

# TIKAHTNU COMMONS SHOPPING CENTER

NWC N Muldoon Rd & Glenn Hwy  
Anchorage, 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:



**BROWMAN DEVELOPMENT COMPANY, INC.**  
[www.browmandevelopment.com](http://www.browmandevelopment.com)

# TIKAHTNU COMMONS



**SHOP & PAD SPACE AVAILABLE**

Tikahtnu Commons is an 85 acre Regional Power Center anchored by Target, Lowe's, Costco, Kohl's (the only Kohl's in Alaska), as well as Regal IMAX 16 screen (the only IMAX theater in Alaska)! Along with these major anchors, Tikahtnu Commons also features Best Buy, Burlington, PetSmart, Old Navy, ULTA, & Famous Footwear as well as several dining options including Texas Roadhouse, On the Border, Oliver Garden, Red Robin, Panda Express, Raising Cane's, McDonald's, and several others. The center is the gateway to Anchorage from the north, very convenient for customers living in not only North Anchorage, but also for residents in Eagle River, Palmer, and Wasilla. Just to the north of the property is the Joint Base Elmendorf-Richardson which is the largest military base in the state of Alaska.

## DEMOGRAPHICS



3-Mile	5-Mile	10-Mile
<b>68,297</b>	<b>108,776</b>	<b>269,155</b>
<b>POPULATION</b>		



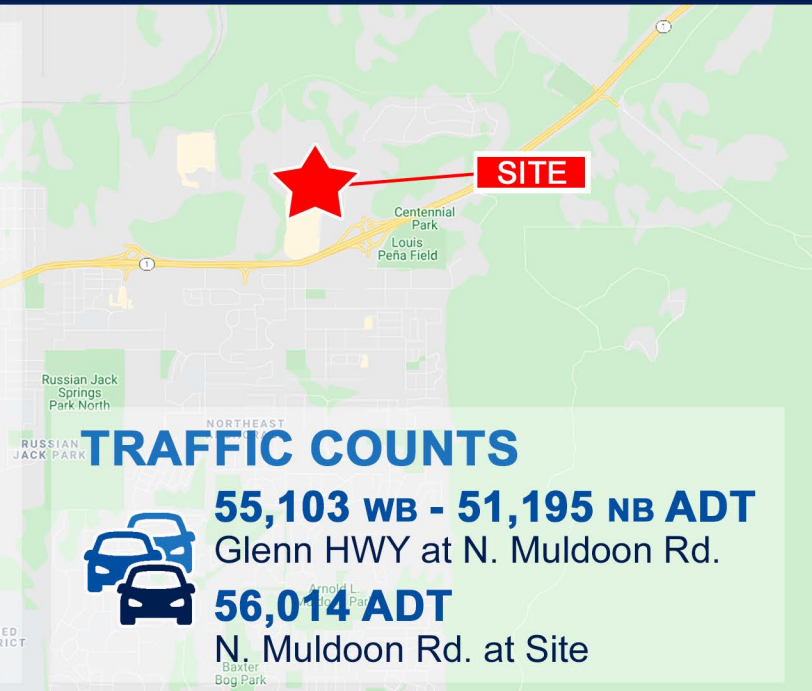
3-Mile	5-Mile	10-Mile
<b>\$100,189</b>	<b>\$103,180</b>	<b>\$110,644</b>
<b>AVG. HH INCOME</b>		



3-Mile	5-Mile	10-Mile
<b>14,654</b>	<b>51,318</b>	<b>160,558</b>
<b>EMPLOYEES</b>		



**288,678**  
**MOA POPULATION**



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# TIKAHTNU COMMONS



**JBER**  
Joint Base Elmendorf-Richardson

LARGEST MILITARY BASE  
IN THE STATE

**BARTLET HIGH SCHOOL**  
1,600 STUDENTS

**JBER HOSPITAL**  
55 BEDS

**TIKAHTNU COMMONS**



TARGET PETSMART  
COSTCO WHOLESALE KOHL'S  
Burlington LOWE'S Home Improvement Warehouse

