



**midtown**  
M A L L

RETAIL OPPORTUNITIES

**in the Heart of Anchorage**  
**ALASKA**

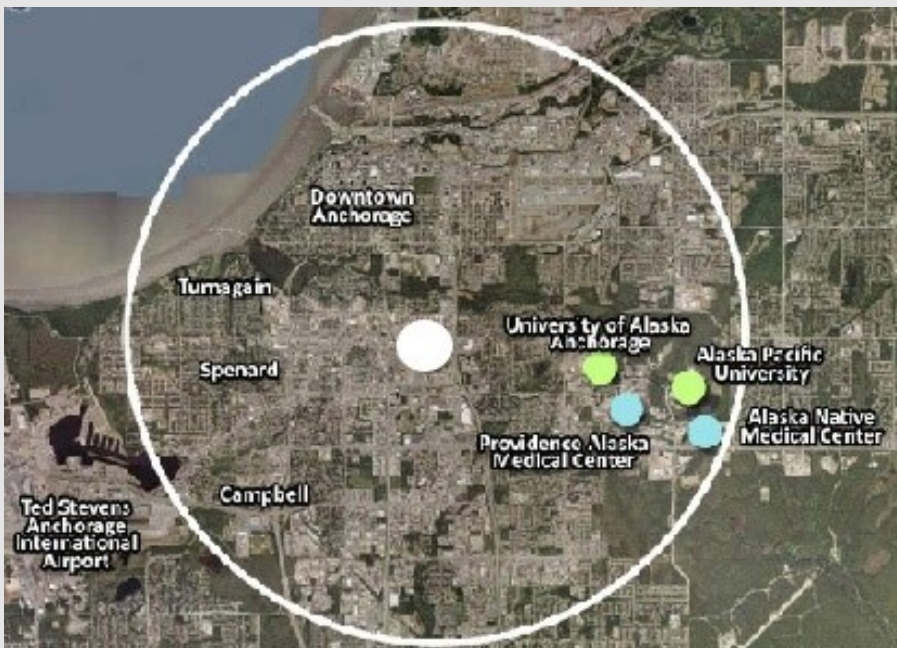
Denali Commercial

**RETAIL OPPORTUNITIES** IN THE HEART OF ANCHORAGE, ALASKA





## Close to the Heart of Anchorage



Aerial of approximate 3-mile radius around the Midtown Mall.

The Midtown Mall is located in the heart of Anchorage, surrounded by the city's busiest intersections. The midtown area also hosts an ever growing number of hotels (1,400 rooms and counting), large office buildings, the campus of the University of Alaska and two major hospitals.

