



**midtown**  
M A L L

RETAIL OPPORTUNITIES

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

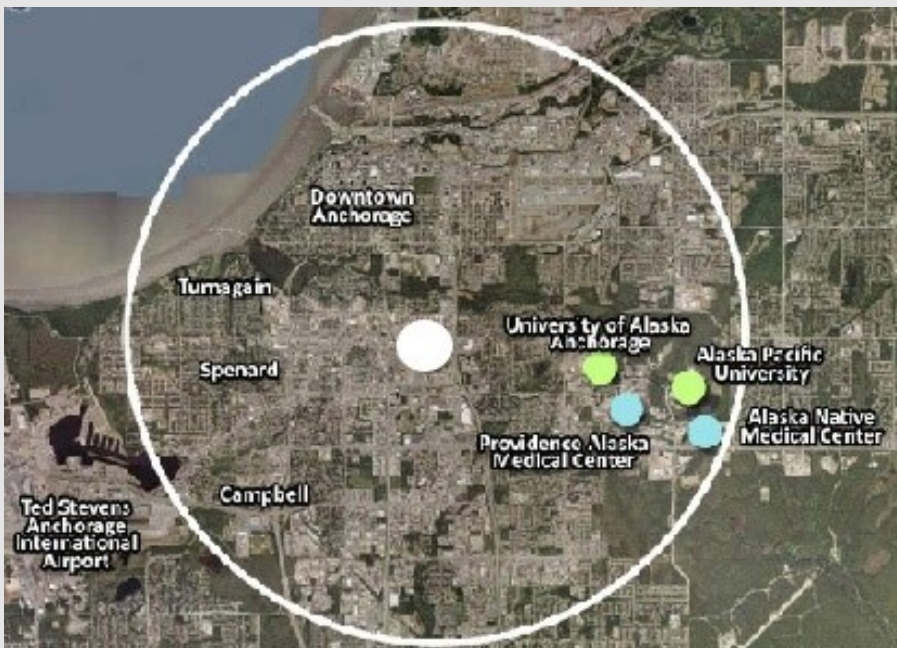
Denali Commercial

**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.

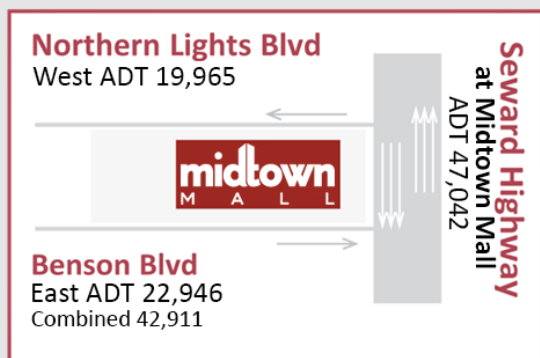
The Mall was Anchorage's *first* shopping center and it continues to be the busiest\*. This is not only due to its great location, but also because of the very convenient parking and a great mix of stores for shoppers on the go.

\*based on shoppers per square foot of GLA

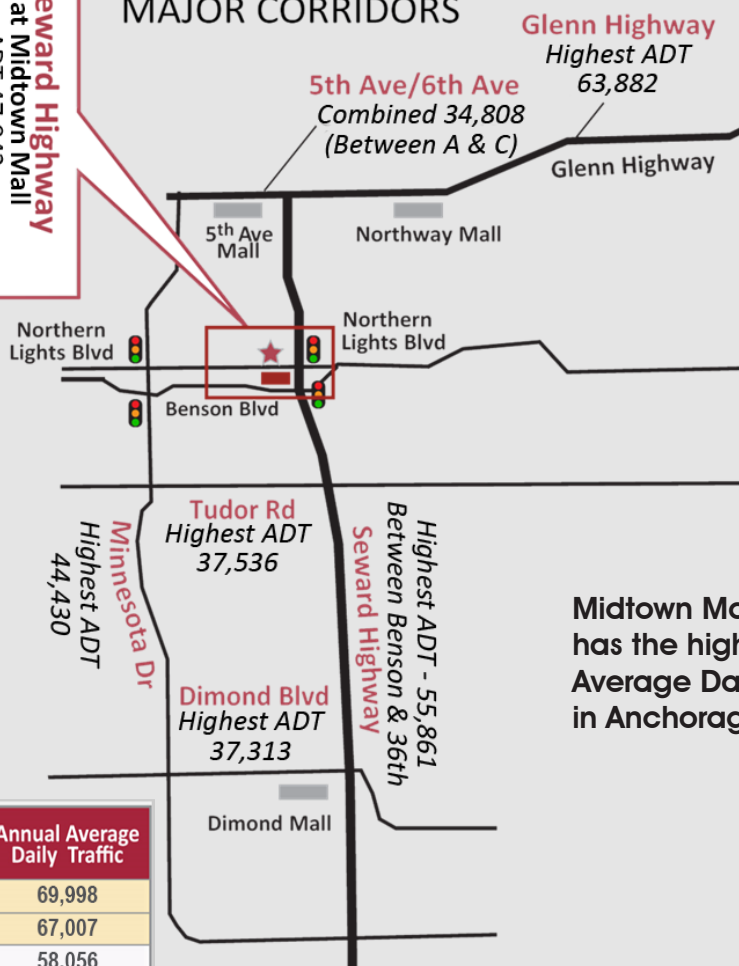




# Traffic And VISIBILITY



## Anchorage Traffic Comparisons MAJOR CORRIDORS



Midtown Mall's location  
has the highest Annual  
Average Daily Traffic Counts  
in Anchorage.

Location		Annual Average Daily Traffic
Street	Cross Reference	
Benson Blvd.	New Seward Hwy.	69,998
Northern Lights Blvd.	New Seward Hwy.	67,007
Lake Otis Pkwy.	Tudor Rd.	58,056
36th Ave.	New Seward Hwy.	68,063
Lake Otis Pkwy.	Northern Lights Blvd.	53,664
Dimond Blvd.	Old Seward Hwy.	64,732
Boniface	Tudor Rd.	50,653
Minnesota Dr.	Spenard Rd.	56,394
C St.	Tudor Rd.	54,702
Tudor Rd.	Elmore Rd.	42,081





The average Anchorage resident drives past the Midtown Mall 5.9 times per week.

