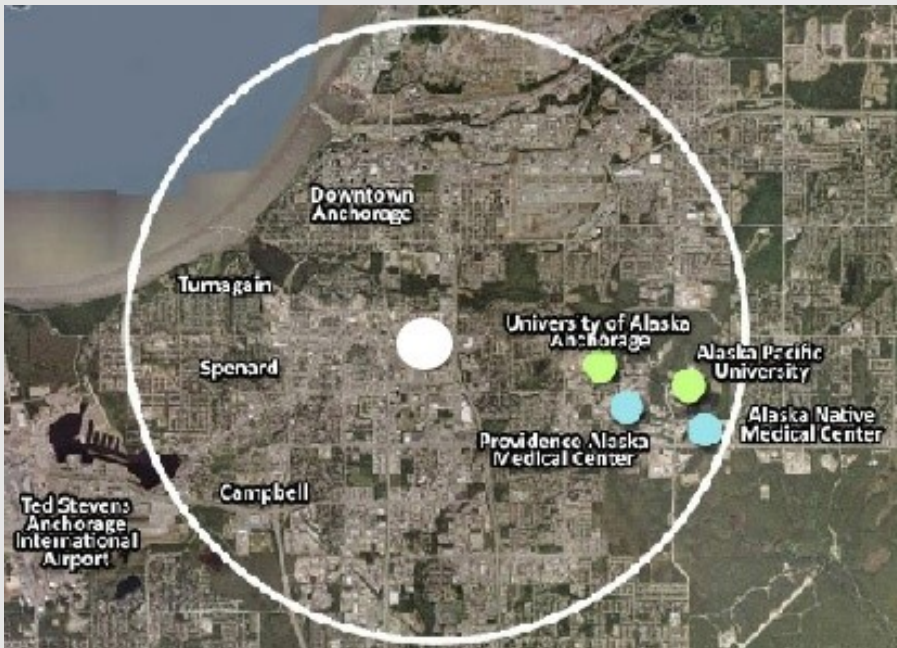




Close to the Heart of Anchorage



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

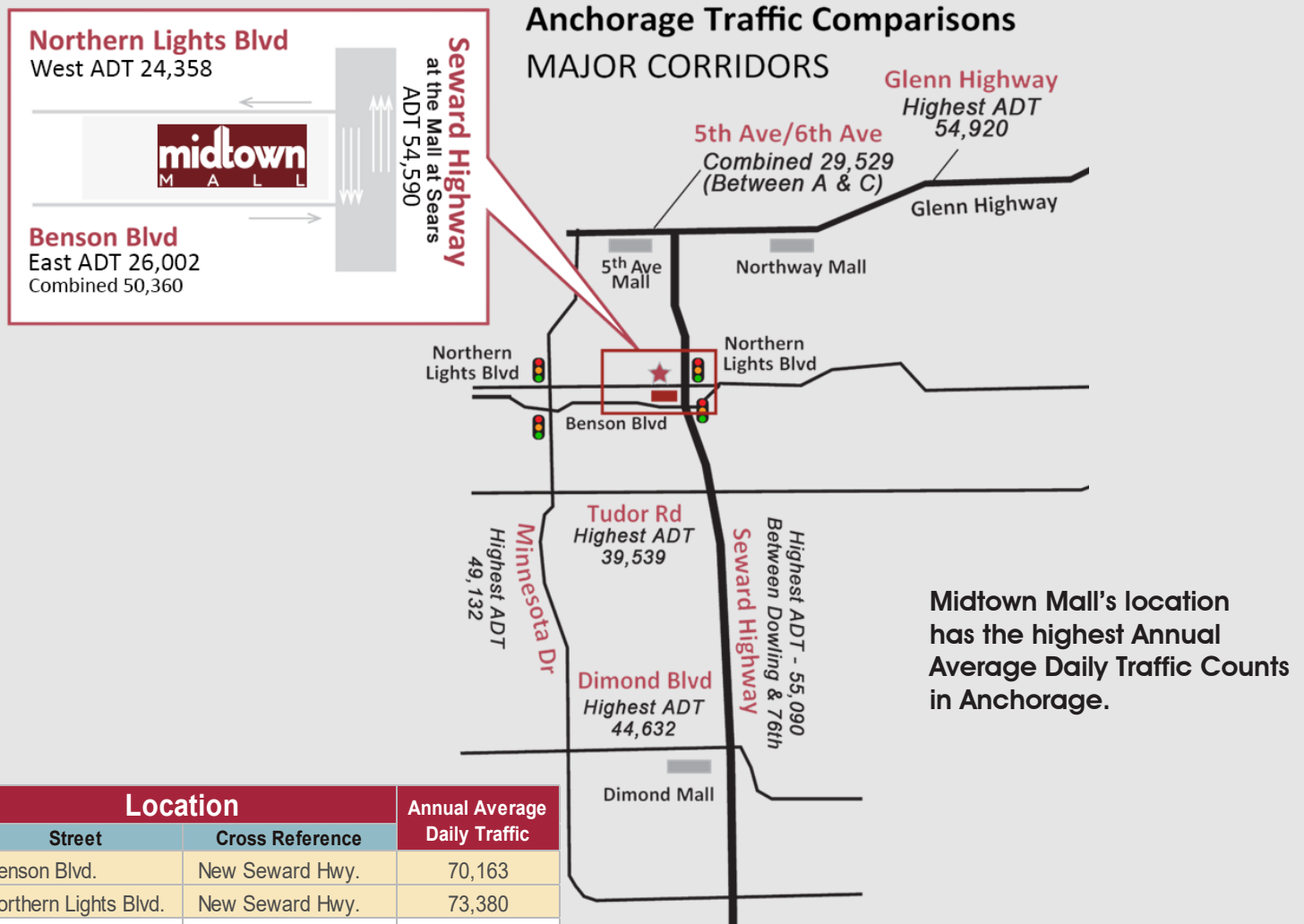
The Midtown Mall is located in the heart of Anchorage, surrounded by the city's busiest intersections. The midtown area also hosts an ever growing number of hotels (1,400 rooms and counting), large office buildings, the campus of the University of Alaska and two major hospitals.

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



Location		Annual Average Daily Traffic
Street	Cross Reference	
Benson Blvd.	New Seward Hwy.	70,163
Northern Lights Blvd.	New Seward Hwy.	73,380
Lake Otis Pkwy.	Tudor Rd.	55,713
36th Ave.	New Seward Hwy.	66,734
Lake Otis Pkwy.	Northern Lights Blvd.	55,612
Dimond Blvd.	Old Seward Hwy.	60,496
Boniface Pkwy.	Tudor Rd.	49,409
Minnesota Dr.	Spenard Rd.	32,493
C St.	Tudor Rd.	61,080
Tudor Rd.	Elmore Rd.	38,819

