

# FRED MEYER - 7701 DEBARR ROAD | ANCHORAGE, ALASKA



**ACRES:**  
±0.79

**SQUARE FEET:**  
±34,251

**ZONING:**  
C-1

**ADDRESS:**  
7701 DEBARR ROAD, ANCHORAGE, ALASKA 99504

**SUMMARY:**  
This Fred Meyers anchored center is located at the intersection of Debarr Rd and Muldoon Rd with a daily traffic count of over 50,000 vehicles per day. The surrounding trade area boasts a population of over 50,000 residents and nearly 60,000 workers with an average annual household income more than \$60,000.



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
Senior Leasing Manager  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# OVERVIEW - 7701 DEBARR ROAD | ANCHORAGE, ALASKA

## TRAFFIC COUNTS

**Debarr Rd:** ±14,700 VPD  
**Muldoon Rd:** ±31,200 VPD  
**Total Traffic:** ±45,900 VPD

## DEMOGRAPHICS

### Average Household Income

1 Mile	3 Miles	5 Miles
\$91,734	\$88,237	\$87,193

### Total Population

1 Mile	3 Miles	5 Miles
19,339	75,219	123,830

### Daytime Population

1 Mile	3 Miles	5 Miles
15,565	68,542	127,407

### Total Households

1 Mile	3 Miles	5 Miles
6,843	26,413	44,258

## AVAILABLE

- PAD ±25,857 SF, 0.59 AC



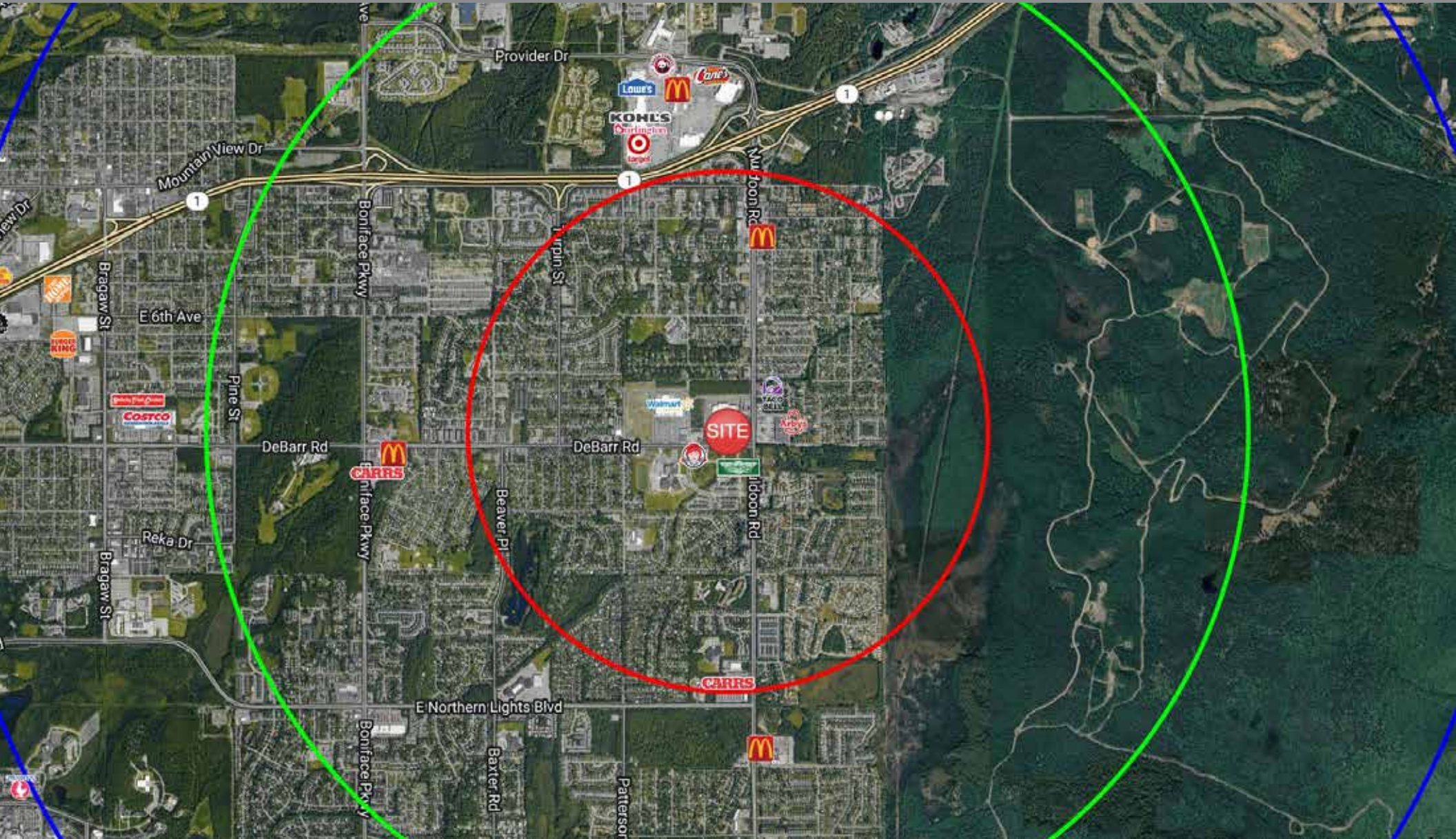
2415 E Camelback Rd, Suite 900  
 Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
*Senior Vice President Leasing*  
 602.224.4147 Direct  
 602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
*Senior Leasing Manager*  
 602.224.4171 Direct  
 480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
*Leasing Associate*  
 602.224.4160 Direct  
 602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# AERIAL - 7701 DEBARR ROAD | ANCHORAGE, ALASKA



