	06/15/2018
00729106000	RP	2017	1		108,971.67			.00	-108,971.67	.00	.00	.00	.00	.00	06/15/2017
00729106000	RP	2016	1		102,532.54			.00	-102,532.54	.00	.00	.00	.00	.00	06/15/2016

[Make a Payment](#)

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	364	C	4,288,300	542,800	4,831,100

Taxable Value

Net Taxable Value	4,831,100
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Land Summary

Land Line #	Zoning	Size (Square Feet)	NBHD
1	B4	435,806	C19K01

Land Characteristics

Line #	
1	SIZE -0 -

Commercial

1 of 3

Card:	1
Building Number:	01
Structure Code:	364 - MOTION PICTURE THEAT
Year Built:	1978
Effective Year Built:	1978
Units:	
Identical Units	1
Class:	C-Commercial
Gross Building Area:	25,689
Stratification Loc:	E - EAST

Interior/Exterior Summary

Card	Line #	From Floor	To Floor	Type	Wall Height	Construction Type	Area
1	1	01	01	CINEMA	26	2-FIRE RESISTANT	18,180
1	2	01	01	MULTI-USE SALES	15	2-FIRE RESISTANT	7,509
2	1	01	01	SUPPORT AREA	18	1-WOOD FRAME	3,080
2	2	01	01	CINEMA	26	1-WOOD FRAME	17,468
3	1	02	02	MULTI-USE APARTMENTS	8	1-WOOD FRAME	2,530
3	2	01	01	MULTI-USE STORAGE	11	2-FIRE RESISTANT	3,905
Total:							52,672

Commercial Features

Card	Line #	Code	Int/Ext Line	Measure 1	Measure 2	Elevator Stops	Identical Units
1	1	RP5-PORCH, COVERED	1	385	1		1
1	2	SS1-WET SPRINKLER	1	25689	1		1
1	3	RP5-PORCH, COVERED	1	532	1		1
2	1	SS1-WET SPRINKLER	1	20548	1		1
2	2	VE1-VENTILATION, OFF/RET	1	20380	1		1
2	3	OD1-OVERHEAD DR-WOOD/MTL	1	10	10		1
3	1	RP1-PORCH, OPEN	1	1040	1		1
3	2	RP3-PORCH, OPEN UPPER	1	176	1		1
3	3	RP2-PORCH, ENCLOSED	1	32	1		1

OBY - Detached Structures

Description:	Year Built:	Width:	Length:	Area:
PC1 - PAVING CONCRETE AVG	1982			1,040
PC1 - PAVING CONCRETE AVG	1978			4,542
PA1 - PAVING, ASPHALT PARKING	1978			342,975

Entrances

Visit Date:	Measure Date:	Entrance Source:
11-OCT-2001		6-Desk Edit to CAMA record (NOT Inspected)
21-JAN-2015		9-Quick Re-Inventory Inspection
06-AUG-2020		6-Desk Edit to CAMA record (NOT Inspected)
27-OCT-2021		6-Desk Edit to CAMA record (NOT Inspected)
20-AUG-2024		10-Physically present with photo of front
12-NOV-2024		6-Desk Edit to CAMA record (NOT Inspected)
03-APR-2025		10-Physically present with photo of front
30-APR-2026		10-Physically present with photo of front

Permits

Permit #:	Permit Date:	Purpose:	Amount:
92-5672	30-SEP-1992	-	\$12,500
05 4020	04-MAR-2005	-	\$0
F05 4020	31-MAR-2005	-	\$0
RETROP192037	31-JUL-2019	-	\$0
A201274	03-NOV-2020	-	\$0
F23-1247	15-AUG-2023	-	\$39,800
F24-1386	10-SEP-2024	-	\$144,313
C25-1642	25-JUN-2025	-	\$28,405
C25-1790	04-AUG-2025	-	\$23,400
C26-1102	17-FEB-2026	-	\$0

Appraised Value History

Tax Year	Roll Type	LUC	Class	Land	Improvements	Total Appraised
2026	RP	364	C	4,288,300	542,800	4,831,100
2025	RP	364	C	4,205,500	491,900	4,697,400
2024	RP	364	C	4,205,500	451,700	4,657,200
2023	RP	364	C	4,122,700	445,200	4,567,900
2022	RP	364	C	4,162,800	549,600	4,712,400
2021	RP	364	C	4,082,600		4,082,600
2020	RP	364	C	4,002,500	3,089,800	7,092,300
2019	RP	364	C	3,922,200	3,146,200	7,068,400
2018	RP	364	C	3,922,200	3,077,800	7,000,000
2017	RP	364	C	3,922,200	3,036,400	6,958,600

21.40.190 B-4 rural business district.

The following statement of intent and use regulations shall apply in the B-4 district:

- A. *Intent.* The B-4 district is intended to serve the needs of rural residential areas for commercial goods and services. The district is designed for areas around major arterial intersections where residential development may not be appropriate. The B-4 district is not intended as a strip commercial district.
- B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Commercial-wholesale uses:

a. Wholesaling and distribution operations, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises, but not to include yards for storage or display of any scrap, junk, salvaged or secondhand materials or for any scrap or salvage operations.

b. Business offices for mercantile establishments.

