COTTONWOOD CREEK MARKETPLACE

George Parks WHY & Palmer Wasilla HWY
Wasilla, 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:

BDC
BROWMAN DEVELOPMENT COMANY, INC.
www.browmandevelopment.com

COTTONWOOD CREEK MARKETPLACE

SHOP SPACE AVAILABLE

This 23.79 acre (267,000 square foot) Target anchored center is located at the strongest retail intersection of the Mat-Su Valley. This project serves as the retail hub for residents living in Wasilla, Palmer, and the greater Mat-Su Borough. Its tenant mix provides a varied offering to serve the community, including Walgreens,Michales, Fly Trampoline, Famous Footwear, Wells Fargo, Taco Bell, GCI, AT&T, Sally Beauty, and more. In 2023, Cottonwood Creek saw 3.6 million visitors making it one of the most visited shopping centers in the State of Alaska.

DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
POPULATION	20,239	41,296	86,678
AVG. HH INCOME	$117,561	$124,182	$117,873
EMPLOYEES	10,090	13,183	21,045

113,467
REGIONAL TRADE AREA POP.

TRAFFIC COUNTS

75,374 ADT
EAST GEORGE PARKS HWY

32,840 ADT
PALMER-WASILLA HWY

PRESENTED BY:

COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

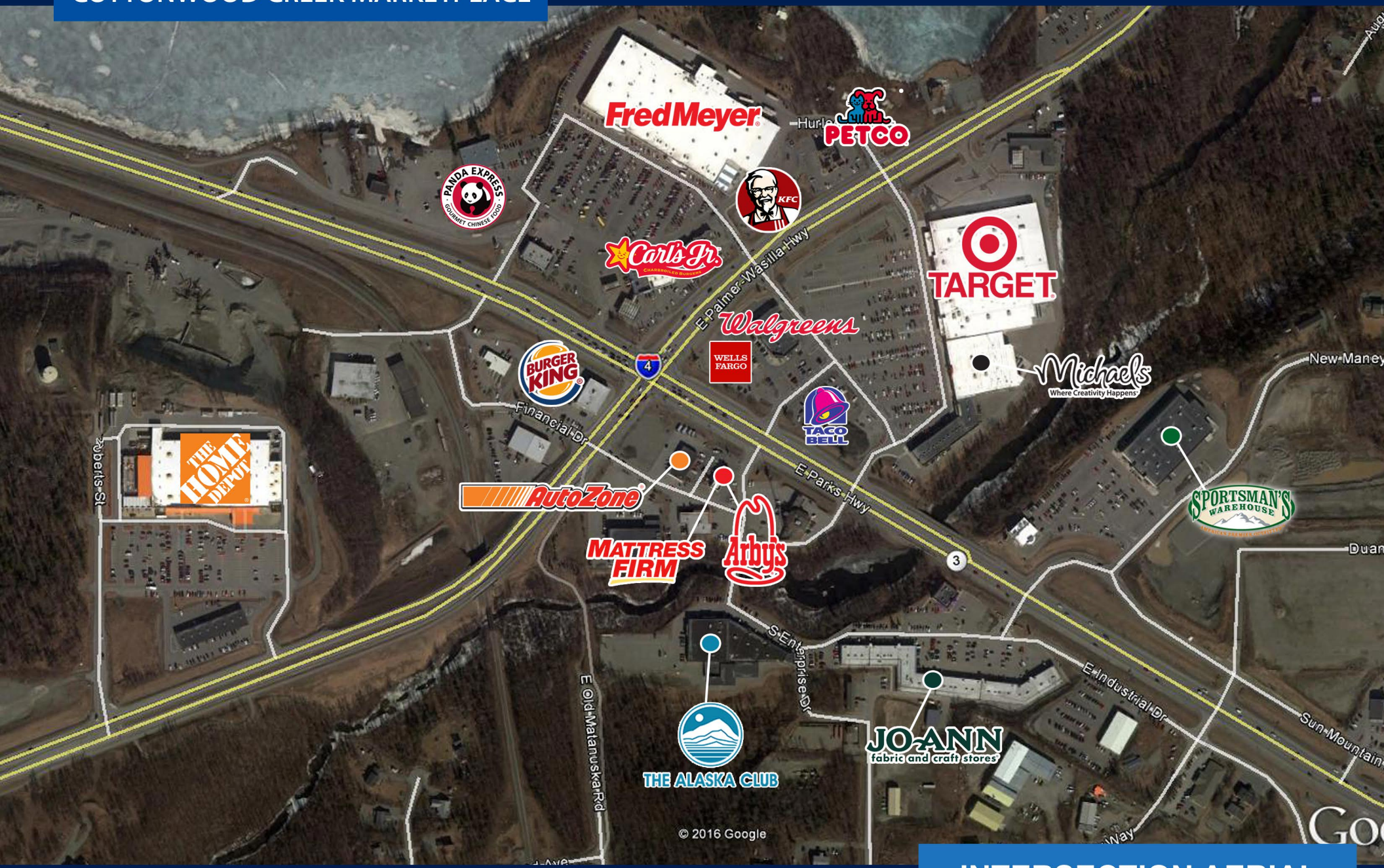
A QUALITY RETAIL DEVELOPMENT BY:

