COTTONWOOD CREEK MARKETPLACE
George Parks Highway and Palmer Wasilla Highway

Wasilla, Alaska

PROPERTY PROFILE

Location Intersection of George Parks Highway and Palmer Wasilla Highway

Project Highlights 23.79 acre (267,000 square foot) shopping center located at the strongest retail intersection in the Mat-Su Valley.

The project serves as a retail hub for residents living in Wasilla, Palmer, and the greater Mat-Su Borough.

In 2019 Cottonwood Creek saw 2.48 million visitors making it one of the most visited shopping centers in the State of Alaska.

PRESENTED BY:

COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

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DEMOGRAPHICS

	3-Mile	5-Mile	15-Mile
Population	20,415	40,834	107,068
Employees	12,666	15,974	31,243
Avg. HH Inc.	$85,015	$91,649	$91,644

NOW OPEN
Michaels Where Creativity Happens
FLY TRAMPOLINE PARK

TRAFFIC COUNTS

67,422 ADT   George Parks Highway
28,844 ADT   Palmer-Wasilla Highway

CARRS

FredMeyer

PETCO

COTTONWOOD CREEK

TARGET

Walgreens

Michaels
Where Creativity Happens

SPORTSMAN'S
WAREHOUSE

LOWE'S
Home Improvement Warehouse

sears

THE HOME DEPOT

THE ALASKA CLUB

JO-ANN
fabric and craft stores

Walmart
Save money. Live better.

The VALLEY
CINEMA
5531 EAST OLD MATANUSKA RD. WASILLA, AK 99654

eXtreme
FUN CENTER
WASILLA, AK

Wasilla Fis...

E-Bogard-Rd

Lucille St

Main St

W-Parks-Hwy

E-Parks-Hwy

Seward-Meridian-Rd

E-Pa...

E-Fireweed-Rd

S-Knik-Goose-Bay-Rd

E-Fairview-Loop

TRACT T

TRACT F

Project Summary

LAND AREA: 1,036,291 SF (+-) 23.79 ACRES
BUILDING AREA: 249,314 SF
RATIO: 3.37/1

PARKING REQUIRED:
MAJOR I: 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

TRAFFIC SIGNAL

Palmer-Wasilla Highway

Walgreens

SNOW STORAGE AREA

MAJOR I
161,830 SF

TARGET

WELLS FARGO

PAD A
14,500 SF

WELLS FARGO
5,200 SF

25' HIGH PYLON SIGN

TRAFFIC SIGNAL

FLY TRAMPOLINE PARK

Michaels
Where Creativity Happens™

DRIVE-THRU
2,330 SF

118' DIA TURNAROUND

SHOP I
20,410 SF

George Parks Highway

TACO BELL

25' HIGH PYLON SIGN

Edge of 30' Creek Maint. Esmt.

Centerline of Creek Maint. Esmt.

UNSUBDIVIDED

OUT PARCEL

STARBUCKS COFFEE
MTA
SportClips HAIRCUTS

Site Plan, Option E
1" = 60'-0"
NORTH

SHOPS 1

+ **PROVIDENCE** Express Care

Famous Footwear

at&t

SALLY BEAUTY SUPPLY

Fruit Land FRESH

GameStop

PERFECT NAILS & SPA

GCI

LEGEND
Executed Lease
In Negotiation
Available

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 61.577/-149.4096

Cottonwood Creek Wasilla, AK	3 mi radius	5 mi radius	15 mi radius
POPULATION			
2020 Estimated Population	20,415	40,834	107,068
2025 Projected Population	21,348	42,708	112,106
2010 Census Population	16,369	32,872	88,506
2000 Census Population	11,646	22,647	59,494
Projected Annual Growth 2020 to 2025	0.9%	0.9%	0.9%
Historical Annual Growth 2000 to 2020	3.8%	4.0%	4.0%
2020 Median Age	34.8	34.4	35.0
HOUSEHOLDS			
2020 Estimated Households	6,568	12,718	33,866
2025 Projected Households	6,698	12,962	34,809
2010 Census Households	5,926	11,527	31,121
2000 Census Households	4,018	7,707	20,266
Projected Annual Growth 2020 to 2025	0.4%	0.4%	0.6%
Historical Annual Growth 2000 to 2020	3.2%	3.3%	3.4%
RACE AND ETHNICITY			
2020 Estimated White	80.1%	80.5%	81.0%
2020 Estimated Black or African American	1.7%	1.6%	1.5%
2020 Estimated Asian or Pacific Islander	2.6%	2.4%	2.1%
2020 Estimated American Indian or Native Alaskan	4.3%	4.3%	4.5%
2020 Estimated Other Races	11.4%	11.3%	11.0%
2020 Estimated Hispanic	6.0%	5.9%	5.5%
INCOME			
2020 Estimated Average Household Income	$85,015	$91,649	$91,644
2020 Estimated Median Household Income	$72,335	$80,855	$83,770
2020 Estimated Per Capita Income	$27,652	$28,780	$29,480
EDUCATION (AGE 25+)			
2020 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.9%	1.7%
2020 Estimated Some High School (Grade Level 9 to 11)	4.1%	4.0%	4.3%
2020 Estimated High School Graduate	33.6%	32.8%	32.6%
2020 Estimated Some College	28.6%	29.0%	27.7%
2020 Estimated Associates Degree Only	11.0%	11.0%	10.1%
2020 Estimated Bachelors Degree Only	13.1%	13.5%	14.8%
2020 Estimated Graduate Degree	7.0%	7.7%	8.9%
BUSINESS			
2020 Estimated Total Businesses	2,011	2,603	4,725
2020 Estimated Total Employees	12,666	15,974	31,243
2020 Estimated Employee Population per Business	6.3	6.1	6.6
2020 Estimated Residential Population per Business	10.2	15.7	22.7