2. Commercial-retail uses:

a. General merchandise and dry goods stores.

b. Men's, women's and children's clothing and shoe stores.

c. Furriers.

d. Furniture and home furnishing stores.

e. Radio, television and music stores.

f. Household appliance stores.

g. Hardware and variety stores.

h. Sporting goods stores and bicycle shops.

i. Drugstores.

j. Bookstores and stationery stores.

k. Retail food stores and liquor stores. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted by conditional use only.

l. Restaurants, cafes and other places serving food and beverages. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted in accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.

- m. Catalog sales stores.
- n. Gift, novelty and souvenir shops.
- o. Photographers.
- p. Laundry and dry cleaning establishments.
- q. Beauty shops and barbershops.
- r. Shoe repair shops and tailors.
- s. Small appliance repair shops.
- t. Auditoriums, libraries, museums, historical and cultural exhibits and the like.
- u. Motion picture theaters and drive-in theaters.
- v. Insurance and real estate offices.
- w. Banking and financial institutions.
- x. Medical, health and legal services.
- y. Business service establishments, including commercial printing.
- z. Hotels, motels, motor lodges and sports lodges. Uses involving the sale (retail), dispensing or service of alcoholic beverages may be permitted in accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
- aa. Plumbing and heating service and equipment dealers.
- bb. Paint, glass and wallpaper stores.
- cc. Gasoline service stations.
- dd. Aircraft and marine parts and equipment stores.
- ee. Antiques and secondhand stores, including auctions, and pawnshops.
- ff. Farm equipment and garden supply stores.
- gg. Mail order houses.
- hh. Automotive accessories, parts and equipment stores.
- ii. Automotive repair services and garages.
- jj. Fur repair and storage.
- kk. Automobile display lots, new and used.
- ll. Mobile home display lots, new and used.

- mm. Aircraft and boat display lots, new and used.
- nn. Motorcycle and snow machine display lots, new and used.
- oo. Automobile, truck and trailer rental agencies.
- pp. Lumberyards and builders' supply stores.
- qq. Fuel dealers.
- rr. Nurseries.
- ss. Automobile carwashes, self-service and automatic, with sufficient off-street area for maneuvering, waiting and drying automobiles.
- tt. Frozen food lockers.
- uu. Utilities substations.
- vv. Hospitals and nursing facilities.
- ww. Single-family, two-family and multiple-family dwellings.
- xx. Veterinary clinics and boarding kennels.
- yy. Business and professional offices.
- zz. Child care centers and child care homes.
- aaa. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
- bbb. Roominghouses.
- ccc. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
- ddd. Commercial recreation, excluding motorized sports.
- eee. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
- fff. Large retail establishment, subject to public hearing site plan review.
- ggg. Self-storage facility and vehicle storage yards, subject to public hearing site plan review.
- hhh. Adult care facilities.
- iii. Large residential care facilities.

jjj. Tower, high voltage transmission, maximum average tower height of 70 feet above ground

level. The average height shall be determined by adding the heights from ground level of all

towers in a project and dividing by the total number of structures. The result shall be the "average tower height."

C. *Permitted principal accessory uses and structures.* Permitted principal accessory uses and structures are as follows:

1. Uses and structures clearly incidental and customarily accessory to permitted uses and structures.

2. Bed and breakfast with three or less guestrooms.

3. Bed and breakfast with four guestrooms only by administrative site plan review.

4. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Junkyards, salvage yards and storage yards.

2. Rehabilitation centers and psychiatric institutes.

3. Natural resource extraction on tracts of not less than five acres.

4. Railroad and motor freight terminals.

5. Tanning, curing or storing of raw hides and skins.

6. Planned unit developments.

7. Airstrips and heliports.

8. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.

9. Snow disposal sites.

10. Correctional community residential centers.

11. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.

- E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.
- F. *Minimum lot requirements.* Minimum lot requirements are as follows:
1. Area: 10,000 square feet.
 2. Width: 80 feet
- G. *Minimum yard requirements.* Minimum yard requirements are as follows:
1. Front yard: Ten feet.
 2. Side yard: None.
 3. Rear yard: None.
- H. *Maximum lot coverage by all buildings on a lot.* Maximum lot coverage by all buildings on a lot is unrestricted.
- I. *Maximum height of structures.* Maximum height of structures is unrestricted, except that structures shall not interfere with Federal Aviation Administration regulations on airport approaches.
- J. *Signs.* Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.
- K. *Parking.* Adequate off-street parking shall be provided in connection with any permitted use, with the minimum for each use to be as provided in the supplementary district regulations, section 21.45.080.
- L. *Loading facilities.* Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.
- M. *Landscaping.*
1. *Buffer landscaping.* Buffer landscaping shall be planted along each lot line adjoining a residential district.
 2. *Visual enhancement landscaping.* All areas not devoted to buildings, structures, drives, walks, offstreet parking facilities or other authorized installations shall be planted with visual enhancement landscaping.
 3. *Maintenance.* All landscaping shall be maintained by the property owner or his designee.

(GAAB 21.05.050.N; AO No. 77-355; AO No. 81-67(5); AO No. 84-41; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-32; AO No. 88-171(S-I), 12-31-88; AO No. 88-147(5-2); AO No. 92-114; AO No.

Docusign Envelope ID: 382F07E2-3712-4792-99DA-615FD6448411

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 initialed below:

Specific Assistance	Representation
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: 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.	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: 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.	

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: Mark Filipenko	Date:	9/25/2024
Consumer Name:		Signature:	3AAF21CF438A460...	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 –