

RETAIL INVESTMENT



10735-10767 Kenai Spur Highway
Kenai, Alaska 99611

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RETAIL INVESTMENT

Investment Overview

The offering consists of two retail parcels totaling approximately **1.28 acres**, improved with **two established retail strip center buildings**. The eastern parcel, located at **10735**, features a **5,620 SF single-story retail building** constructed in **1981**. The western parcel, **10767**, is improved with a **9,000 SF two-story retail building** completed in **1997**, providing a combined **14,620 SF of retail space** across the property.

Highlights

- High traffic area
- Stable Investment
- 8.5% CAP Rate
- 2.5 hours drive time to Anchorage



Property Details

Price **\$1,500,000**

Cap Rate 8.5%

NOI \$126,939

Property Type Retail

Lot Size 1.28 Acres

Building 10735

Building Size 5,620 SF
single-story retail building

Year Constructed 1981

Building 10767

Building Size 9,000 SF
two-story retail building

Year Constructed 1997

ADJACENT ARBY'S BUILDING/LOT IS ALSO FOR SALE
CONTACT BROKER FOR DETAILS

Property Photos

10735-10767 Kenai Spur Highway
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[Building 10767](#)

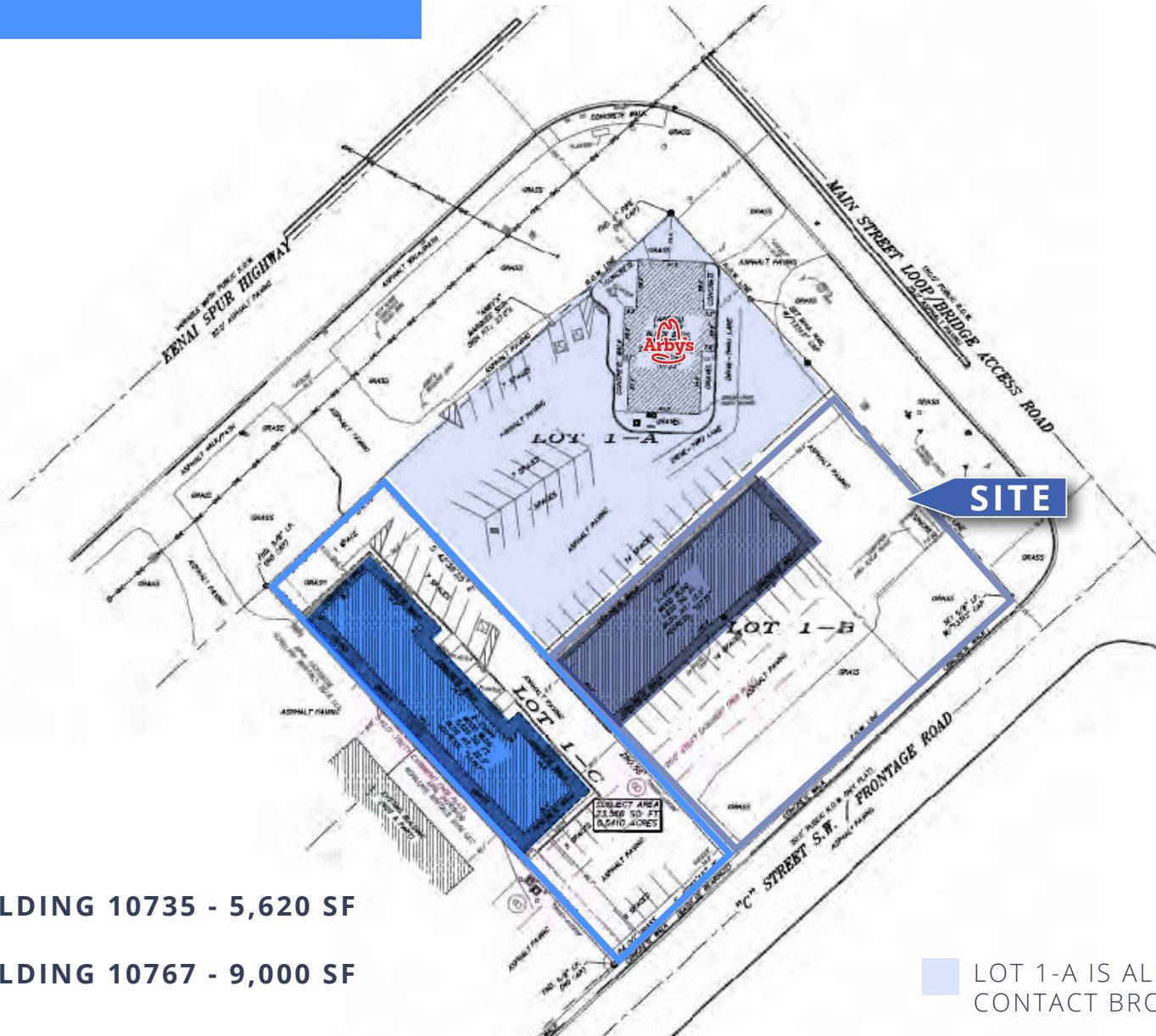


[Building 10735](#)



