

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

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 Burlington, PetSmart, Old Navy, ULTA, Famous Footwear, & most recently Boot Barn, as well as several dining options including Texas Roadhouse, Olive 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
65,925	106,008	263,524
POPULATION		



3-Mile	5-Mile	10-Mile
\$97,449	\$102,356	\$131,652
AVG. HH INCOME		



3-Mile	5-Mile	10-Mile
15,085	51,669	160,925
EMPLOYEES		



288,678
MOA POPULATION



TRAFFIC COUNTS



55,103 WB - 51,195 NB ADT
Glenn HWY at N. Muldoon Rd.

56,014 ADT
N. Muldoon Rd. at Site

PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

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



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



SHOPS D

2,200 SF AVAILABLE



FUTURE PAD AVAILABLE

N. MULDOON RD.

PAD L

ON THE BORDER

PAD N

bty DENTAL
sunsation
verizon

BOOT BARN
COMING SOON!

PAD M

5,000 SF AVAILABLE

Pita Pit

PAD P

QDOBA MEXICAN EATS
Wild Wings
dōTERRA

PAD H

Brown Jug IHOP
ARMY RESERVE
The Good Feet Store
America's Arch Support Experts
SALLY BEAUTY
GNC LIVE WELL

FUTURE PAD(S) AVAILABLE

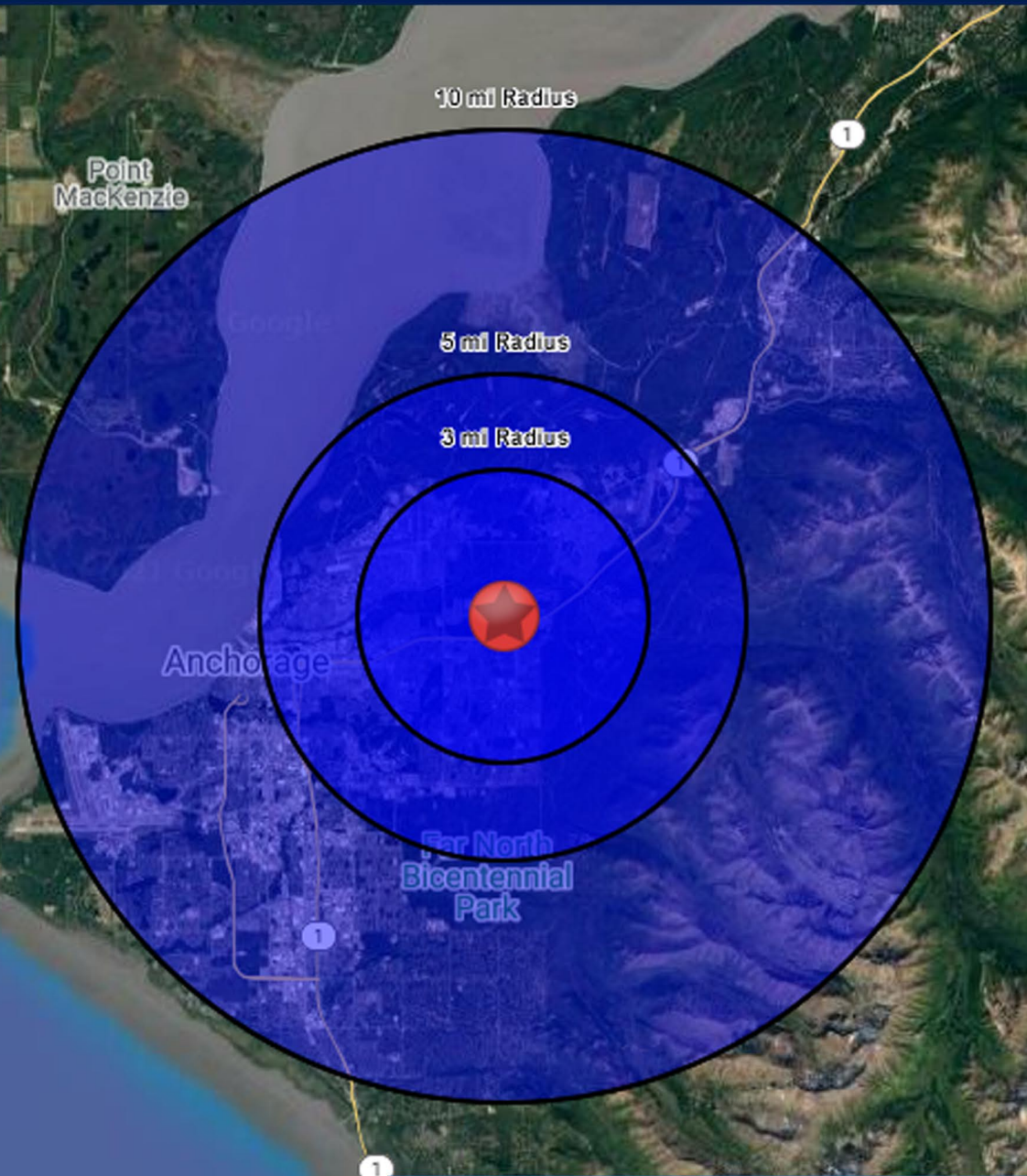
GLENN HWY.

SITE PLAN

TIKAHTNU COMMONS

SUMMARY PROFILE

	3 mi radius	5 mi radius	10 mi radius
Population			
2024 Estimated Population	65,925	106,008	263,524
2029 Projected Population	65,518	105,185	258,870
2020 Census Population	67,099	107,505	268,540
2010 Census Population	67,450	108,301	269,268
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	-0.2%	-0.2%	-0.2%
2024 Median Age	30.8	32.2	34.7
Households			
2024 Estimated Households	23,270	39,149	100,772
2029 Projected Households	23,102	38,769	98,893
2020 Census Households	23,161	38,990	100,851
2010 Census Households	22,721	38,465	99,039
Projected Annual Growth 2024 to 2029	-0.1%	-0.2%	-0.4%
Historical Annual Growth 2010 to 2024	0.2%	0.1%	0.1%
Race and Ethnicity			
2024 Estimated White	45.6%	48.4%	56.1%
2024 Estimated Black or African American	10.2%	9.5%	6.2%
2024 Estimated Asian or Pacific Islander	16.3%	14.7%	13.1%
2024 Estimated American Indian or Native Alaskan	6.0%	6.1%	5.4%
2024 Estimated Other Races	21.9%	21.2%	19.2%
2024 Estimated Hispanic	11.6%	11.0%	9.7%
Income			
2024 Estimated Average Household Income	\$97,449	\$102,356	\$131,652
2024 Estimated Median Household Income	\$80,643	\$83,372	\$105,079
2024 Estimated Per Capita Income	\$36,398	\$40,371	\$51,757
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.6%	3.2%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	6.0%	5.4%	4.1%
2024 Estimated High School Graduate	29.2%	27.8%	25.2%
2024 Estimated Some College	24.1%	23.6%	23.0%
2024 Estimated Associates Degree Only	11.3%	10.3%	9.5%
2024 Estimated Bachelors Degree Only	18.0%	19.6%	22.6%
2024 Estimated Graduate Degree	7.7%	10.0%	13.1%
Business			
2024 Estimated Total Businesses	1,505	4,311	15,525
2024 Estimated Total Employees	15,085	51,669	160,925
2024 Estimated Employee Population per Business	10.0	12.0	10.4
2024 Estimated Residential Population per Business	43.8	24.6	17.0



DEMOGRAPHICS