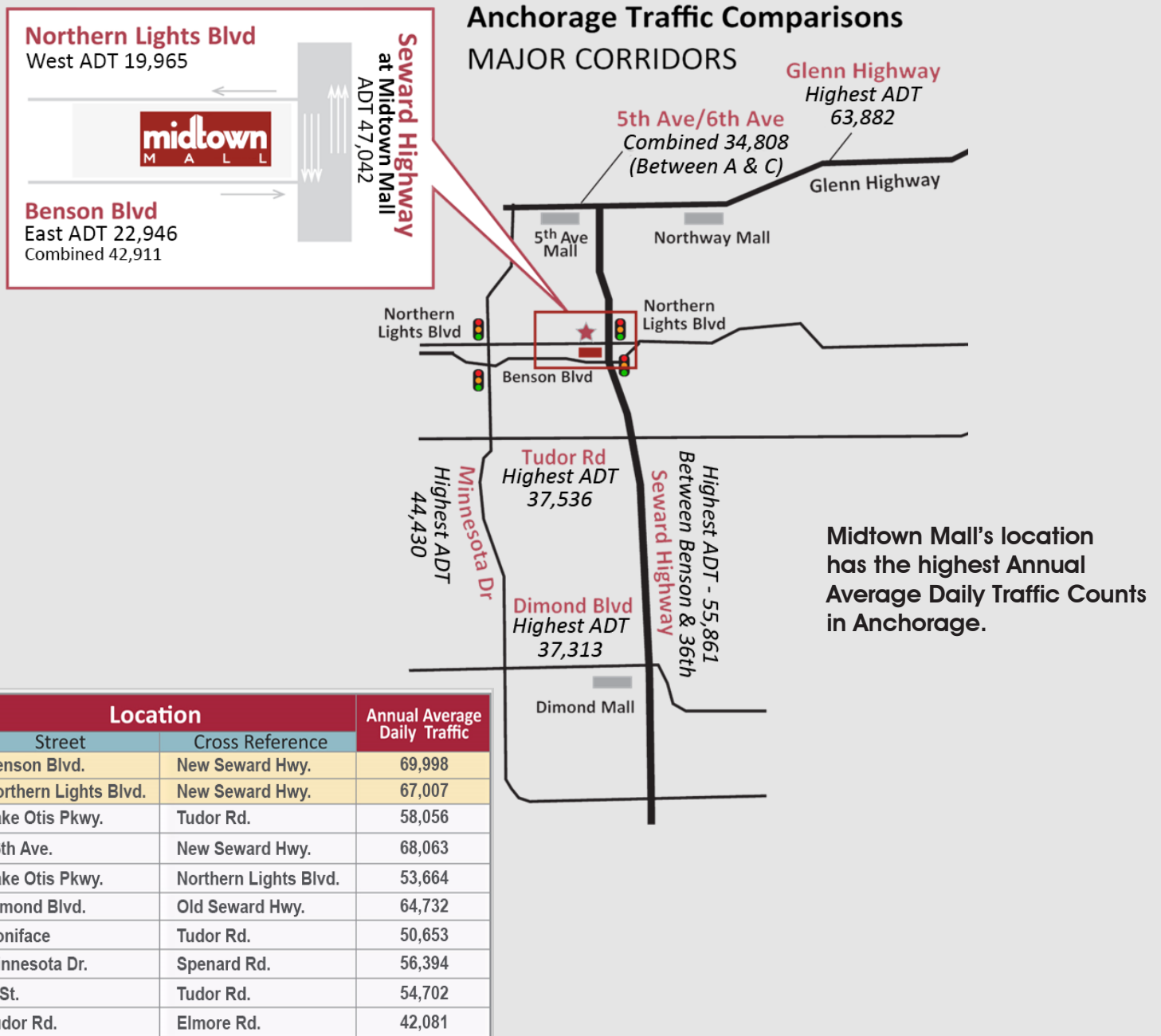
The Mall was Anchorage's *first* shopping center and it continues to be the busiest\*. This is not only due to its great location, but also because of the very convenient parking and a great mix of stores for shoppers on the go.

\*based on shoppers per square foot of GLA





# Traffic And VISIBILITY

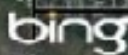






\*based on a 2014 market study conducted by August Partners and Hellenthal and Associates

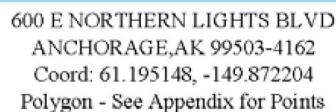
Employees: 73,983  
Businesses: 7,492  
Residential Population: 39,749



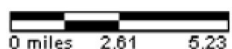


## 20 Minute Drive to the Mall

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- ★ Point
- Interstate Highways
- US Highways
- State Highways
- Major Highways
- Major Roads
- Roads
- Railroads
- Landmarks
- Parks
- Hydrography
- Airports
- Zip Code
- State
- Ocean