Site Plan

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Local Aerial

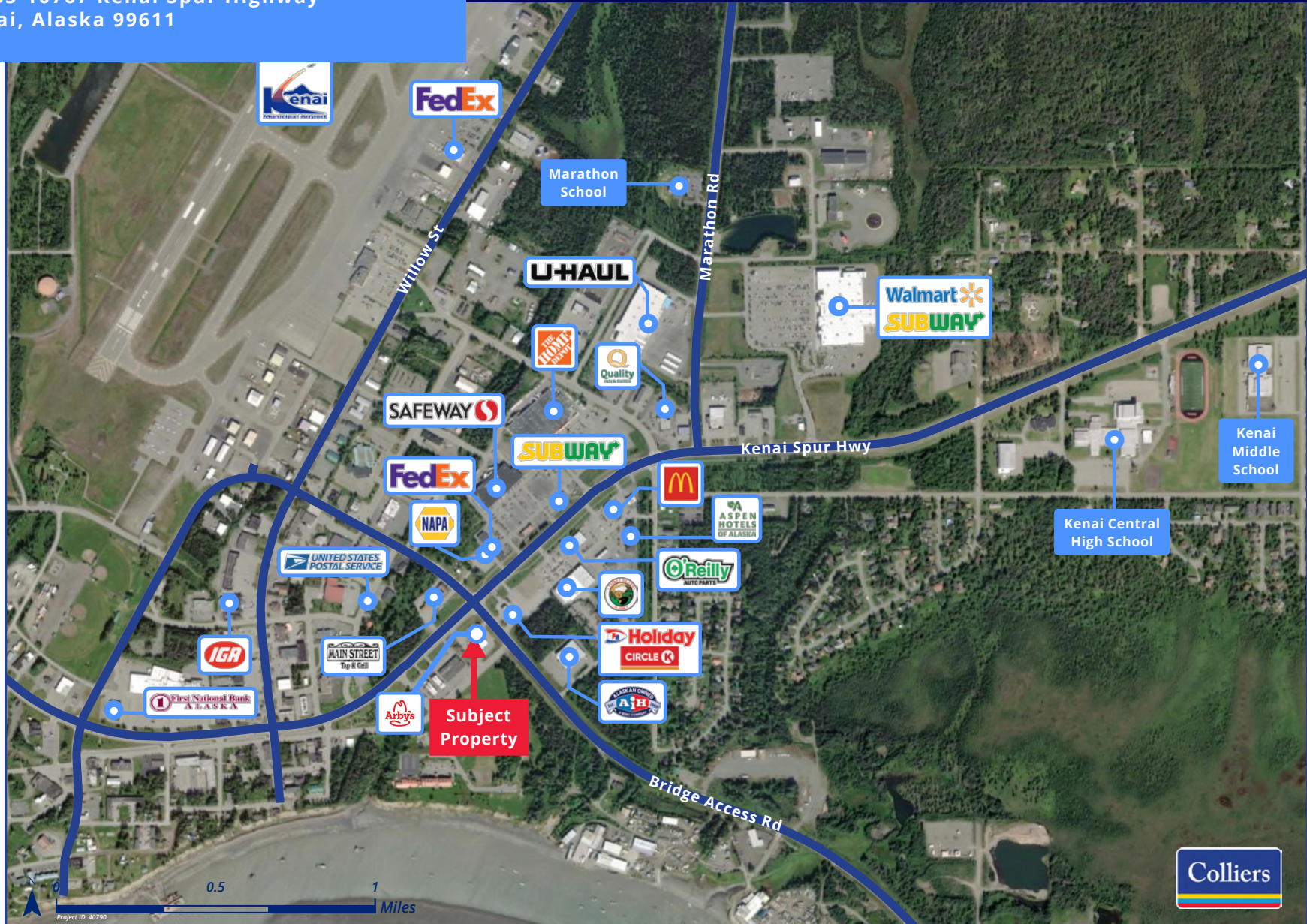
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Tenant Aerial

10735-10767 Kenai Spur Highway
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Area Overview

10735-10767 Kenai Spur Highway
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Kenai, Alaska

A vibrant coastal community on the western shore of the Kenai Peninsula, where the Kenai River meets Cook Inlet. Located approximately 150 miles southwest (about 2.5 hours drive-time) of Anchorage, Kenai serves as a commercial and recreational hub for the peninsula, drawing visitors year-round and experiencing a significant influx of tourists and seasonal workers during the summer fishing season. The property is strategically positioned at Kenai's busiest intersection—Kenai Spur Highway and Bridge Access Road—just minutes from the Kenai Airport and neighboring the city's primary retail and grocery corridor. Surrounded by world-class fishing, outdoor recreation, and stunning natural scenery, the area offers an ideal blend of accessibility, commerce, and community appeal.