BROWMAN DEVELOPMENT COMANY, INC.
www.browmandevelopment.com

COTTONWOOD CREEK MARKETPLACE

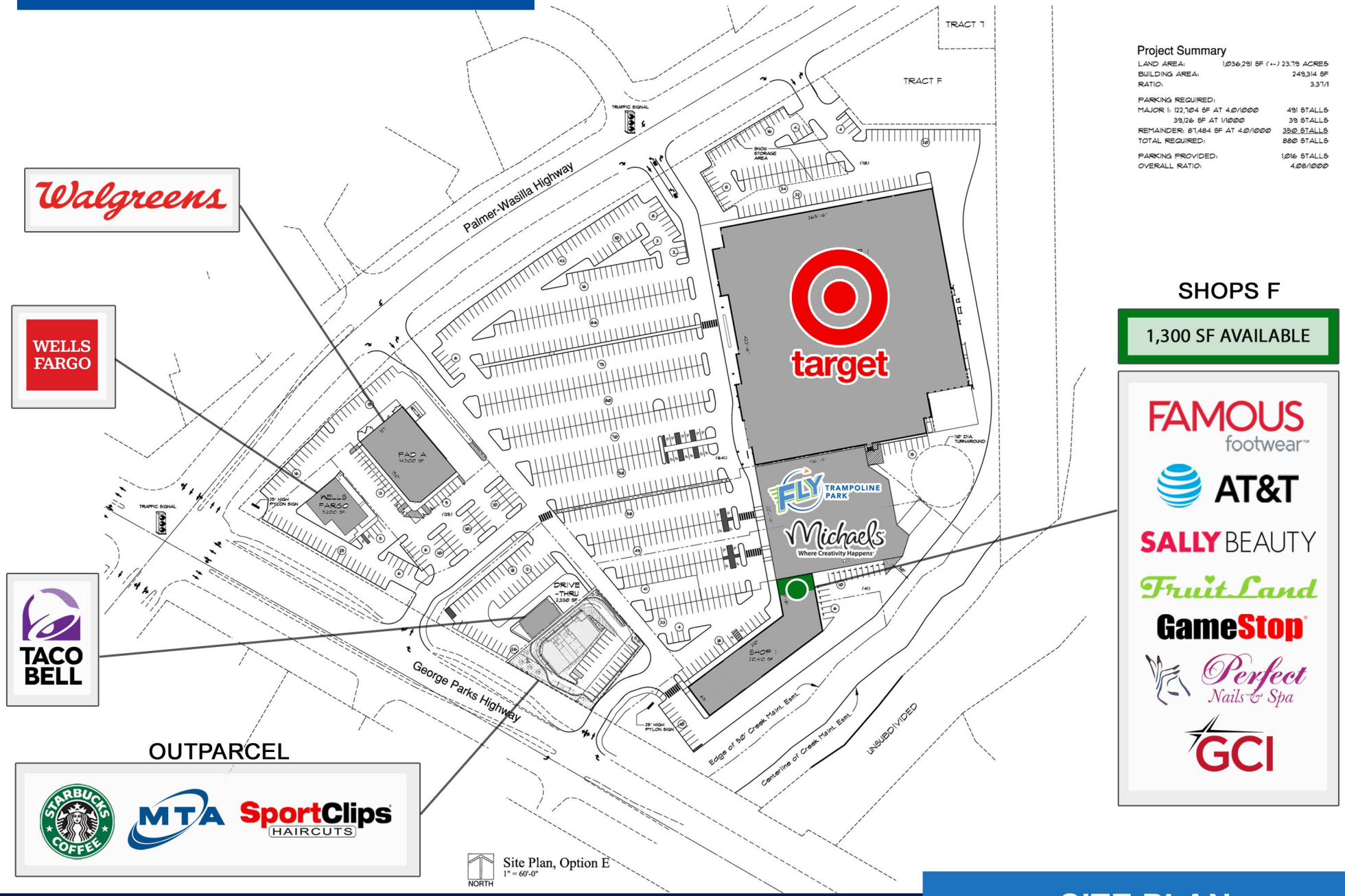
RETAIL AERIAL

COTTONWOOD CREEK MARKETPLACE



INTERSECTION AERIAL

COTTONWOOD CREEK MARKETPLACE



Project Summary

LAND AREA:	1,036,291 SF (+-) 23.79 ACRES
BUILDING AREA:	249,314 SF
RATIO:	3.37/1
PARKING REQUIRED:	
MAJOR 1: 122,704 SF AT 4.0/1000	491 STALLS
39,126 SF AT 1/1000	39 STALLS
REMAINDER: 87,484 SF AT 4.0/1000	350 STALLS
TOTAL REQUIRED:	880 STALLS
PARKING PROVIDED:	1,016 STALLS
OVERALL RATIO:	4.08/1000