2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
[www.BarclayGroup.com](http://www.BarclayGroup.com)

**Brett Sheets**  
*Senior Vice President Leasing*  
602.224.4147 Direct  
602.908.8837 Cell  
[bsheets@barclaygroup.com](mailto:bsheets@barclaygroup.com)

**Kristin Walrod**  
*Senior Leasing Manager*  
602.224.4171 Direct  
480.521.4822 Cell  
[kwalrod@barclaygroup.com](mailto:kwalrod@barclaygroup.com)

**Matthew Archer**  
*Leasing Associate*  
602.224.4160 Direct  
602.908.8680 Cell  
[marcher@barclaygroup.com](mailto:marcher@barclaygroup.com)

# DEMOGRAPHICS (3 MILES) - 7701 DEBARR ROAD | ANCHORAGE, ALASKA

## ANNUAL HOUSEHOLD SPENDING



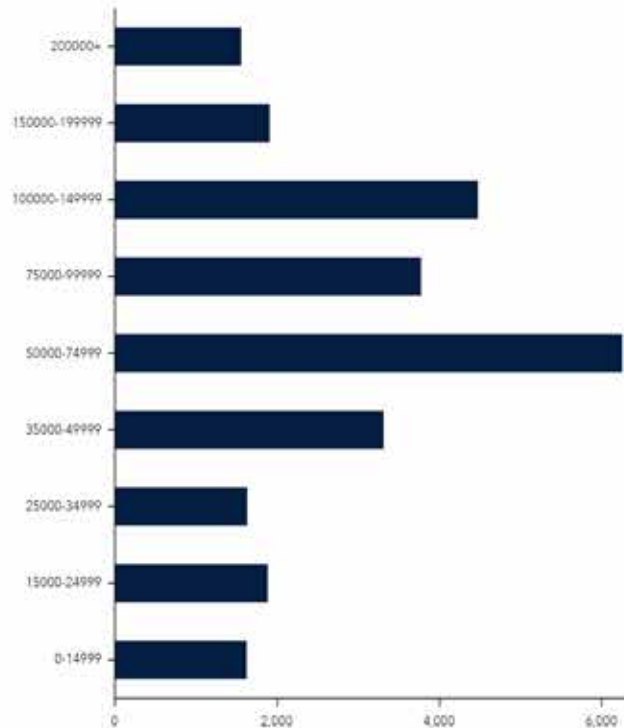
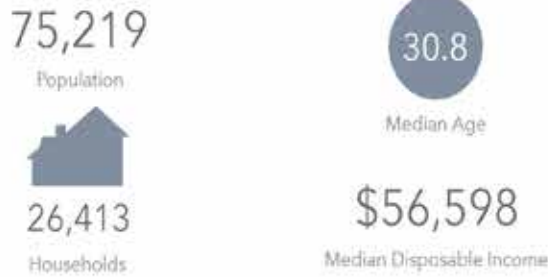
## INCOME



Company/Business Name	Direction	Distance
BURGER FI	SE	0.1
TACO BELL	NE	0.1
ARBY'S	NE	0.1
SAMURAI SUSHI	SE	0.1
DING HOW MONGOLIAN BBQ	SE	0.1
THAI VILLAGE RESTAURANT	NE	0.2

*Closest 6 locations*

## KEY FACTS



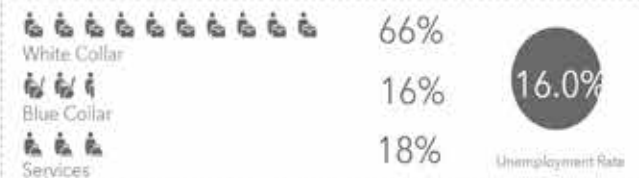
Average Household Size for this area  
**2.77** which is more than the average for United States

Area	Value	0.00	4.00
This area	2.77		
Anchorage Municipality	2.66		
Alaska	2.65		
United States	2.58		

## EDUCATION



## EMPLOYMENT



**BARCLAY**  
GROUP

2415 E Camelback Rd, Suite 900  
Phoenix, Arizona, 85016  
www.BarclayGroup.com

**Brett Sheets**  
Senior Vice President Leasing  
602.224.4147 Direct  
602.908.8837 Cell  
bsheets@barclaygroup.com

**Kristin Walrod**  
Senior Leasing Manager  
602.224.4171 Direct  
480.521.4822 Cell  
kwalrod@barclaygroup.com

**Matthew Archer**  
Leasing Associate  
602.224.4160 Direct  
602.908.8680 Cell  
marcher@barclaygroup.com