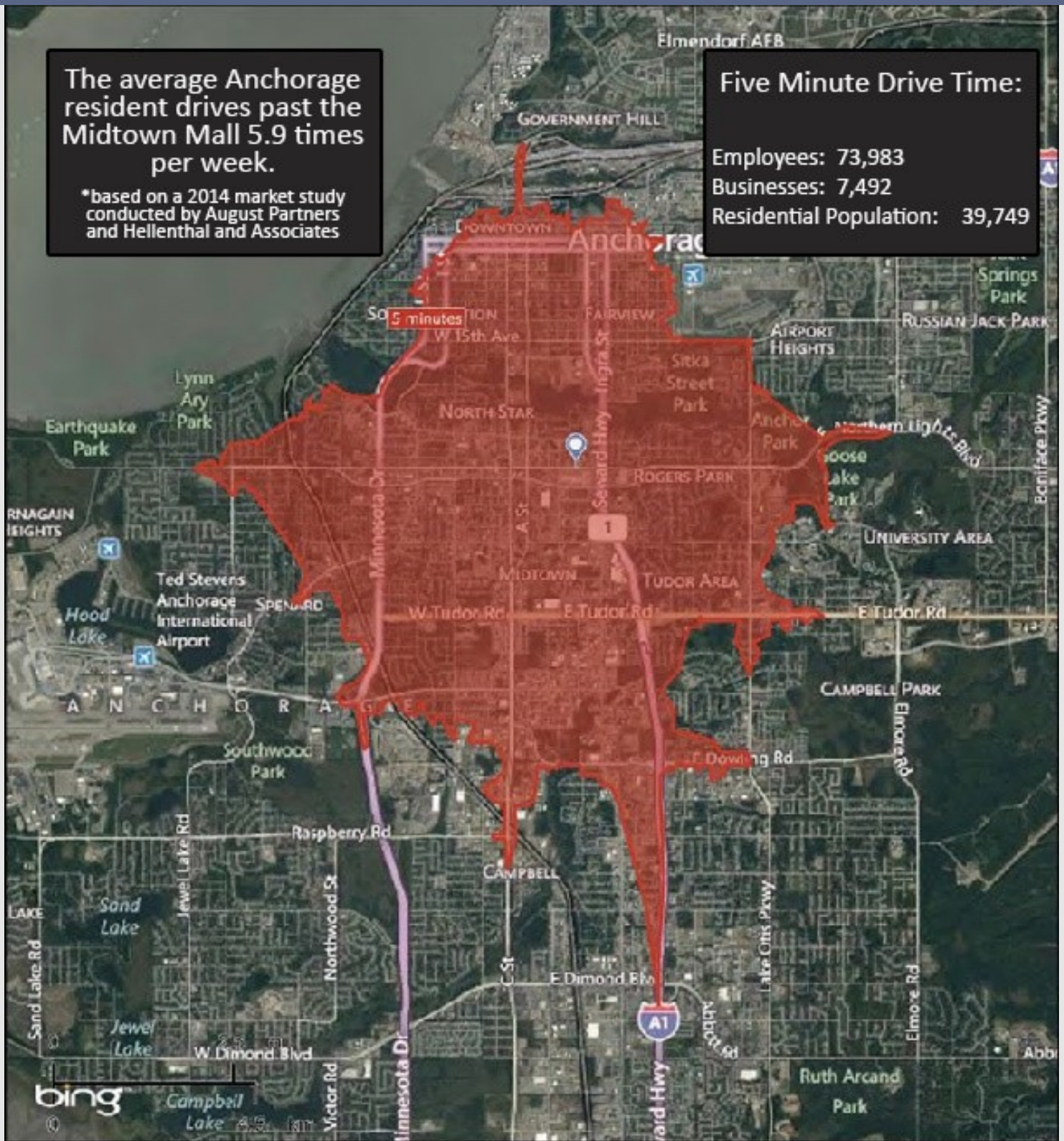
\*based on a 2014 market study conducted by August Partners and Hellenthal and Associates

### Five Minute Drive Time:

Employees: 73,983

Businesses: 7,492

Residential Population: 39,749





# 20 Minute

# Drive to the Mall

**midtown**  
M A L L





# Major Retail

# midtown M A L L





# Shopper PROFILE



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

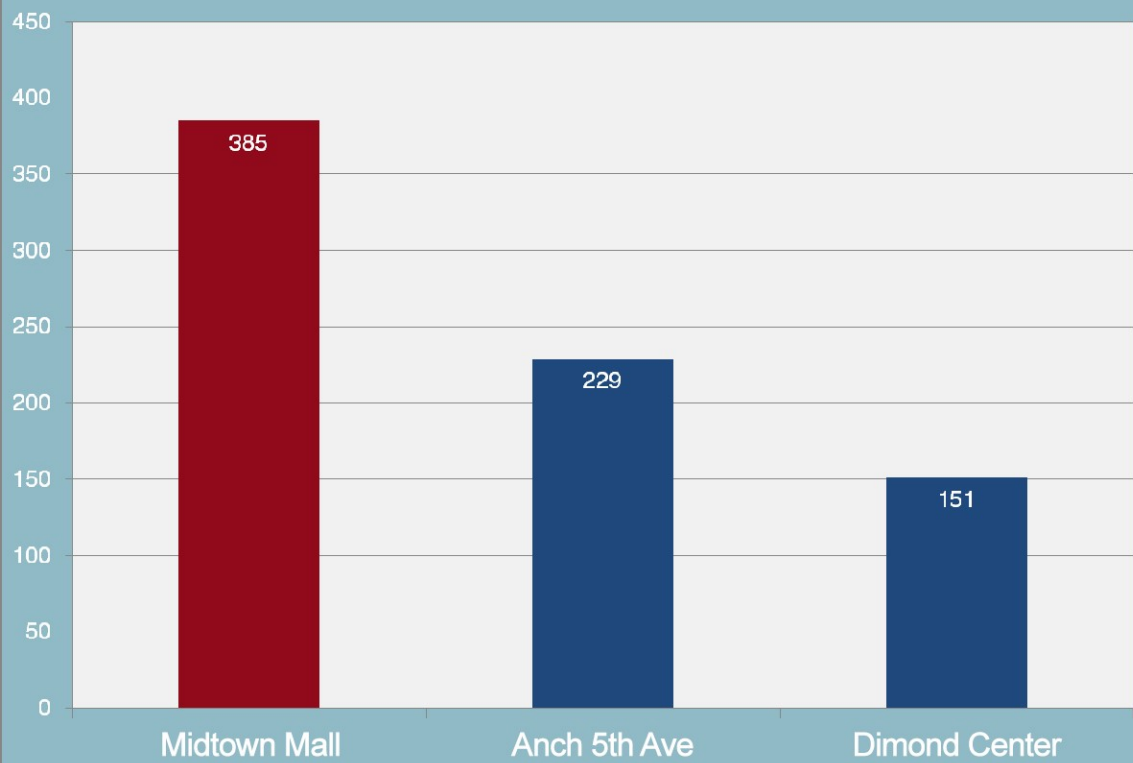
A recent market study\* compared the number of shoppers visiting Anchorage's three major malls. They found that Dimond Center attracted the most visitors (just under 56%), while the Midtown Mall is virtually tied with Anchorage 5th Avenue (51% & 52% respectively). What these numbers don't reveal at first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