## Area Map

20-minute drive time from  
600 E Northern Lights

20-minute drive time from  
600 E Northern Lights



# Major Retail

# midtown M A L L





# Shopper PROFILE



# More Shoppers Per Square Foot than any other Anchorage Mall!

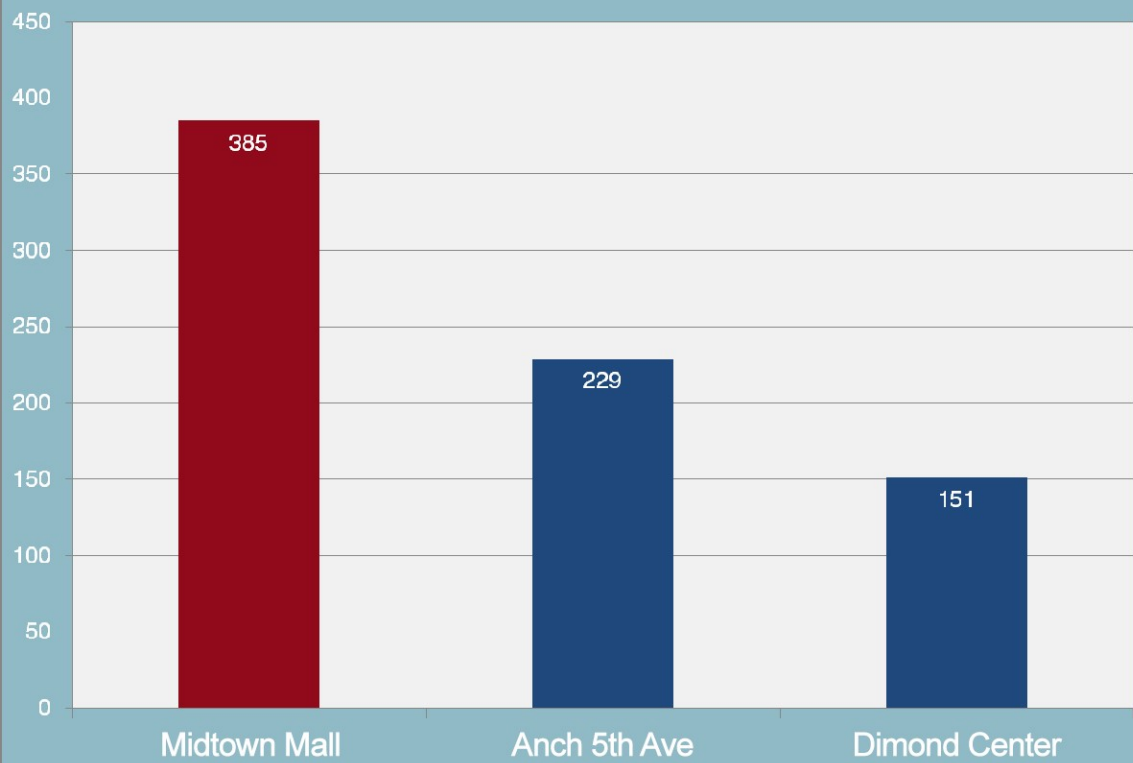
A recent market study\* compared the number of shoppers visiting Anchorage's three major malls. They found that Dimond Center attracted the most visitors (just under 56%), while the Midtown Mall is virtually tied with Anchorage 5th Avenue (51% & 52% respectively). What these numbers don't reveal at first glance is that at the Midtown Mall, all those shoppers are concentrated in an area that is:

- Half the size of the 5th Avenue Mall
- A third of the size of the Dimond Center

This means that if you want your new store to really be seen - it needs to be at the Midtown Mall!

*\*conducted in 2014 for the Midtown Mall by the August Group. Based on visits in the last 90 days.*