midtown MALL



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

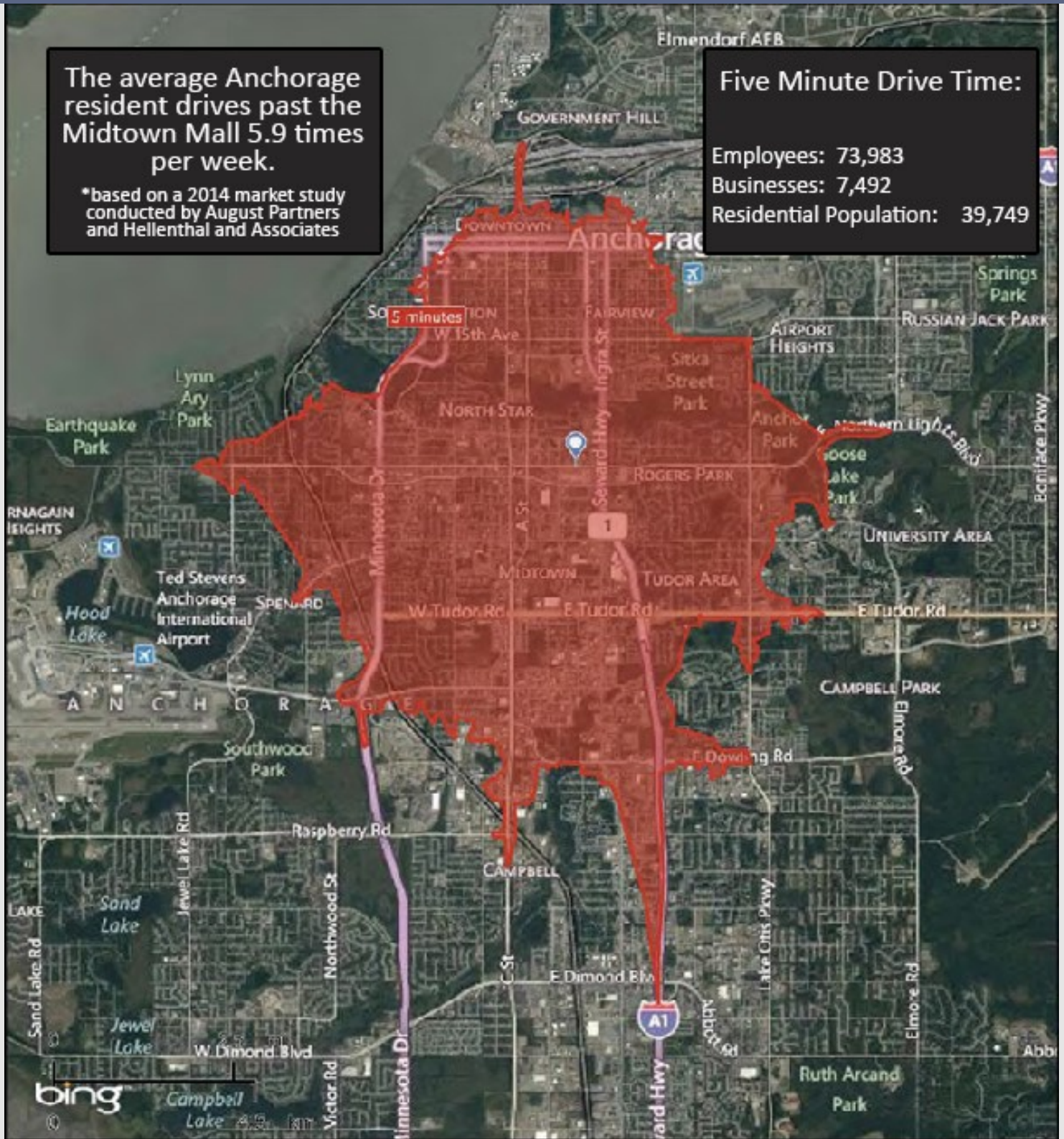
*based on a 2014 market study conducted by August Partners and Hellenthal and Associates

Five Minute Drive Time:

