



ANDREW INGRAM
commercial real estate

Leasing Highlights

95,000 SF Junior Box Pad Site Available
Could accommodate a +/- 20,000 SF Bldg.
Ground Lease or Build to Suit
Rate TBD



TARGET AND CABELA'S ANCHORED JUNIOR BOX SITE

Located in South Anchorage

Andrew Ingram | D. 907-762-5877 | andrewingram@ak.net





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TARGET AND CABELA'S ANCHORED JUNIOR BOX SITE

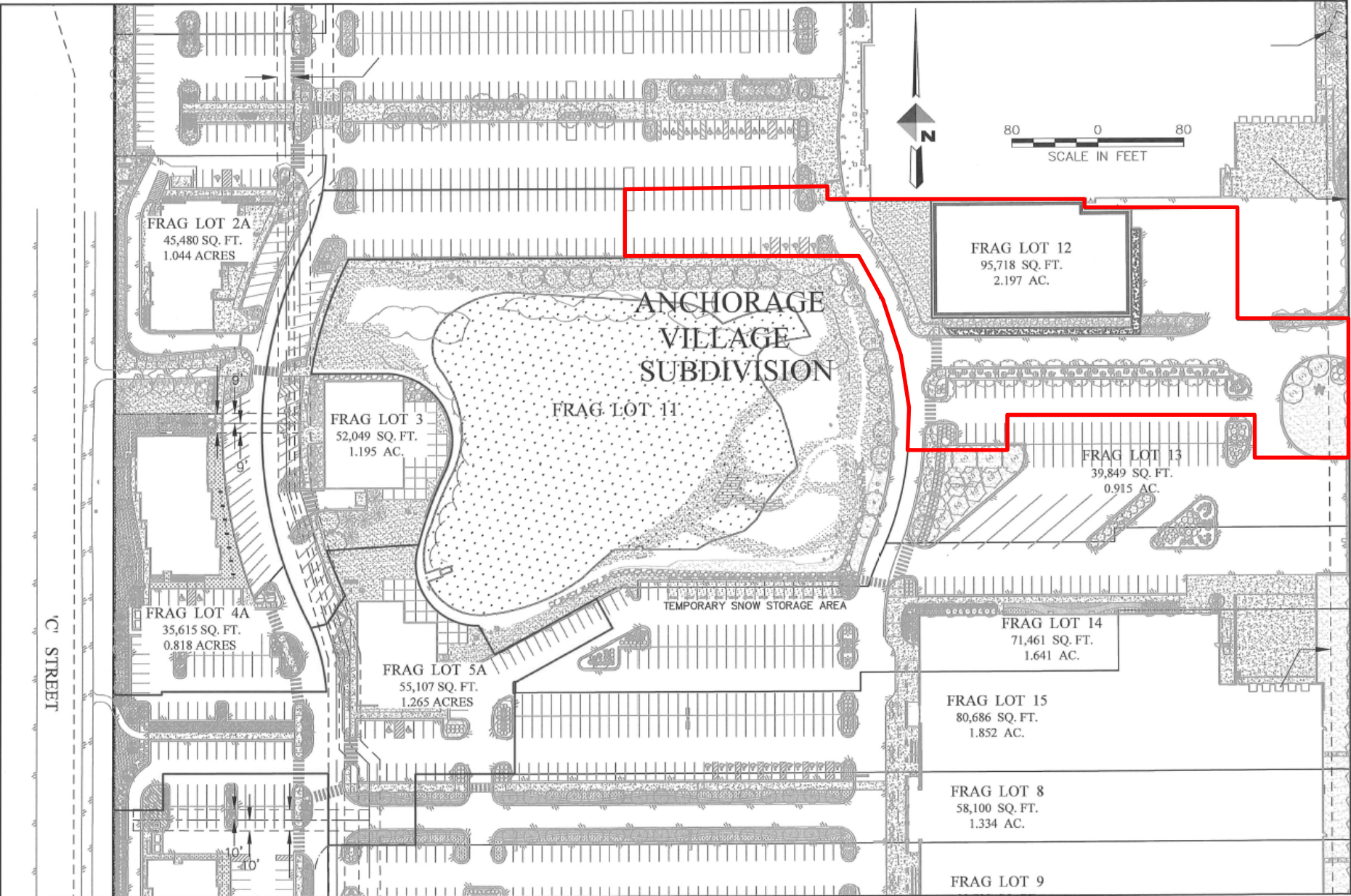
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JUNIOR BOX SITE

Q:\32\62017-01\65CAD\Plotting\Figures_SC14-PA-FL-FX-TargetOutlets.dwg PLOT DATE 2019-11-6 07:07 SAVED DATE 2019-11-06 07:05 USER: wnattm