**MERRILL FIELD AIRPORT**

**ALASKA REGIONAL HOSPITAL**  
176 BEDS

**BETTYE DAVIS HIGH SCHOOL**  
1,765 STUDENTS

**UNIVERSITY OF ALASKA**  
11,953 STUDENTS

# RETAIL AERIAL



# TIKAHTNU COMMONS



INTERSECTION AERIAL

# TIKAHTNU COMMONS

## SHOPS F

1,011 SF AVAILABLE

- STARBUCKS COFFEE
- SENIOR HELPERS
- RYUU BOWL
- UMAMI BARBEQUE
- Nails Couture
- Great Clips
- FAMOUS footwear

Bath & Body Works

## SHOPS D

2,200 SF AVAILABLE

- SUBWAY
- Fruit Land
- Express Care
- PHO SAIGON
- AIR FORCE RESERVE
- Celebrity NAILS
- Marble SLAB CREAMERY
- DAVID'S JEWELERS INC.
- AT&T
- crumbl cookies
- GameStop

FUTURE PAD AVAILABLE

N. MULDOON RD.



LOWE'S

McDonald's

PANDA EXPRESS CHINESE KITCHEN

Olive Garden

Cane's CHICKEN FINGERS

TEXAS ROADHOUSE

ON THE BORDER

COSTCO WHOLESALE

OLD NAVY

PET SMART

KOHL'S

Burlington

ULTA BEAUTY

target

BEST BUY

SKECHERS

REGAL

PAD N

- bty DENTAL
- sunsation
- verizon

10,899 SF IN NEGOTIATION

PAD M

5,000 SF AVAILABLE

Pita Pit

PAD P

1,432 SF AVAILABLE

QDOBA MEXICAN EATS  
doTERRA

PAD H

- Brown Jug
- ARMY RESERVE
- The Good Feet Store
- SALLY BEAUTY
- GNC LIVE WELL

GLENN HWY.