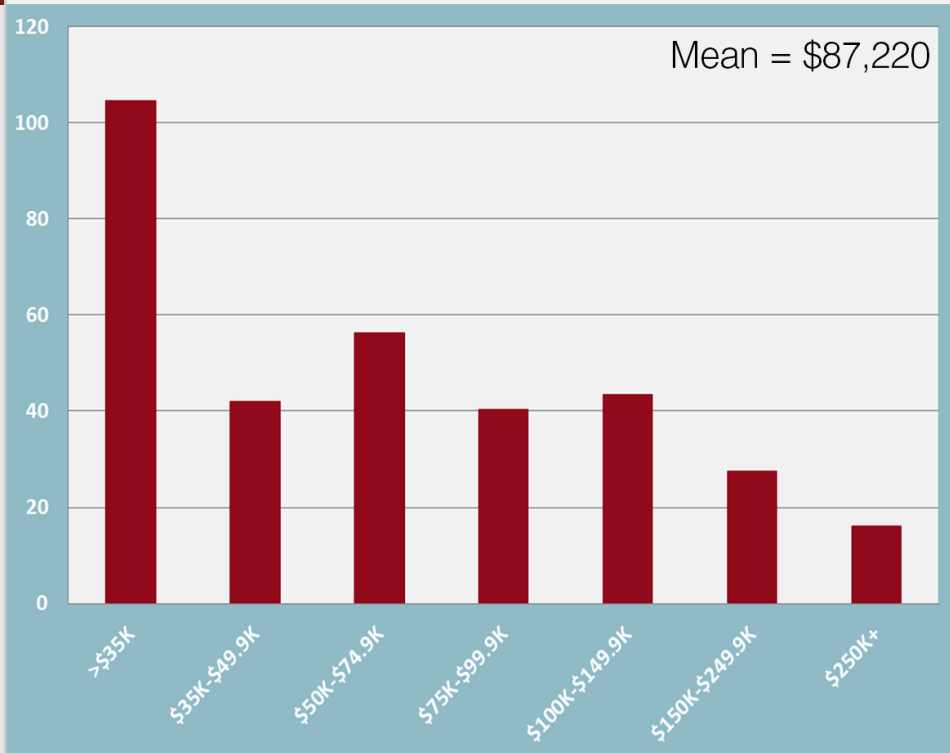


# Shopper

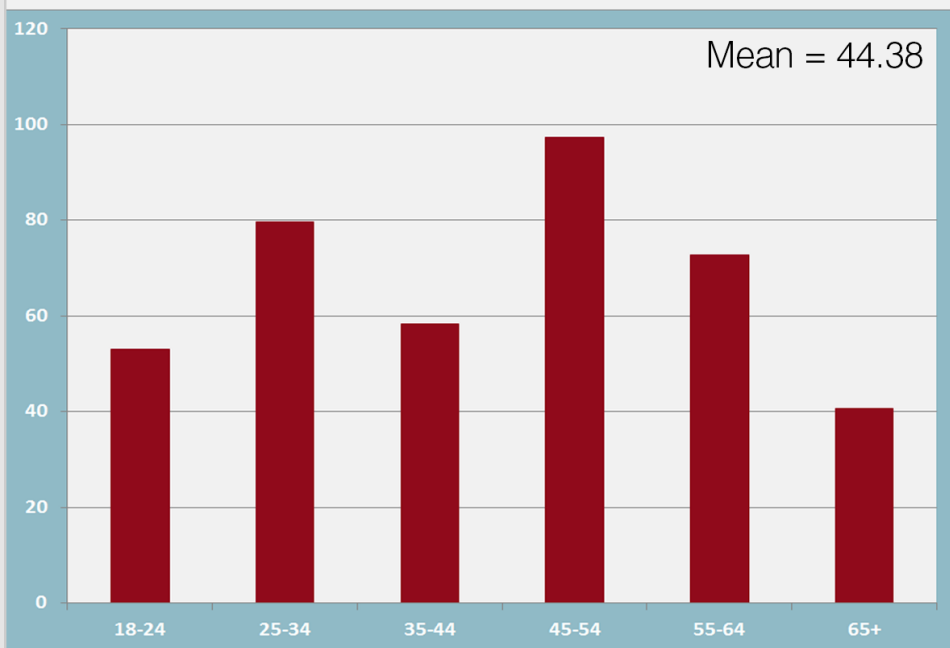
PROFILE (continued)