SHOPS F

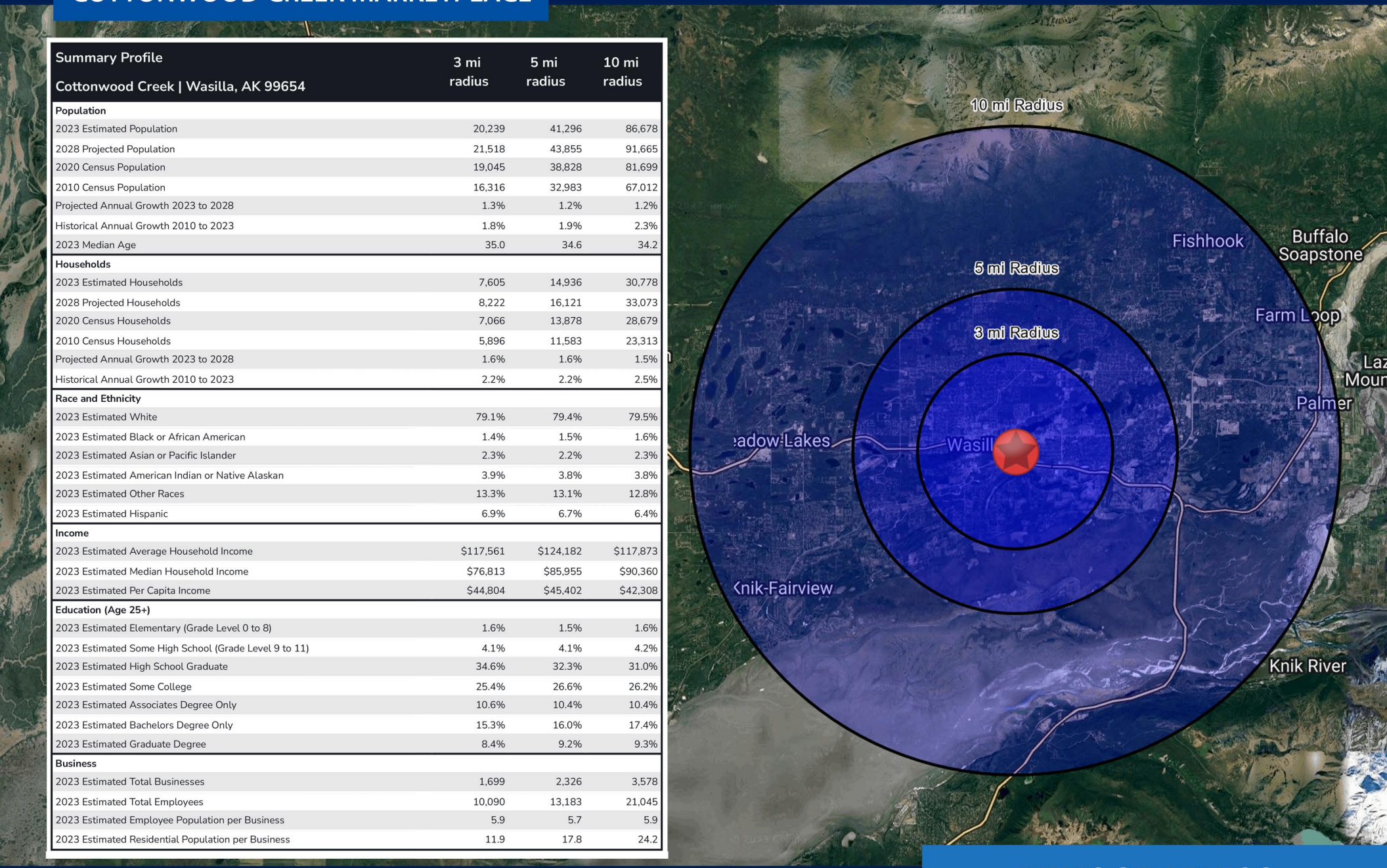
1,300 SF AVAILABLE

FAMOUS footwear
AT&T
SALLY BEAUTY
Fruit Land
GameStop
Perfect Nails & Spa
GCI

SITE PLAN

COTTONWOOD CREEK MARKETPLACE

Summary Profile Cottonwood Creek | Wasilla, AK 99654	3 mi radius	5 mi radius	10 mi radius
Population			
2023 Estimated Population	20,239	41,296	86,678
2028 Projected Population	21,518	43,855	91,665
2020 Census Population	19,045	38,828	81,699
2010 Census Population	16,316	32,983	67,012
Projected Annual Growth 2023 to 2028	1.3%	1.2%	1.2%
Historical Annual Growth 2010 to 2023	1.8%	1.9%	2.3%
2023 Median Age	35.0	34.6	34.2
Households			
2023 Estimated Households	7,605	14,936	30,778
2028 Projected Households	8,222	16,121	33,073
2020 Census Households	7,066	13,878	28,679
2010 Census Households	5,896	11,583	23,313
Projected Annual Growth 2023 to 2028	1.6%	1.6%	1.5%
Historical Annual Growth 2010 to 2023	2.2%	2.2%	2.5%
Race and Ethnicity			
2023 Estimated White	79.1%	79.4%	79.5%
2023 Estimated Black or African American	1.4%	1.5%	1.6%
2023 Estimated Asian or Pacific Islander	2.3%	2.2%	2.3%
2023 Estimated American Indian or Native Alaskan	3.9%	3.8%	3.8%
2023 Estimated Other Races	13.3%	13.1%	12.8%
2023 Estimated Hispanic	6.9%	6.7%	6.4%
Income			
2023 Estimated Average Household Income	$117,561	$124,182	$117,873
2023 Estimated Median Household Income	$76,813	$85,955	$90,360
2023 Estimated Per Capita Income	$44,804	$45,402	$42,308
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.6%	1.5%	1.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.1%	4.2%
2023 Estimated High School Graduate	34.6%	32.3%	31.0%
2023 Estimated Some College	25.4%	26.6%	26.2%
2023 Estimated Associates Degree Only	10.6%	10.4%	10.4%
2023 Estimated Bachelors Degree Only	15.3%	16.0%	17.4%
2023 Estimated Graduate Degree	8.4%	9.2%	9.3%
Business			
2023 Estimated Total Businesses	1,699	2,326	3,578
2023 Estimated Total Employees	10,090	13,183	21,045
2023 Estimated Employee Population per Business	5.9	5.7	5.9
2023 Estimated Residential Population per Business	11.9	17.8	24.2



DEMOGRAPHICS