Employees: 73,983

Businesses: 7,492

Residential Population: 39,749

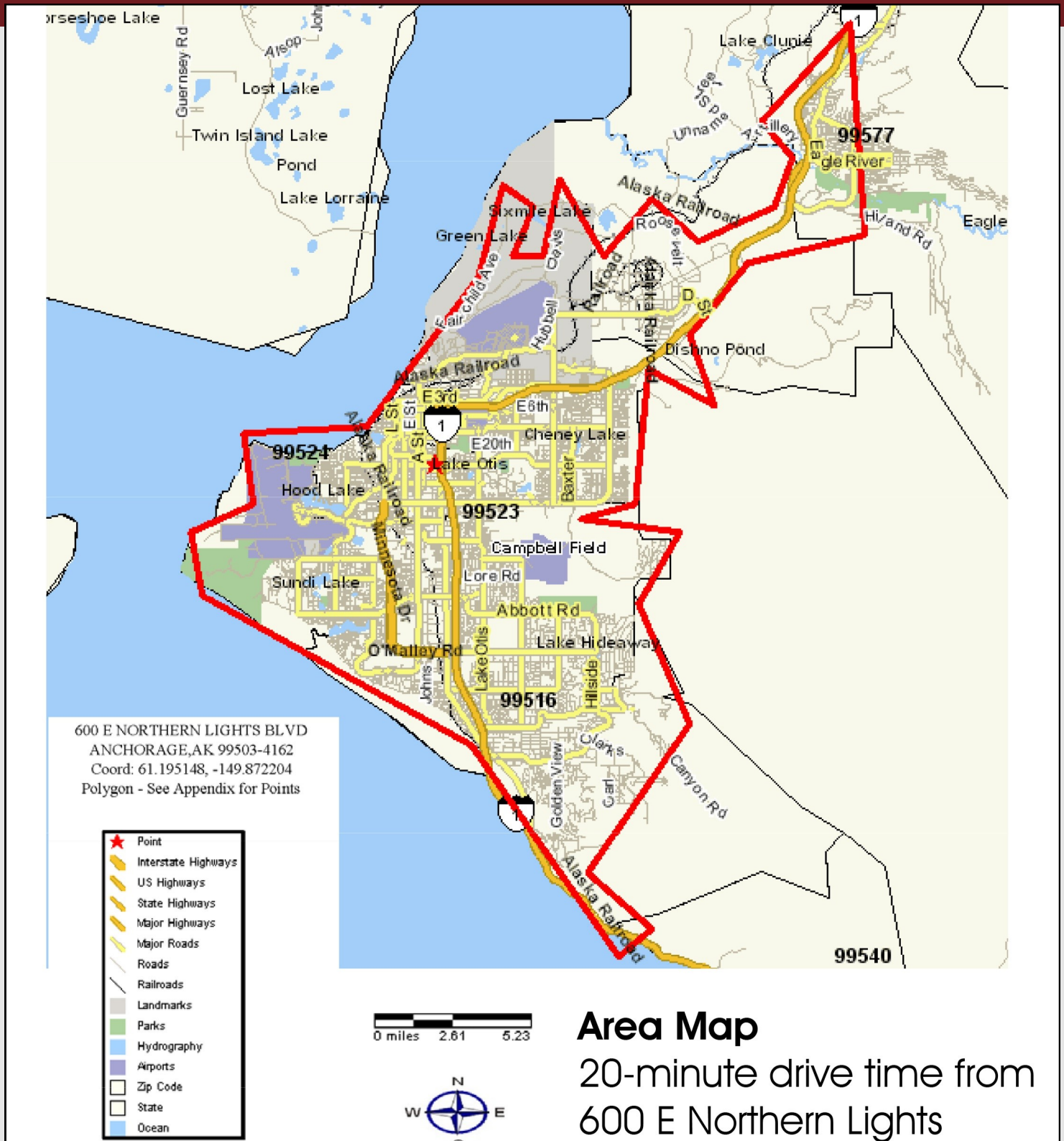


20 Minute

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!