Midtown Mall Shoppers by Income



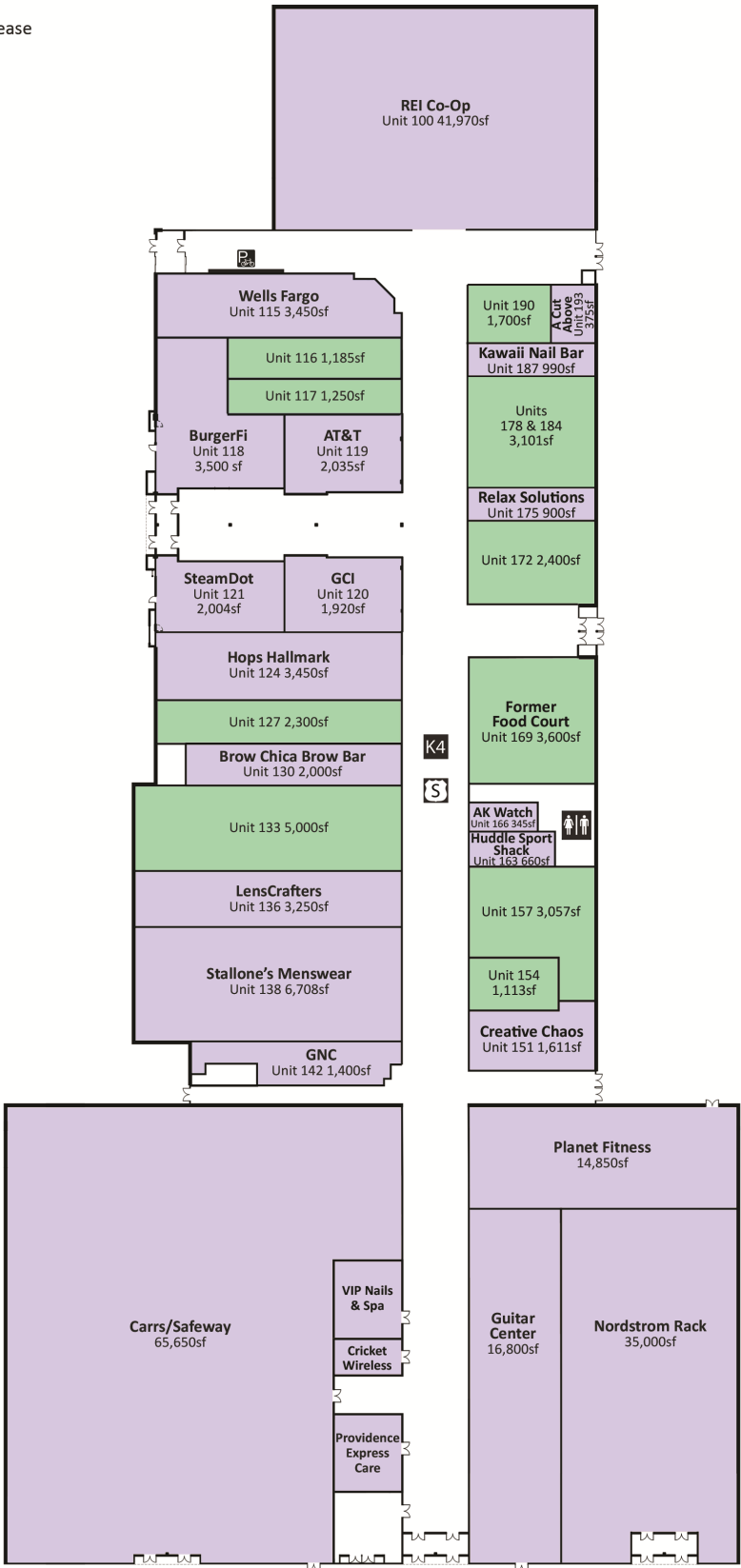
Midtown Mall Shoppers by Age





# Mall Layout

 = 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  
Cycelia Gumennik  
907.564.2496  
or Cycelia@DenaliCommercial.com  
Denali Commercial

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



# Demographics

## CONSUMER SPENDING

### Consumer Spending Comparison Report

Page 1 of 2  
06/10/2020

600 E NORTHERN LAKE BLVD: ANCHORAGE, AK 99503:  
SITE LOCATED AT 61.19544, 149.87253

	1 MI RING		3 MI RING		5 MI RING	
<u>Households</u>	6,118		40,144		78,764	
Owner households	2,027		17,869		41,516	
Renter households	4,090		22,275		37,248	
Average Household income	\$74,849		\$84,853		\$91,271	
Average Annual Household Spending	\$58,696		\$63,859		\$69,487	
<u>Average Annual Spending by Category</u>						
<b>Food</b>	<b>\$7,230</b>	<b>12.3%</b>	<b>\$7,788</b>	<b>12.2%</b>	<b>\$8,664</b>	<b>12.5%</b>
Food at home	\$4,142	57.3%	\$4,384	56.3%	\$4,819	55.6%
Cereals/bakery products	\$511	12.3%	\$540	12.3%	\$592	12.3%
Meats/poultry/fish/eggs	\$838	20.2%	\$887	20.2%	\$975	20.2%
Dairy products	\$426	10.3%	\$453	10.3%	\$499	10.3%
Fruits/vegetables	\$830	20.0%	\$879	20.0%	\$968	20.1%
Other food at home	\$1,528	36.9%	\$1,618	36.9%	\$1,777	36.9%
Food away from home	\$3,087	42.7%	\$3,403	43.7%	\$3,844	44.4%
<b>Alcoholic beverages</b>	<b>\$494</b>	<b>0.8%</b>	<b>\$558</b>	<b>0.9%</b>	<b>\$641</b>	<b>0.9%</b>
<b>Tobacco products</b>	<b>\$240</b>	<b>0.4%</b>	<b>\$246</b>	<b>0.4%</b>	<b>\$260</b>	<b>0.4%</b>
<b>Housing</b>	<b>\$23,042</b>	<b>39.3%</b>	<b>\$24,348</b>	<b>38.1%</b>	<b>\$25,482</b>	<b>36.7%</b>
Shelter	\$14,334	62.2%	\$15,153	62.2%	\$15,863	62.3%
Owned dwellings	\$4,004	27.9%	\$5,410	35.7%	\$6,867	43.3%
Mortgage interest/charges	\$1,932	48.3%	\$2,751	50.8%	\$3,552	51.7%
Property taxes	\$1,139	28.4%	\$1,486	27.5%	\$1,867	27.2%
Maintenance/repairs/insurance	\$933	23.3%	\$1,174	21.7%	\$1,448	21.1%
Rented dwellings	\$9,390	65.5%	\$8,647	57.1%	\$7,886	49.7%
Other lodging	\$939	6.5%	\$1,094	7.2%	\$1,108	7.0%
Household furnishings & equipment	\$2,190	9.5%	\$2,353	9.7%	\$2,493	9.8%
Household textiles	\$106	4.9%	\$111	4.7%	\$116	4.7%
Furniture	\$557	25.4%	\$606	25.8%	\$645	25.9%
Floor coverings	\$24	1.1%	\$26	1.1%	\$29	1.1%
Major appliances	\$321	14.6%	\$342	14.5%	\$362	14.5%
Small appliances/housewares	\$125	5.7%	\$131	5.6%	\$138	5.5%
Miscellaneous household equipment	\$1,057	48.3%	\$1,136	48.3%	\$1,203	48.3%
Utilities/fuels/public services	\$4,086	17.7%	\$4,223	17.3%	\$4,347	17.1%
Household operations	\$1,631	7.1%	\$1,786	7.3%	\$1,916	7.5%
Housekeeping supplies	\$794	3.4%	\$825	3.4%	\$855	3.4%
<b>Apparel</b>	<b>\$1,529</b>	<b>2.6%</b>	<b>\$1,695</b>	<b>2.7%</b>	<b>\$1,922</b>	<b>2.8%</b>
Men & boys	\$368	24.1%	\$416	24.6%	\$477	24.8%
Men, 16 yrs and over	\$307	83.5%	\$346	83.1%	\$397	83.2%
Boys, 2 to 15 yrs	\$61	16.5%	\$70	16.9%	\$80	16.8%
Women & girls	\$567	37.1%	\$625	36.9%	\$708	36.9%
Women, 16 yrs and over	\$497	87.7%	\$544	87.0%	\$613	86.6%
Girls, 2 to 15 yrs	\$70	12.3%	\$81	13.0%	\$95	13.4%

