

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.



2415 E Camelback Rd, Suite 900
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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



This aerial map displays a suburban landscape with a grid of streets. Three concentric circles are drawn, centered on a McDonald's restaurant located at the intersection of Debarr Road and Boniface Pkwy. The blue circle represents a 2-mile radius, the red circle represents a 1-mile radius, and the green circle represents a 0.5-mile radius. The map includes labels for numerous streets such as Arctic Warrior Dr, Pease Ave, M Post Rd, Commercial Dr, E 3rd Ave, E 6th Ave, E 15th Ave, Debarr Road, Reka Dr, E Northern Lights Blvd, E 36th Ave, E Tudor Rd, and Glenn Hwy. Other commercial establishments visible include Carr's, Popeyes, IHOP, and a Starline location. The terrain transitions from developed areas with buildings and parking lots to more natural, wooded areas on the right side of the image.



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

ANNUAL HOUSEHOLD SPENDING



KEY FACTS

75,219

Population



26,413

Households

30.8

Median Age

\$56,598

Median Disposable Income

EDUCATION

7%

No High School Diploma



29%

High School Graduate



36%

Some College



28%

Bachelor's/Grad/Prof Degree

INCOME



\$66,931

Median Household Income



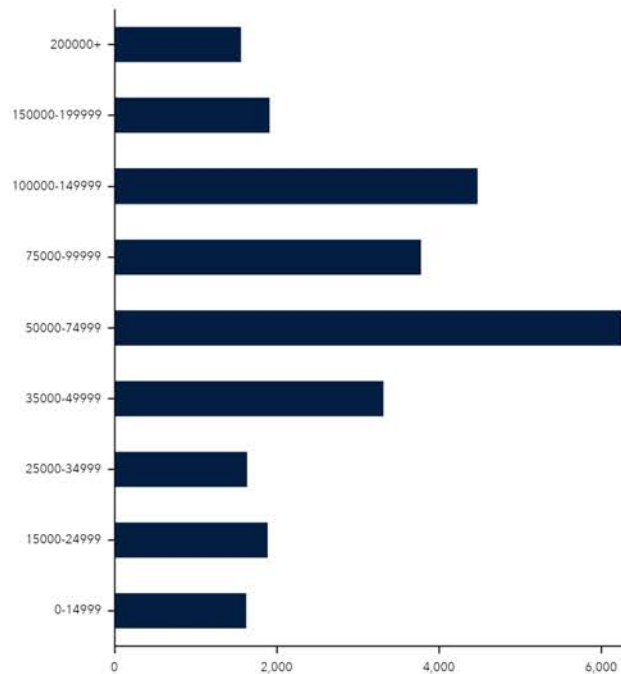
\$30,765

Per Capita Income



\$74,178

Median Net Worth



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

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		

EMPLOYMENT



16.0%

Unemployment Rate



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