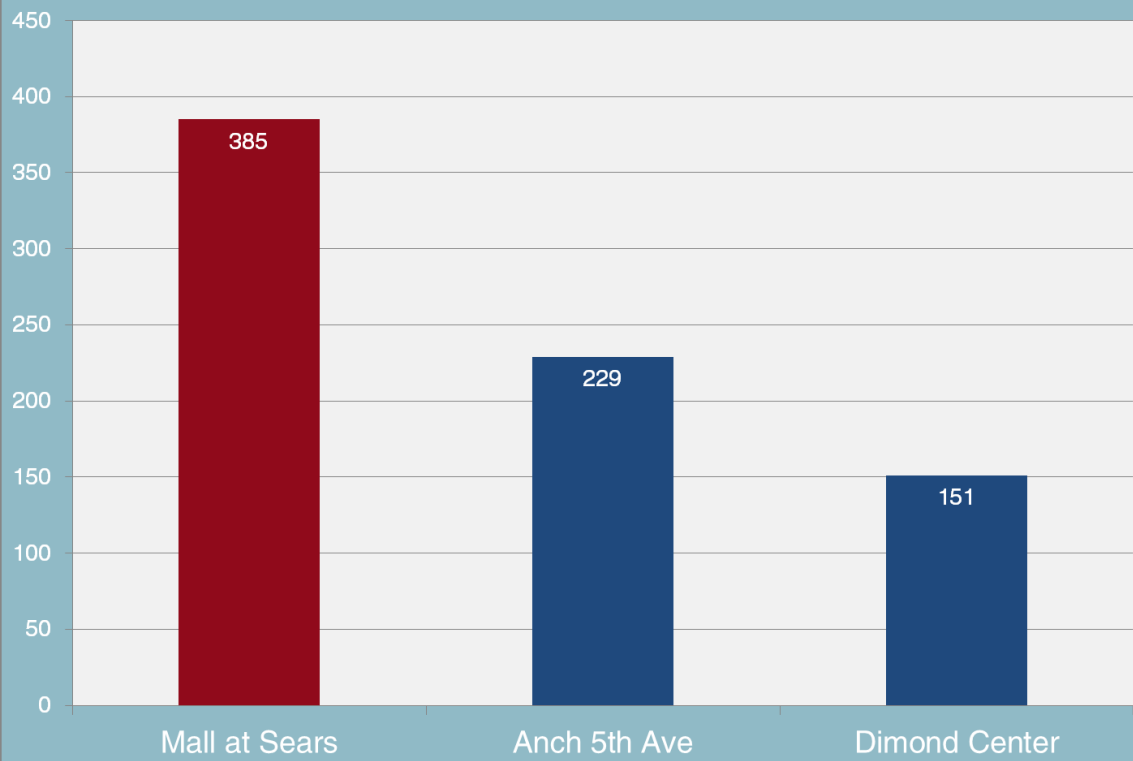
A recent market study* compared the number of shoppers visiting Anchorage's three major malls. They found that Dimond Center attracted the most visitors (just under 56%), while the Midtown Mall is virtually tied with Anchorage 5th Avenue (51% & 52% respectively). What these numbers don't reveal at first 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 Mall at Sears by the August Group. Based on visits in the last 90 days.*