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<u>Average Annual Spending by Category</u>						
<b>Apparel (cont'd)</b>						
Children under 2 yrs	\$74	4.8%	\$84	4.9%	\$94	4.9%
Footwear	\$318	20.8%	\$352	20.7%	\$394	20.5%
Other apparel	\$198	12.9%	\$216	12.7%	\$246	12.8%
<b>Transportation</b>	<b>\$7,512</b>	<b>12.8%</b>	<b>\$8,753</b>	<b>13.7%</b>	<b>\$9,714</b>	<b>14.0%</b>
Vehicle purchases	\$2,915	38.8%	\$3,445	39.4%	\$3,845	39.6%
Cars and trucks, new	\$1,260	43.2%	\$1,477	42.9%	\$1,651	43.0%
Cars and trucks, used	\$1,601	54.9%	\$1,901	55.2%	\$2,115	55.0%
Other vehicles	\$54	1.9%	\$68	2.0%	\$79	2.0%
Gasoline & motor oil	\$1,752	23.3%	\$1,992	22.8%	\$2,188	22.5%
Other vehicle expenses	\$2,161	28.8%	\$2,460	28.1%	\$2,716	28.0%
Finance charges	\$139	6.4%	\$168	6.8%	\$189	7.0%
Maintenance and repairs	\$698	32.3%	\$783	31.8%	\$857	31.5%
Insurance	\$727	33.7%	\$808	32.8%	\$877	32.3%
Rental/leasing/other	\$596	27.6%	\$702	28.5%	\$793	29.2%
Public & other transportation	\$681	9.1%	\$851	9.7%	\$961	9.9%
<b>Health care</b>	<b>\$4,202</b>	<b>7.2%</b>	<b>\$4,393</b>	<b>6.9%</b>	<b>\$4,826</b>	<b>6.9%</b>
Health Insurance	\$2,732	65.0%	\$2,846	64.8%	\$3,120	64.6%
Medical services	\$860	20.5%	\$923	21.0%	\$1,030	21.4%
Drugs	\$451	10.7%	\$459	10.4%	\$494	10.2%
Medical supplies	\$159	3.8%	\$165	3.8%	\$182	3.8%
<b>Entertainment</b>	<b>\$3,603</b>	<b>6.1%</b>	<b>\$3,867</b>	<b>6.1%</b>	<b>\$4,094</b>	<b>5.9%</b>
Fees and admissions	\$828	23.0%	\$931	24.1%	\$1,018	24.9%
Audio/visual equipment/services	\$1,068	29.7%	\$1,110	28.7%	\$1,150	28.1%
Pets/toys/playground equipment	\$934	25.9%	\$1,000	25.9%	\$1,058	25.9%
Other entertainment supplies	\$772	21.4%	\$826	21.4%	\$867	21.2%
<b>Personal care products and services</b>	<b>\$672</b>	<b>1.1%</b>	<b>\$731</b>	<b>1.1%</b>	<b>\$820</b>	<b>1.2%</b>
<b>Reading</b>	<b>\$98</b>	<b>0.2%</b>	<b>\$101</b>	<b>0.2%</b>	<b>\$110</b>	<b>0.2%</b>
<b>Education</b>	<b>\$980</b>	<b>1.7%</b>	<b>\$1,100</b>	<b>1.7%</b>	<b>\$1,282</b>	<b>1.8%</b>
<b>Personal insurance &amp; pensions</b>	<b>\$5,549</b>	<b>9.5%</b>	<b>\$6,526</b>	<b>10.2%</b>	<b>\$7,704</b>	<b>11.1%</b>
Pensions/social security	\$5,241	94.4%	\$6,196	94.9%	\$7,331	95.2%
Life/other personal insurance	\$308	5.6%	\$330	5.1%	\$373	4.8%
<b>Cash contributions</b>	<b>\$2,433</b>	<b>4.1%</b>	<b>\$2,585</b>	<b>4.0%</b>	<b>\$2,752</b>	<b>4.0%</b>
<b>Miscellaneous</b>	<b>\$1,103</b>	<b>1.9%</b>	<b>\$1,159</b>	<b>1.8%</b>	<b>\$1,208</b>	<b>1.7%</b>



# Demographics

## CONSUMER SNAP SHOT

### Demographic Comparison Report

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06/10/2020

600 E NORTHERN LAKE BLVD: ANCHORAGE, AK 99503:  
SITE LOCATED AT 61.19544, 149.87253

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Population</u>						
2024 Projection	12,474		90,797		188,135	
% Change 2019-2024		-4.0%		-3.6%		-4.0%
2019 Estimate	12,990		94,154		196,020	
% Change 2010-2019		-1.0%		-0.9%		-0.3%
2010 Census	13,120		95,040		196,553	
% Change 2000-2010		10.5%		17.4%		58.5%
2000 Census	11,870		80,941		124,004	
<u>Households</u>						
2024 Projection	6,299		41,424		80,930	
% Change 2019-2024		3.0%		3.2%		2.7%
2019 Estimate	6,118		40,144		78,764	
% Change 2010-2019		4.8%		4.7%		5.4%
2010 Census	5,836		38,354		74,731	
% Change 2000-2010		20.6%		26.9%		59.6%
2000 Census	4,841		30,229		46,810	
<u>Age, total population</u>	<b>12,990</b>		<b>94,154</b>		<b>196,020</b>	
under 5 years	811	6.2%	6,394	6.8%	14,479	7.4%
5 to 9 years	725	5.6%	5,549	5.9%	13,006	6.6%
10 to 14 years	635	4.9%	5,170	5.5%	12,228	6.2%
15 to 19 years	653	5.0%	5,423	5.8%	11,936	6.1%
20 to 24 years	1,082	8.3%	7,996	8.5%	15,569	7.9%
25 to 34 years	2,372	18.3%	17,605	18.7%	35,903	18.3%
35 to 44 years	1,520	11.7%	11,928	12.7%	25,603	13.1%
45 to 54 years	1,430	11.0%	10,565	11.2%	21,810	11.1%
55 to 64 years	1,658	12.8%	11,114	11.8%	22,102	11.3%
65 to 74 years	1,269	9.8%	7,580	8.1%	14,794	7.5%
75 to 84 years	616	4.7%	3,471	3.7%	6,310	3.2%
85 years and over	220	1.7%	1,361	1.4%	2,281	1.2%
Median Age	37.79		37.99		36.76	
<u>Age, male population</u>	<b>6,637</b>		<b>48,433</b>		<b>99,558</b>	
under 20 years	1,481	22.3%	11,649	24.1%	26,883	27.0%
20 to 34 years	1,796	27.1%	13,585	28.0%	26,694	26.8%
35 to 44 years	798	12.0%	6,282	13.0%	13,131	13.2%
45 to 64 years	1,581	23.8%	11,170	23.1%	22,119	22.2%
65 to 84 years	901	13.6%	5,263	10.9%	9,911	10.0%
85 years and over	80	1.2%	485	1.0%	820	0.8%
Median Age	36.71		37.51		36.03	
<u>Age, female population</u>	<b>6,353</b>		<b>45,722</b>		<b>96,462</b>	
under 20 years	1,343	21.1%	10,887	23.8%	24,766	25.7%
20 to 34 years	1,658	26.1%	12,016	26.3%	24,778	25.7%
35 to 44 years	722	11.4%	5,646	12.3%	12,472	12.9%
45 to 64 years	1,507	23.7%	10,509	23.0%	21,793	22.6%
65 to 84 years	984	15.5%	5,788	12.7%	11,193	11.6%
85 years and over	140	2.2%	876	1.9%	1,461	1.5%
Median Age	38.58		37.62		37.10	



