

SOUTH ANCHORAGE RETAIL

PRIME SITE ON DIMOND

**901 East Dimond Blvd., Suite E
ANCHORAGE, ALASKA**



PROPERTY HIGHLIGHTS

Available For Sublease: 8,997 SF
Lease Rate: \$1.75/SF NNN
Est. NNN Expense: \$0.61/SF
Lease Term: Through September 2028
Extension Term: Through September 2038

Building: 46,607 SF
Land: 4.64 Acres
Zoning: B3 (General Business)
Available: Now

LOTTIE MICHAEL, CCIM

Senior Vice President
F: (907) 646-3603
M: (907) 242-7603

MICHAEL JAMES

Vice President
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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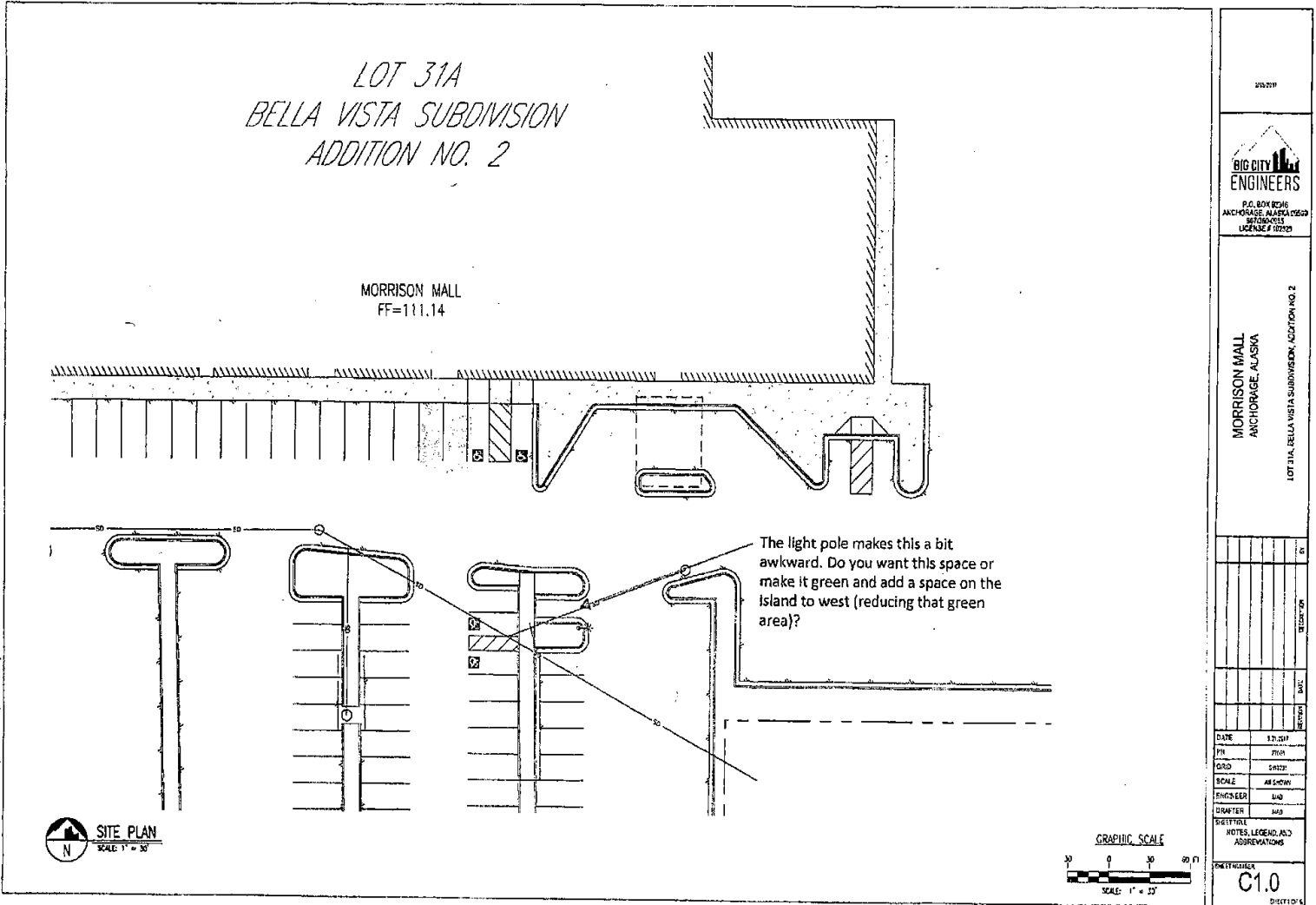
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2/2/2011