Shoppers Per 1000 Square Feet

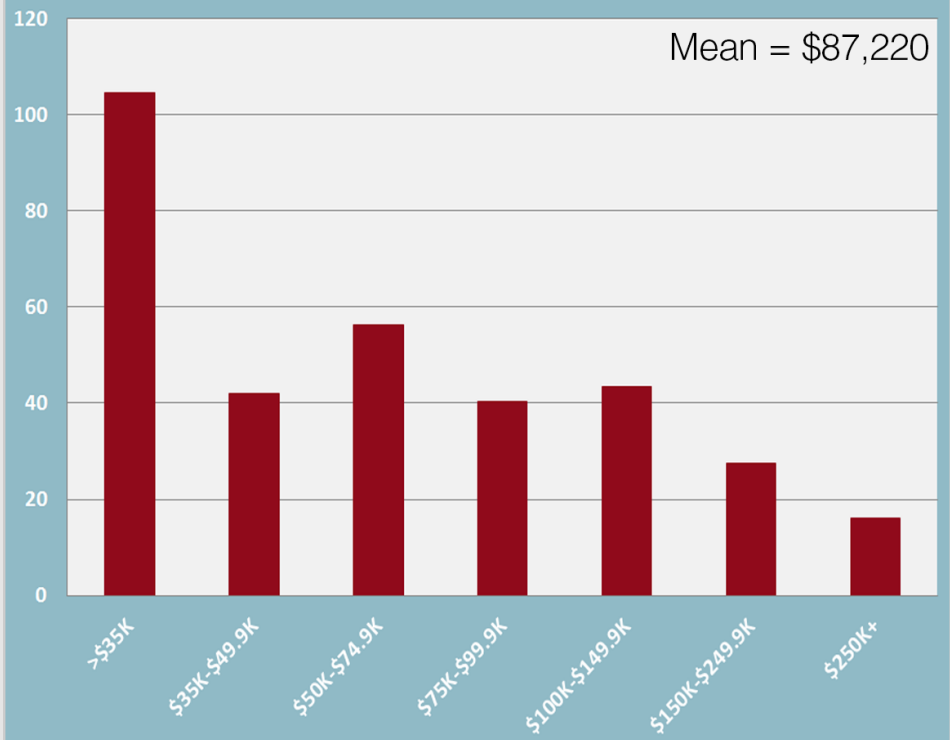


Shopper

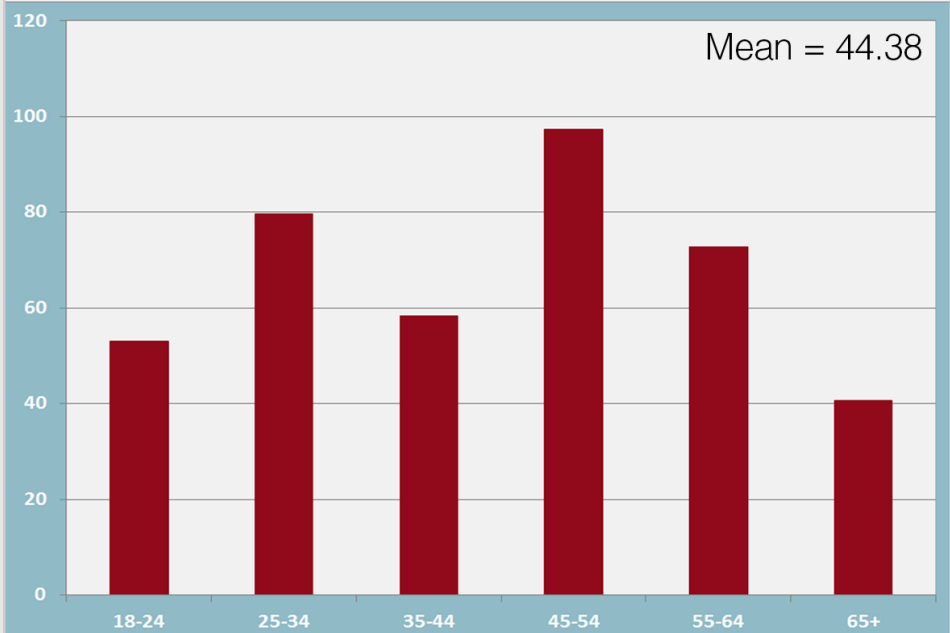
PROFILE (continued)