JUNIOR BOX SITE



JUNIOR BOX SITE



ELITE
photography



JR BOX

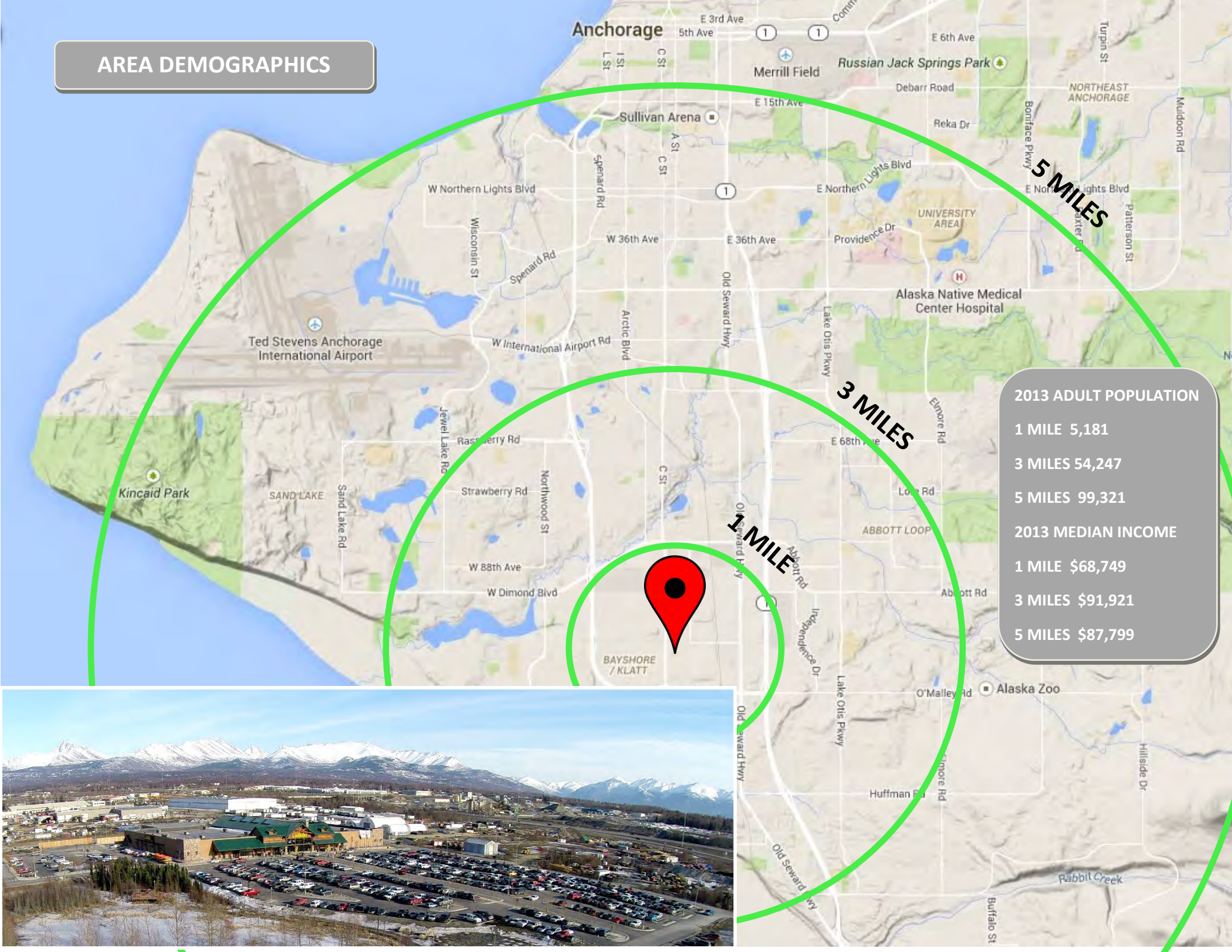
SIMILAR WEST COAST METRO COMPARATIVES



METRO AREA	ANCHORAGE	BOISE	SPOKANE	TRI-CITIES	YAKIMA	SALEM
METRO POPULATION	396,142	615,000	609,000	268,000	261,000	347,000
UNEMPLOYMENT RATE	5.00%	5.50%	7.80%	8.60%	9.90%	8.10%
MEDIAN HH INCOME	\$76,495	\$49,182	\$49,615	\$50,572	\$44,256	\$45,564
MEDIAN HOME VALUE	\$277,100	\$188,200	\$190,300	\$188,560	\$157,300	\$246,100
RETAIL VACANCY RATE	4.10%	8.91%	9.89%	N/A	N/A	11.40%
MAJOR INDUSTRIES	Energy/ Government/ Tourism	Technology/ Government	Services/ Health Care	Agriculture/ Government	Agriculture	Government



AREA DEMOGRAPHICS



2013 ADULT POPULATION

1 MILE 5,181
3 MILES 54,247
5 MILES 99,321

2013 MEDIAN INCOME

1 MILE \$68,749
3 MILES \$91,921
5 MILES \$87,799



DISCLAIMER

Jack White Commercial (“Broker”), and Andrew Ingram (“Licensee”), collectively herein referred to as “Agent”, have been engaged as the exclusive agent for the lease of the property described in this Offering Memorandum (the “Property”), by the owner of the Property (“Landlord”). Agent represents the Landlord only. The Agents make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective tenants of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Landlord.

The enclosed materials are being provided solely to facilitate the prospective Tenant’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Landlord or any shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Landlord shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property.

Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Landlord reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. Landlord and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, corrections of errors, change or price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Landlord.

Landlord shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to Lease the Property unless and until a binding written agreement for the Lease of the Property has been full executed, delivered, and approved by Landlord and any conditions to Landlord’s obligation thereunder have been satisfied or waived. By taking possession of any reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Landlord promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written authorization of Landlord or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Landlord or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Jack White Commercial.



TARGET AND CABELA’S ANCHORED RETAIL DEVELOPMENT

Located in South Anchorage