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<b>Total Aggregate Income (\$mil)</b>	\$467.3		\$3,510.3		\$7,318.6	
<b>Per Capita Income</b>	\$35,973		\$37,283		\$37,336	
<b><u>Household Income (households)</u></b>	<b>6,118</b>		<b>40,144</b>		<b>78,764</b>	
under \$10,000	257	4.2%	1,681	4.2%	2,845	3.6%
\$10,000 - \$14,999	396	6.5%	1,367	3.4%	2,079	2.6%
\$15,000 - \$19,999	388	6.3%	1,478	3.7%	2,228	2.8%
\$20,000 - \$24,999	328	5.4%	1,420	3.5%	2,518	3.2%
\$25,000 - \$29,999	248	4.1%	1,480	3.7%	2,505	3.2%
\$30,000 - \$34,999	220	3.6%	1,414	3.5%	2,219	2.8%
\$35,000 - \$39,999	215	3.5%	1,529	3.8%	2,507	3.2%
\$40,000 - \$49,999	608	9.9%	3,353	8.4%	5,971	7.6%
\$50,000 - \$59,999	475	7.8%	3,316	8.3%	6,131	7.8%
\$60,000 - \$74,999	624	10.2%	4,801	12.0%	9,645	12.2%
\$75,000 - \$99,999	930	15.2%	6,690	16.7%	13,716	17.4%
\$100,000 - \$124,999	448	7.3%	3,574	8.9%	7,811	9.9%
\$125,000 - \$149,999	366	6.0%	2,805	7.0%	6,298	8.0%
\$150,000 - \$199,999	311	5.1%	2,678	6.7%	6,390	8.1%
\$200,000 - \$249,999	127	2.1%	1,047	2.6%	2,418	3.1%
\$250,000 and over	176	2.9%	1,511	3.8%	3,484	4.4%
Aggregate Household Income (\$mil)	\$457.9		\$3,406.3		\$7,188.9	
Average Household Income	\$74,849		\$84,853		\$91,271	
Median Household Income	\$58,566		\$69,044		\$75,251	
<b><u>Family Income (families)</u></b>	<b>2,758</b>		<b>20,421</b>		<b>46,006</b>	
under \$10,000	36	1.3%	404	2.0%	824	1.8%
\$10,000 - \$14,999	177	6.4%	469	2.3%	754	1.6%
\$15,000 - \$19,999	120	4.4%	457	2.2%	771	1.7%
\$20,000 - \$24,999	104	3.8%	424	2.1%	992	2.2%
\$25,000 - \$29,999	79	2.9%	499	2.4%	1,017	2.2%
\$30,000 - \$34,999	91	3.3%	494	2.4%	920	2.0%
\$35,000 - \$39,999	50	1.8%	539	2.6%	1,058	2.3%
\$40,000 - \$49,999	179	6.5%	1,292	6.3%	2,547	5.5%
\$50,000 - \$59,999	186	6.7%	1,456	7.1%	2,999	6.5%
\$60,000 - \$74,999	268	9.7%	2,411	11.8%	5,253	11.4%
\$75,000 - \$99,999	509	18.5%	3,805	18.6%	8,687	18.9%
\$100,000 - \$124,999	288	10.4%	2,500	12.2%	5,785	12.6%
\$125,000 - \$149,999	223	8.1%	1,890	9.3%	4,754	10.3%
\$150,000 - \$199,999	200	7.3%	1,933	9.5%	5,052	11.0%
\$200,000 - \$249,999	106	3.8%	777	3.8%	1,929	4.2%
\$250,000 and over	140	5.1%	1,070	5.2%	2,663	5.8%
Aggregate family income (\$mil)	\$281.7		\$2,166.0		\$5,015.9	
Average family income	\$102,126		\$106,067		\$109,026	
Median family income	\$77,456		\$84,764		\$88,793	
<b><u>Non-Family Income (non-families)</u></b>	<b>3,359</b>		<b>19,723</b>		<b>32,758</b>	
Aggregate non-family income (\$mil)	\$176.3		\$1,240.3		\$2,173.0	
Average non-family income	\$52,471		\$62,888		\$66,336	
Median non-family income	\$38,945		\$48,499		\$50,121	



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SITE LOCATED AT 61.19544, 149.87253