# SITE PLAN

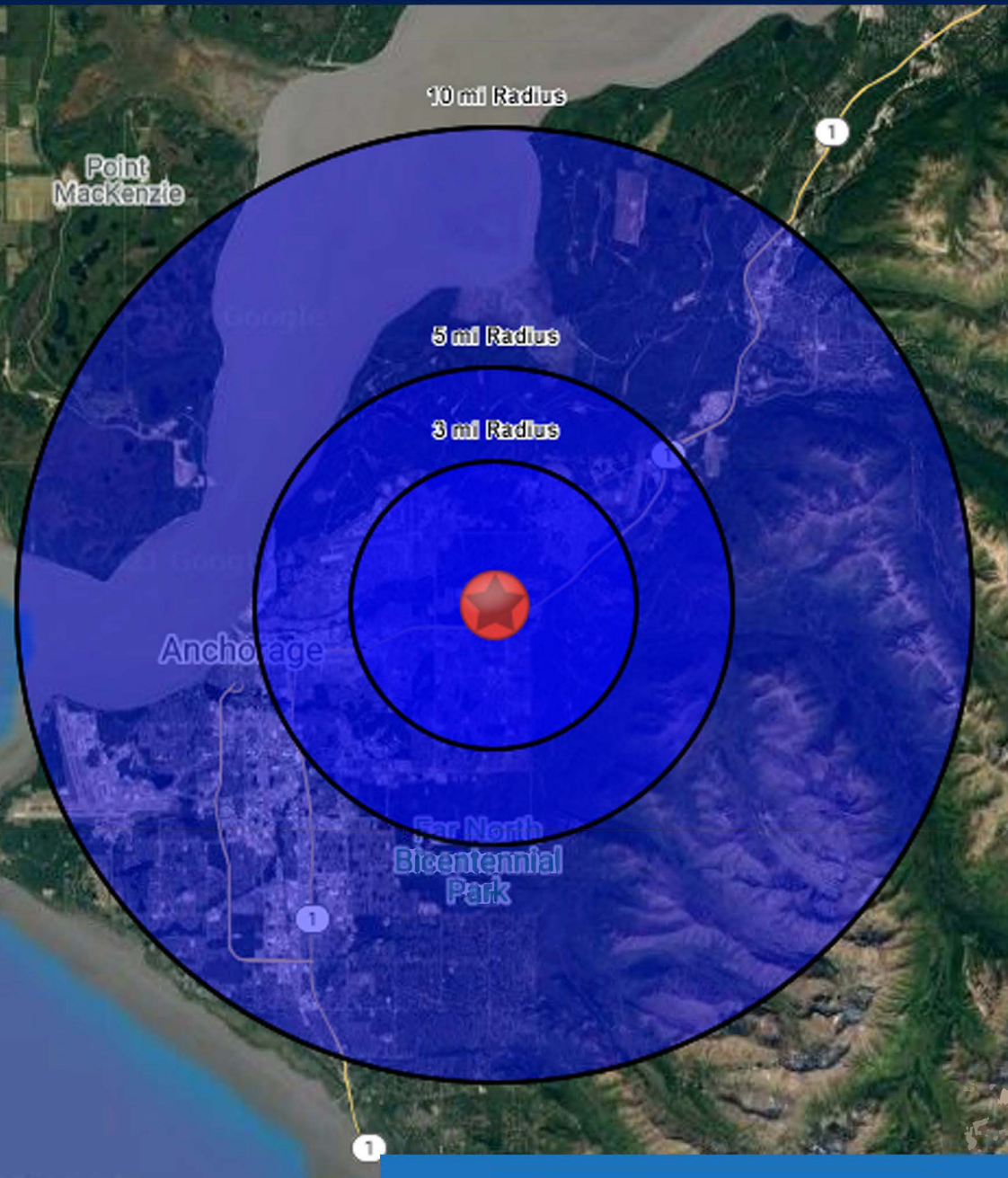
# TIKAHTNU COMMONS

## SUMMARY PROFILE

3 mi radius      5 mi radius      10 mi radius

	3 mi radius	5 mi radius	10 mi radius
<b>Population</b>			
2023 Estimated Population	68,297	108,776	269,155
2028 Projected Population	70,432	111,720	269,749
2020 Census Population	67,099	107,505	268,540
2010 Census Population	67,450	108,301	269,268
Projected Annual Growth 2023 to 2028	0.6%	0.5%	-
Historical Annual Growth 2010 to 2023	-	-	-
2023 Median Age	31.3	32.7	35.0
<b>Households</b>			
2023 Estimated Households	23,867	39,894	101,388
2028 Projected Households	24,323	40,387	100,357
2020 Census Households	23,161	38,990	100,851
2010 Census Households	22,721	38,465	99,039
Projected Annual Growth 2023 to 2028	0.4%	0.2%	-0.2%
Historical Annual Growth 2010 to 2023	0.4%	0.3%	0.2%
<b>Race and Ethnicity</b>			
2023 Estimated White	44.7%	47.0%	55.3%
2023 Estimated Black or African American	9.7%	9.7%	6.4%
2023 Estimated Asian or Pacific Islander	15.2%	14.2%	13.0%
2023 Estimated American Indian or Native Alaskan	6.4%	6.2%	5.4%
2023 Estimated Other Races	24.0%	22.8%	19.8%
2023 Estimated Hispanic	12.1%	12.4%	10.8%
<b>Income</b>			
2023 Estimated Average Household Income	\$100,189	\$103,180	\$134,128
2023 Estimated Median Household Income	\$79,099	\$81,504	\$102,053
2023 Estimated Per Capita Income	\$37,002	\$40,581	\$52,041
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	2.3%
2023 Estimated Some High School (Grade Level 9 to 11)	5.5%	5.0%	3.8%
2023 Estimated High School Graduate	26.8%	25.6%	23.3%
2023 Estimated Some College	24.4%	24.1%	23.4%
2023 Estimated Associates Degree Only	10.2%	9.2%	8.3%
2023 Estimated Bachelors Degree Only	20.8%	22.4%	24.7%
2023 Estimated Graduate Degree	8.5%	10.4%	14.2%
<b>Business</b>			
2023 Estimated Total Businesses	1,491	4,300	15,511
2023 Estimated Total Employees	14,654	51,318	160,558
2023 Estimated Employee Population per Business	9.8	11.9	10.4
2023 Estimated Residential Population per Business	45.8	25.3	17.4

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## DEMOGRAPHICS