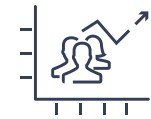
2026 Demographics

10735-10767 Kenai Spur Highway
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KEY POINTS 3 MILES



7.5k
Population
(2025)



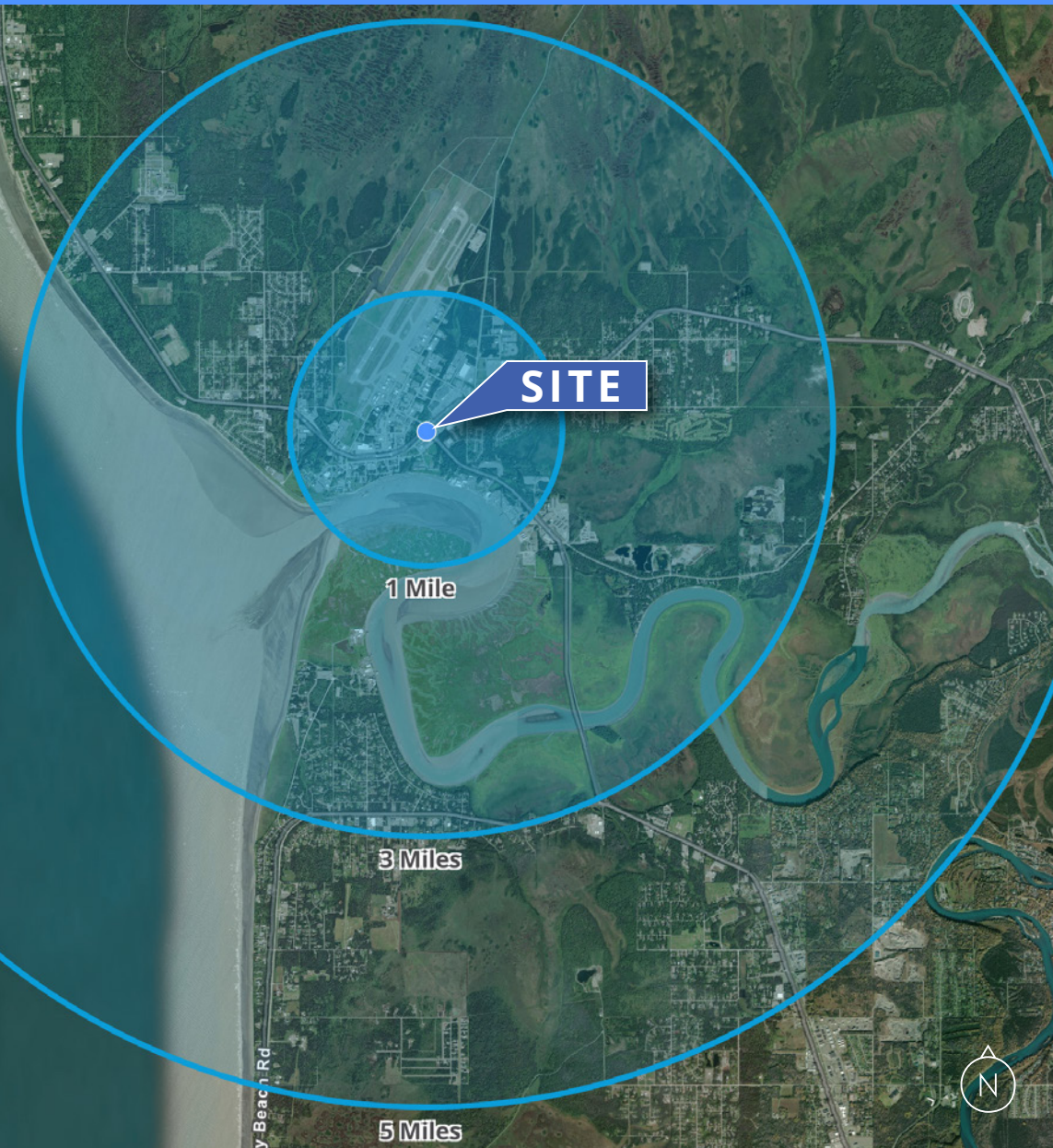
1.4%
Population Growth
2026-2031



2.53
Average Household
Size



\$104k
Average Household
Income



Population

1 Mile	3 Mile	5 Mile
1,160	7,548	11,882

Median Age

1 Mile	3 Mile	5 Mile
37.2	36.5	37.4

Median HH Income

1 Mile	3 Mile	5 Mile
\$67,281	\$82,039	\$89,573

Average HH Income

1 Mile	3 Mile	5 Mile
\$81,094	\$104,264	\$116,145

Demographics provided by ESRI Business Analyst

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