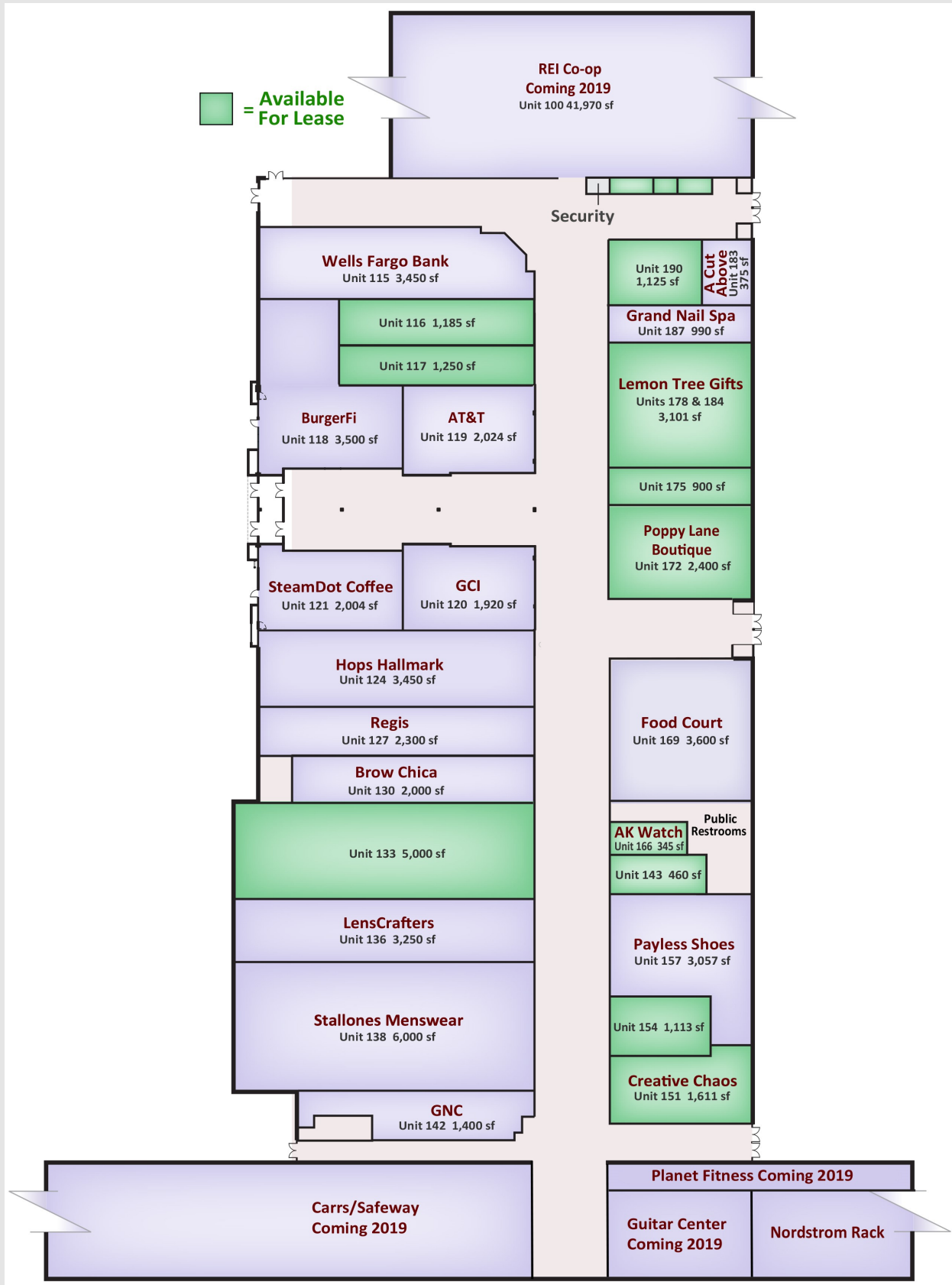
Midtown Mall Shoppers by Income



Midtown Mall Shoppers by Age



Mall Layout



midtown MALL



STORES In the MALL

What stores are in the Mall?

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

- AT&T
- GCI
- GNC
- Hops Hallmark
- LensCrafters
- Payless Shoes
- Regis Salon



In addition, we have a popular food court, and many locally owned retail and service locations including:

- A Cut Above
- Brow Chica
- Creative Chaos
- Grand Nail Spa
- Lemon Tree Gifts
- Stallone's Menswear
- SteamDot Coffee



For info on leasing contact
Cycelia Gumennik
907.564.2496
or Cycelia@DenaliCommercial.com
Denali Commercial

www.MidtownMall.com