## Shoppers Per 1000 Square Feet



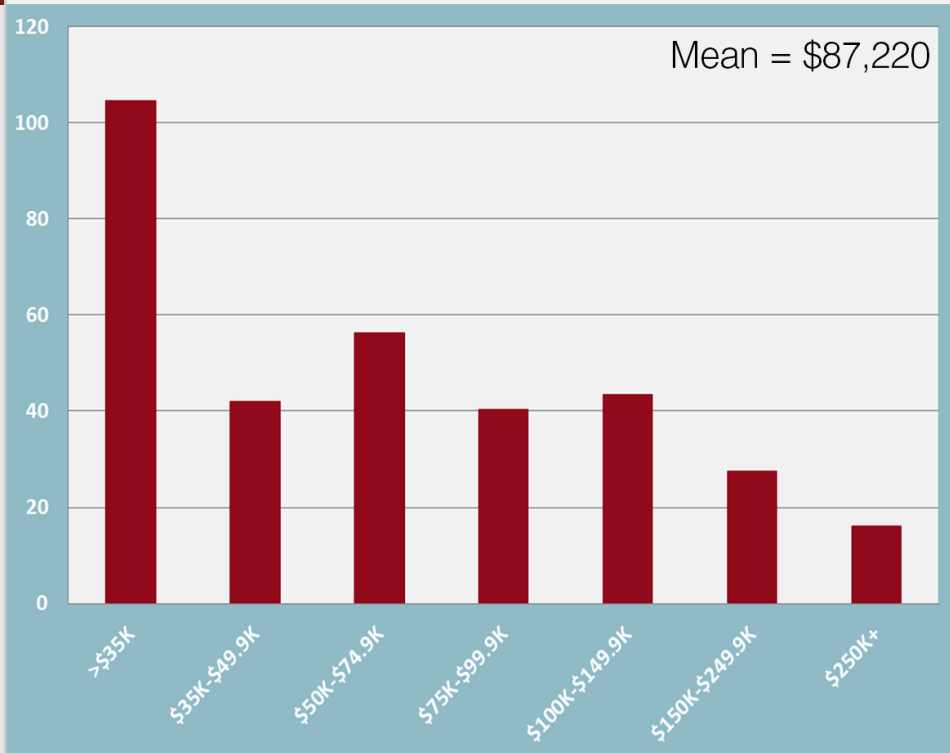


# Shopper

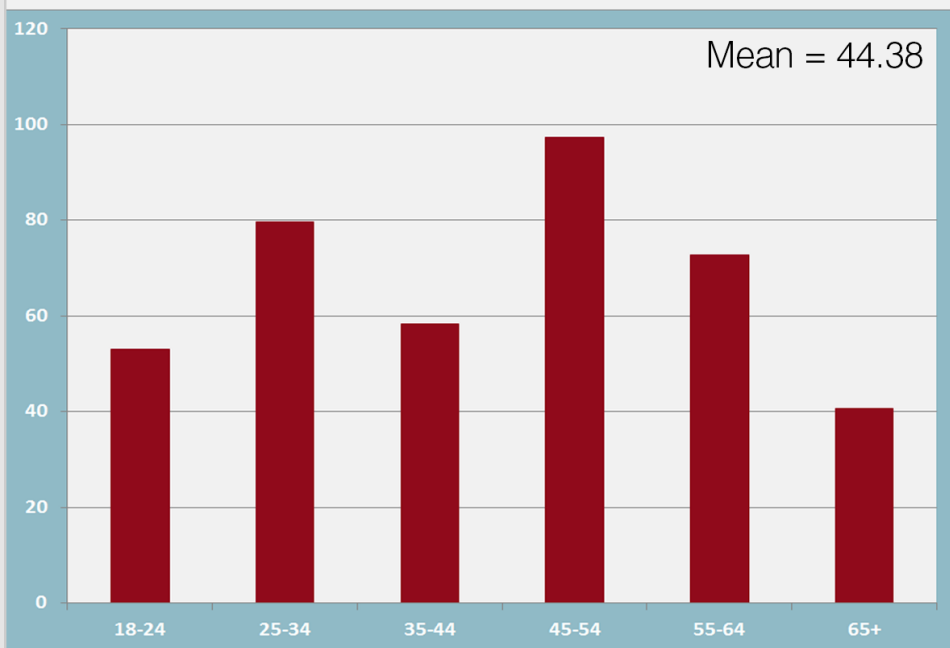
PROFILE (continued)