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<b><u>Population by Race/Ethnicity</u></b>	<b>12,990</b>		<b>94,154</b>		<b>196,020</b>	
White	6,328	48.7%	49,474	52.5%	105,440	53.8%
Black	1,206	9.3%	6,496	6.9%	14,442	7.4%
Asian	1,716	13.2%	12,315	13.1%	24,481	12.5%
Hawaiian/Pacific Islander	354	2.7%	1,881	2.0%	3,623	1.8%
American Indian/AK Native	909	7.0%	6,716	7.1%	13,051	6.7%
Other/multiple races	2,477	19.1%	17,272	18.3%	34,983	17.8%
<b>Hispanic Origin</b>	<b>1,351</b>	<b>10.4%</b>	<b>9,754</b>	<b>10.4%</b>	<b>19,804</b>	<b>10.1%</b>
<b><u>Education (persons 25+)</u></b>	<b>9,089</b>		<b>63,625</b>		<b>128,815</b>	
No high school diploma	821	9.0%	4,908	7.7%	9,061	7.0%
High school diploma	2,184	24.0%	16,656	26.2%	33,424	25.9%
College, no diploma	2,281	25.1%	16,337	25.7%	33,330	25.9%
Associate degree	802	8.8%	5,013	7.9%	10,978	8.5%
Bachelor's degree	1,818	20.0%	12,690	19.9%	25,984	20.2%
Graduate/professional degree	1,183	13.0%	8,021	12.6%	16,038	12.5%
<b><u>Labor Force (persons 16+ yrs)</u></b>						
<b>Total Population, Age 16+</b>	<b>10,700</b>		<b>76,179</b>		<b>154,162</b>	
Employed	6,895	64.4%	48,734	64.0%	100,403	65.1%
Unemployed	449	4.2%	3,267	4.3%	5,907	3.8%
In armed forces	98	0.9%	1,509	2.0%	3,867	2.5%
Not in labor force	3,258	30.4%	22,669	29.8%	43,985	28.5%
<b>Male Population, Age 16+</b>	<b>5,424</b>		<b>39,133</b>		<b>77,779</b>	
Employed	3,572	65.9%	25,337	64.7%	51,985	66.8%
Unemployed	316	5.8%	1,981	5.1%	3,378	4.3%
In armed forces	98	1.8%	1,234	3.2%	3,019	3.9%
Not in labor force	1,438	26.5%	10,581	27.0%	19,397	24.9%
<b>Female Population, Age 16+</b>	<b>5,276</b>		<b>37,046</b>		<b>76,383</b>	
Employed	3,323	63.0%	23,397	63.2%	48,418	63.4%
Unemployed	133	2.5%	1,286	3.5%	2,529	3.3%
In armed forces	0	0.0%	275	0.7%	848	1.1%
Not in labor force	1,820	34.5%	12,088	32.6%	24,588	32.2%
<b><u>Vehicles Available (households)</u></b>	<b>6,118</b>		<b>40,144</b>		<b>78,764</b>	
Households with no vehicles	796	13.0%	3,334	8.3%	5,449	6.9%
Households with 1 vehicle	2,784	45.5%	16,356	40.7%	28,797	36.6%
Households with 2 vehicles	1,840	30.1%	14,297	35.6%	29,847	37.9%
Households with 3+ vehicles	700	11.4%	6,157	15.3%	14,671	18.6%
Vehicles in owner households	3,986	45.0%	36,165	54.4%	85,992	61.7%
Vehicles in renter households	4,875	55.0%	30,269	45.6%	53,427	38.3%
<b>Total vehicles available</b>	<b>8,861</b>		<b>66,434</b>		<b>139,419</b>	
<b>Average vehicles per household</b>	<b>1.45</b>		<b>1.65</b>		<b>1.77</b>	

# Demographics

## CONSUMER SNAP SHOT

### Demographic Comparison Report

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06/10/2020

600 E NORTHERN LAKE BLVD: ANCHORAGE, AK 99503:  
SITE LOCATED AT 61.19544, 149.87253

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<b><u>Households</u></b>	6,118		40,144		78,764	
Average household size	2.08		2.24		2.42	
<b><u>Families</u></b>	2,758		20,421		46,006	
Average family size	3.06		3.15		3.21	
<b><u>Non-Families</u></b>	3,359		19,723		32,758	
Average non-family size	1.28		1.30		1.32	
<b><u>Group Quarters</u></b>	258		4,128		5,245	
<b><u>Household Type</u></b>						
Families	2,758		20,421		46,006	
Married couples	1,732	62.8%	13,451	65.9%	31,463	68.4%
with children	630	36.4%	5,817	43.2%	14,568	46.3%
Male householder, no wife	312	11.3%	2,195	10.7%	4,581	10.0%
with children	180	57.7%	1,331	60.6%	2,883	62.9%
Female householder, no husband	714	25.9%	4,776	23.4%	9,961	21.7%
with children	484	67.8%	3,289	68.9%	6,998	70.3%
Non-Families	3,359		19,723		32,758	
with children	17	0.5%	154	0.8%	324	1.0%
<b><u>Age of Householder (households)</u></b>						
under 25 years	388	6.3%	2,543	6.3%	4,872	6.2%
25 to 34 years	1,282	21.0%	8,935	22.3%	17,544	22.3%
35 to 44 years	932	15.2%	6,834	17.0%	14,281	18.1%
45 to 54 years	935	15.3%	6,318	15.7%	12,813	16.3%
55 to 64 years	1,110	18.1%	7,236	18.0%	13,976	17.7%
65 to 74 years	898	14.7%	5,164	12.9%	9,776	12.4%
75 to 84 years	417	6.8%	2,302	5.7%	4,137	5.3%
85 years and over	156	2.5%	812	2.0%	1,364	1.7%
<b><u>Household Size (households)</u></b>						
1 person	2,630	43.0%	15,105	37.6%	24,634	31.3%
2 person	1,917	31.3%	12,772	31.8%	25,890	32.9%
3 to 4 persons	1,138	18.6%	8,862	22.1%	20,237	25.7%
5+ persons	432	7.1%	3,405	8.5%	8,004	10.2%
<b><u>Total Housing Units</u></b>	<b>6,449</b>		<b>42,462</b>		<b>82,572</b>	
Occupied	6,117	94.9%	40,144	94.5%	78,764	95.4%
Owner-occupied	2,027	33.1%	17,869	44.5%	41,516	52.7%
Renter-occupied	4,090	66.9%	22,275	55.5%	37,248	47.3%
Vacant	332	5.1%	2,318	5.5%	3,808	4.6%
<b><u>Housing Value</u></b>						
Average Home Value	\$346,444		\$301,941		\$302,183	
Median Home Value	\$298,745		\$270,503		\$270,116	
Average Contract Rent	\$1,084		\$1,201		\$1,249	
Median Contract Rent	\$1,009		\$1,099		\$1,145	