BIG CITY ENGINEERS
P.O. BOX 8246
ANCHORAGE, ALASKA 99508
SITE/SPECIAL LICENSE # 19220

MORRISON MALL
ANCHORAGE, ALASKA

LOT 31A, BELLA VISTA SUBDIVISION, ADDITION NO. 2

DATE	1/21/2011
PN	7/101
WORD	54232P
SCALE	AS SHOWN
ENGINEER	MB
DRAWER	MB
SHEET TITLE	NOTES, LEGEND, AND ABBREVIATIONS
DRAWING NUMBER	C1.0

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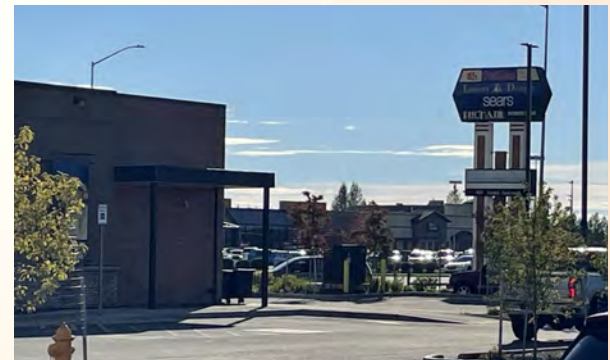
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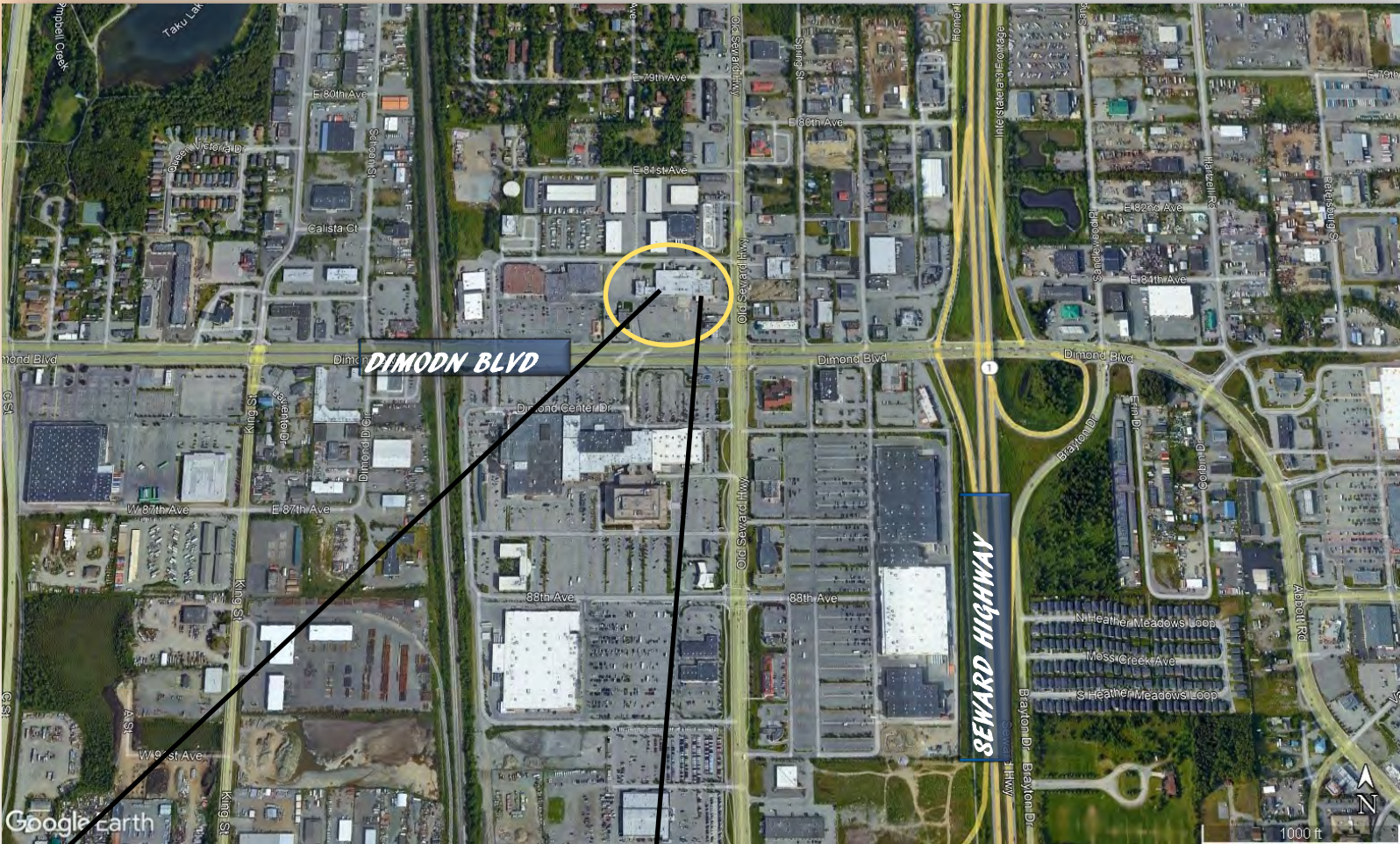
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Traffic Counts (2021)	VPD
Dimond	35,900
Old Seward	24,600