Midtown Mall Shoppers by Income



Midtown Mall Shoppers by Age

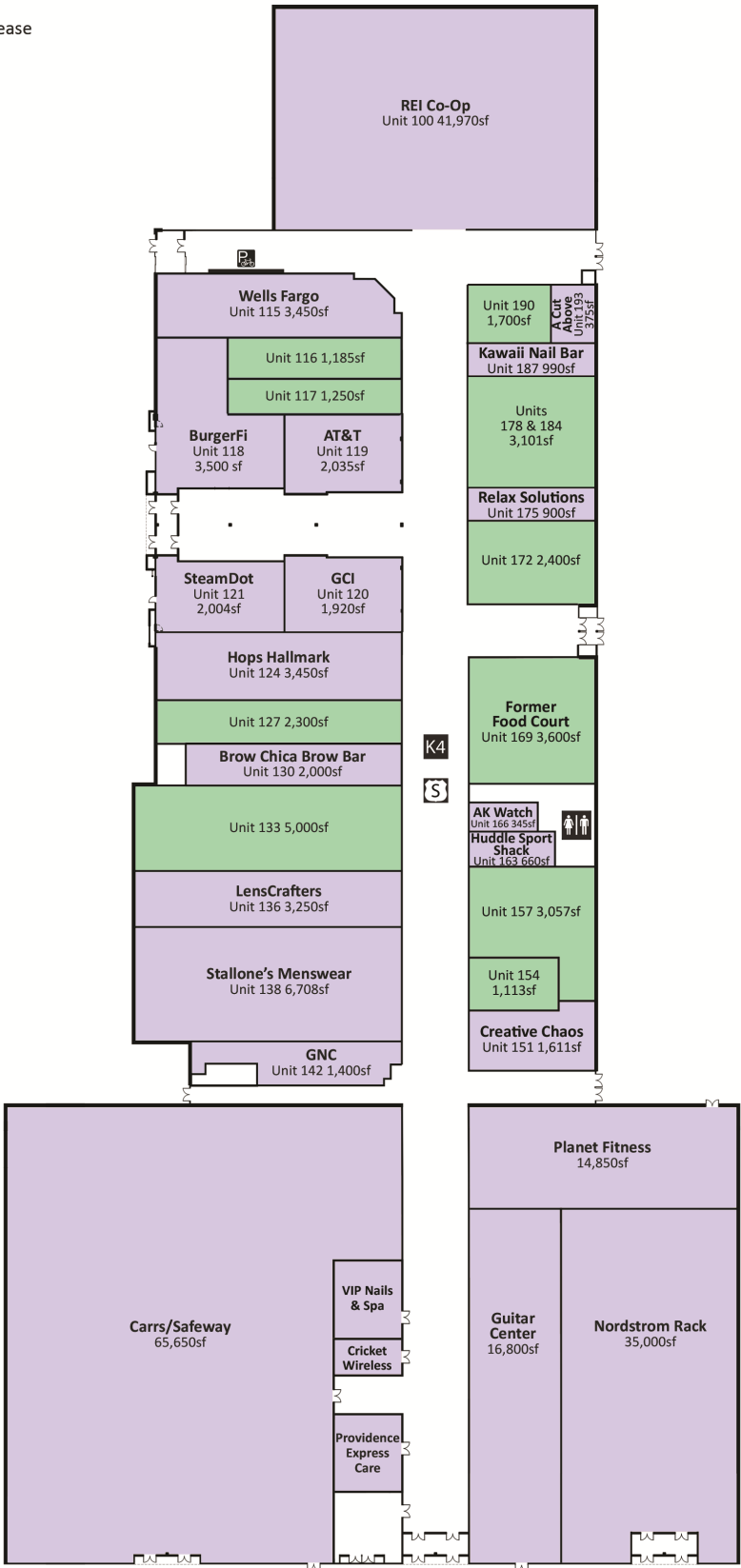




# Mall Layout

midtown  
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 = Available For Lease







# STORES In the MALL

## What stores are in the Mall?

Here are some of the stores that you'll find at the Midtown Mall:

AT&T  
Carrs/Safeway  
GCI  
GNC  
Guitar Center  
Hops Hallmark  
LensCrafters  
Nordstrom Rack  
REI  
Wells Fargo



In addition, we have many locally owned retail and service locations including:

A Cut Above  
Brow Chica  
Creative Chaos  
Kawaii Nail Spa  
Stallone's Menswear  
SteamDot Coffee



For info on leasing contact  
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Denali Commercial

[www.MidtownMall.com](http://www.MidtownMall.com)





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