# Demographics

## BUSINESSES & EMPLOYEES

### Business Comparison Report

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06/10/2020

600 E NORTHERN LAKE BLVD: ANCHORAGE, AK 99503:  
SITE LOCATED AT 61.19544, 149.87253

	1 MI RING		3 MI RING		5 MI RING	
Total Establishments	3,380		13,453		17,636	
Establishments by Type						
Industrial	267	7.9%	1,410	10.5%	2,084	11.8%
Mining	32	12.0%	99	7.0%	117	5.6%
Construction	19	7.1%	94	6.7%	142	6.8%
Construction, <10 employees	92	34.5%	521	37.0%	797	38.2%
High-tech/research	26	9.7%	76	5.4%	91	4.4%
Trans/comm/utilities	28	10.5%	174	12.3%	320	15.4%
Wholesale/industrial	41	15.4%	294	20.9%	390	18.7%
Warehousing	10	3.7%	68	4.8%	108	5.2%
General industrial	19	7.1%	84	6.0%	119	5.7%
Manufacturing	51	1.5%	265	2.0%	337	1.9%
Heavy manufacturing	3	5.9%	18	6.8%	21	6.2%
General manufacturing	2	3.9%	23	8.7%	29	8.6%
Light manufacturing	4	7.8%	25	9.4%	33	9.8%
Manufacturing, <10 employees	42	82.4%	199	75.1%	254	75.4%
Commercial	732	21.7%	3,020	22.4%	4,352	24.7%
Retail trade	265	36.2%	1,046	34.6%	1,459	33.5%
Restaurants/bars	138	18.9%	487	16.1%	700	16.1%
Personal/rental/repair services	157	21.4%	523	17.3%	787	18.1%
Automotive repair services	20	2.7%	192	6.4%	251	5.8%
Hotels/motels	37	5.1%	155	5.1%	184	4.2%
Theaters/retail amusements	8	1.1%	31	1.0%	46	1.1%
Equipment rental	15	2.0%	97	3.2%	161	3.7%
Wholesale/commercial	26	3.6%	97	3.2%	119	2.7%
General commercial	66	9.0%	392	13.0%	645	14.8%
Offices	1,798	53.2%	6,550	48.7%	7,972	45.2%
Business and corporate administration	134	7.5%	241	3.7%	276	3.5%
Finance/ins/real estate	112	6.2%	306	4.7%	423	5.3%
Finance/ins/real estate, <10 employees	380	21.1%	958	14.6%	1,150	14.4%
Professional services	396	22.0%	1,581	24.1%	1,877	23.5%
Business services	82	4.6%	327	5.0%	418	5.2%
General office	254	14.1%	1,008	15.4%	1,249	15.7%
Medical services	440	24.5%	2,129	32.5%	2,579	32.4%
Other	508	15.0%	2,130	15.8%	2,773	15.7%
Schools and colleges	20	3.9%	129	6.1%	194	7.0%
Libraries	1	0.2%	8	0.4%	9	0.3%
Hospitals/medical services	12	2.4%	76	3.6%	92	3.3%
Museums/art galleries/gardens	6	1.2%	28	1.3%	31	1.1%
Outdoor recreation/amusement parks	46	9.1%	166	7.8%	250	9.0%
Public administration	49	9.6%	297	13.9%	359	12.9%
Churches	29	5.7%	158	7.4%	251	9.1%
Other, not elsewhere classified	345	67.9%	1,268	59.5%	1,587	57.2%
Agriculture	23	0.7%	77	0.6%	117	0.7%
Agricultural production	3	13.0%	10	13.0%	15	12.8%
Agricultural services	20	87.0%	67	87.0%	102	87.2%

# Demographics

## BUSINESSES & EMPLOYEES

### Business Comparison Report

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06/10/2020

600 E NORTHERN LAKE BLVD: ANCHORAGE, AK 99503:  
SITE LOCATED AT 61.19544, 149.87253

	<u>1 MI RING</u>		<u>3 MI RING</u>		<u>5 MI RING</u>	
<u>Total Employees</u>	30,046		129,514		173,645	
<u>Employees by Type</u>						
<b>Industrial</b>	<b>3,019</b>	<b>10.0%</b>	<b>15,653</b>	<b>12.1%</b>	<b>28,210</b>	<b>16.2%</b>
Mining	498	16.5%	1,348	8.6%	1,739	6.2%
Construction	768	25.4%	3,824	24.4%	5,225	18.5%
Construction, <10 employees	303	10.0%	1,964	12.5%	2,956	10.5%
High-tech/research	386	12.8%	952	6.1%	1,170	4.1%
Trans/comm/utilities	372	12.3%	2,396	15.3%	10,732	38.0%
Wholesale/industrial	346	11.5%	3,366	21.5%	4,090	14.5%
Warehousing	82	2.7%	670	4.3%	921	3.3%
General industrial	264	8.7%	1,133	7.2%	1,377	4.9%
<b>Manufacturing</b>	<b>338</b>	<b>1.1%</b>	<b>2,293</b>	<b>1.8%</b>	<b>2,984</b>	<b>1.7%</b>
Heavy manufacturing	59	17.5%	346	15.1%	457	15.3%
General manufacturing	44	13.0%	727	31.7%	839	28.1%
Light manufacturing	86	25.4%	494	21.5%	782	26.2%
Manufacturing, <10 employees	149	44.1%	726	31.7%	906	30.4%
<b>Commercial</b>	<b>8,222</b>	<b>27.4%</b>	<b>31,403</b>	<b>24.2%</b>	<b>46,837</b>	<b>27.0%</b>
Retail trade	2,871	34.9%	11,286	35.9%	17,452	37.3%
Restaurants/bars	2,490	30.3%	7,643	24.3%	11,601	24.8%
Personal/rental/repair services	615	7.5%	2,348	7.5%	3,439	7.3%
Automotive repair services	79	1.0%	903	2.9%	1,132	2.4%
Hotels/motels	453	5.5%	3,478	11.1%	3,687	7.9%
Theaters/retail amusements	628	7.6%	910	2.9%	1,098	2.3%
Equipment rental	74	0.9%	655	2.1%	1,082	2.3%
Wholesale/commercial	215	2.6%	692	2.2%	888	1.9%
General commercial	797	9.7%	3,488	11.1%	6,458	13.8%
<b>Offices</b>	<b>15,629</b>	<b>52.0%</b>	<b>56,639</b>	<b>43.7%</b>	<b>65,248</b>	<b>37.6%</b>
Business and corporate administration	4,457	28.5%	14,892	26.3%	16,409	25.1%
Finance/ins/real estate	1,673	10.7%	2,857	5.0%	3,739	5.7%
Finance/ins/real estate, <10 employees	1,022	6.5%	2,521	4.5%	2,999	4.6%
Professional services	3,159	20.2%	9,234	16.3%	10,469	16.0%
Business services	778	5.0%	2,554	4.5%	2,994	4.6%
General office	2,540	16.3%	11,287	19.9%	13,469	20.6%
Medical services	2,000	12.8%	13,294	23.5%	15,169	23.2%
<b>Other</b>	<b>2,688</b>	<b>8.9%</b>	<b>23,032</b>	<b>17.8%</b>	<b>29,674</b>	<b>17.1%</b>
Schools and colleges	390	14.5%	4,037	17.5%	6,130	20.7%
Libraries	6	0.2%	95	0.4%	102	0.3%
Hospitals/medical services	201	7.5%	4,451	19.3%	5,299	17.9%
Museums/art galleries/gardens	18	0.7%	188	0.8%	199	0.7%
Outdoor recreation/amusement parks	384	14.3%	1,177	5.1%	1,668	5.6%
Public administration	1,075	40.0%	10,348	44.9%	12,574	42.4%
Churches	168	6.3%	658	2.9%	1,085	3.7%
Other, not elsewhere classified	446	16.6%	2,078	9.0%	2,617	8.8%
<b>Agriculture</b>	<b>149</b>	<b>0.5%</b>	<b>494</b>	<b>0.4%</b>	<b>693</b>	<b>0.4%</b>
Agricultural production	19	12.8%	63	12.8%	92	13.3%
Agricultural services	130	87.2%	431	87.2%	601	86.7%





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