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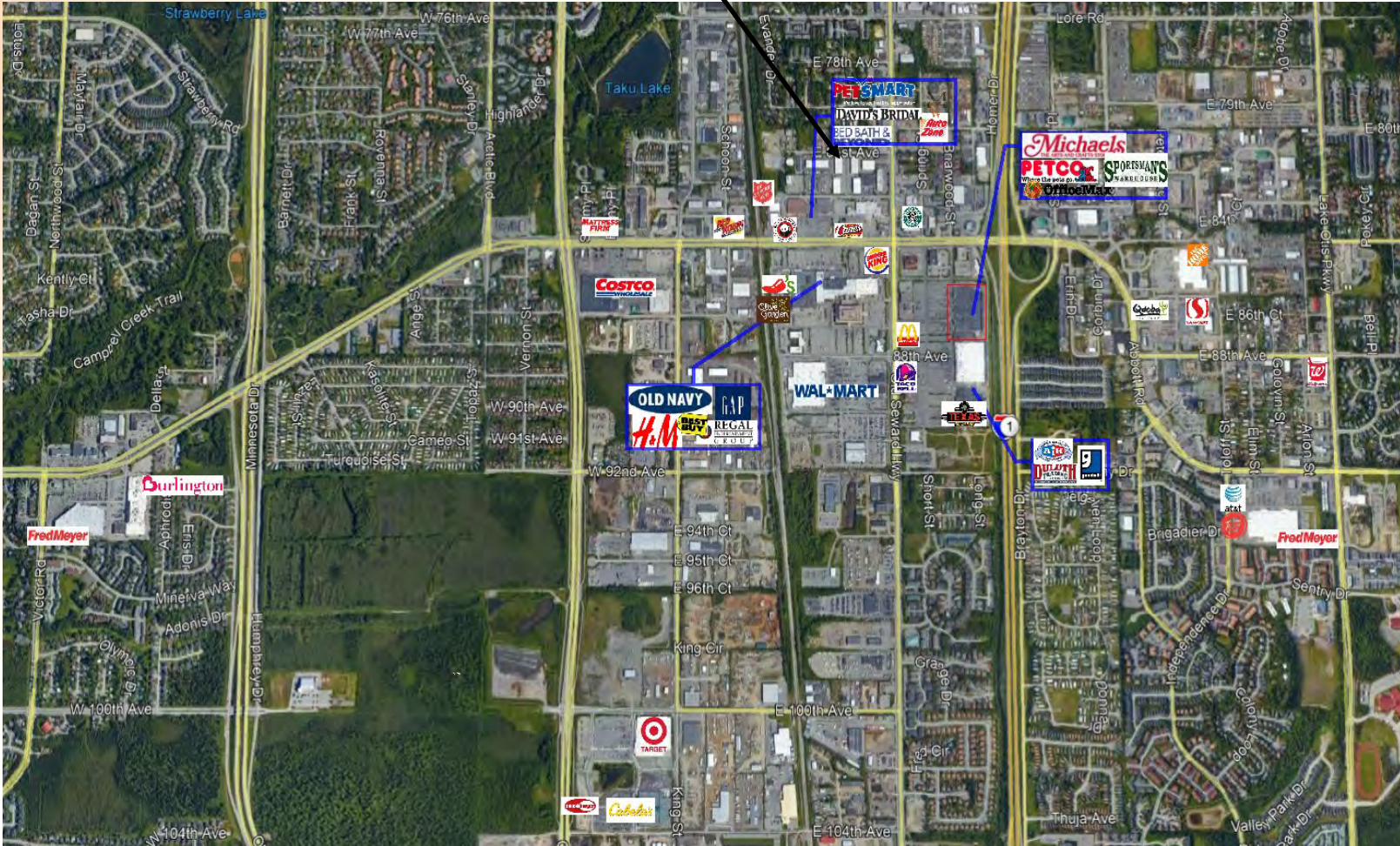
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2022 Demographics	1 Mi	3 MI	5 MI
Population	9,510	88,572	181,480
House Holds	3,906	33,727	71,267
Avg HH Inc.	\$105,313	\$116,154	\$120,705

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