## 2021 ANCHORAGE RETAIL MARKET

Bond Filipenko Commercial Properties, LLC Mark Filipenko, CCIM, SIOR



## 2021 RETAIL – AVERAGE LEASE RATES PER YEAR



#### **GENERAL RETAIL LEASE RATES**

- Class A \$2.85 \$4.00/Sq. Ft. (NNN)
- Class B \$1.75 \$2.25/Sq. Ft. (NNN)
- Class C \$1.25 \$1.45/Sq. Ft. (NNN)

#### **LANDLORD CONCESSIONS**

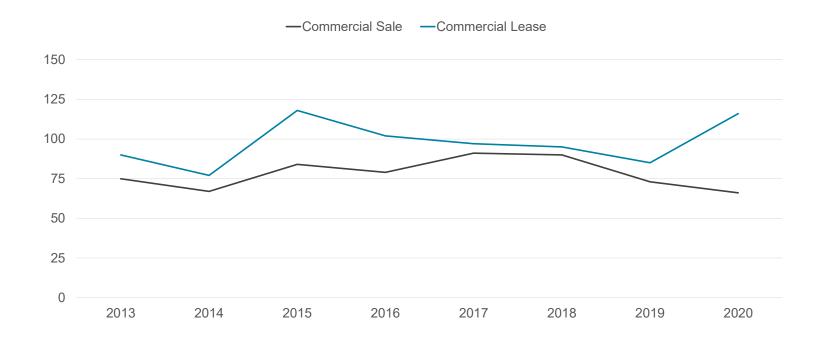
- Free Rent
- Tenant Improvement Allowance
- Work with Lenders

#### **EXISTING TENANTS**

- Downsize
- Rent Abatement
- Reduce and Extend



## 2021 RETAIL – NUMBER OF LISTINGS ON MARKET











**CLOSED & CLOSING RETAILERS** 

Amazon Effect vs. Pandemic

#### **NATIONAL**

- Nordstrom
- Pier 1
- Forever 21
- Banana Republic
- Pandora Jewelry
- Men's Wearhouse

#### **LOCAL**

- Table 6
- The Perfect Cup
- Firetap (Tikahtnu)
- Village Inn (Dimond)
- Pangea
- Escape Spa & Salon





## NEW & UPCOMING RETAILERS

- Party City
- Firehouse Subs
- Raising Canes
- Panda Express
- Providence ExpressCare
- Alaska Industrial Hardware (AIH)
- JoAnn Fabrics
- Carrs Safeway (Midtown Mall)
- Tent City Taphouse
- Sonic
- The Bear Paw Bar and Grill
- Starbucks (Muldoon)













## SHOP LOCAL!

- Keep money in the community/state
- Support your neighbors
- Improve regional resiliency
- Foster community culture
- Benefit the environment

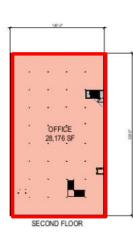


## 2021 ANCHORAGE LARGE RETAIL REDEVELOPMENT

- Nordstrom
- JC Penny Parking Garage
- Northway Mall
- Midtown Mall (2<sup>nd</sup> Floor)
- Northern Lights Center
- Toys R Us/Costco











- 146 guest rooms
- 20,000 SF of multifunction space for enhance conferencing, bar, lounge, and music venue.
- Will feature custom artwork and EV charging stations.
- Several other hotel projects have been put on hold







2021 ANCHORAGE INDUSTRIAL MARKET

## 2021 INDUSTRIAL – AVERAGE LEASE RATES PER YEAR



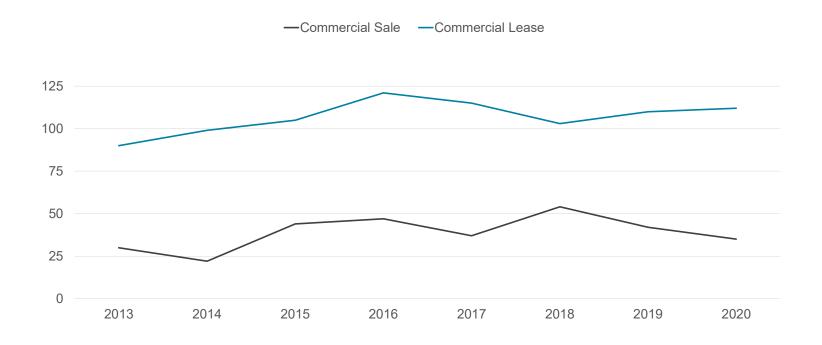
## **GENERAL INDUSTRIAL LEASE RATES**

• Newer \$1.15 – \$1.50/Sq. Ft. (NNN)

• Older \$0.70 – \$1.15/Sq. Ft. (NNN)



## 2021 INDUSTRIAL – NUMBER OF LISTINGS ON MARKET







## 2021 AVAILABLE LAND

• There are a total of 12 parcels for sale on the market that are zoned I1 or I2.

#### ≥10 Acres:

**–** (1) 26-Acre Parcel

#### 5-10 Acres:

- (1) 6-Acre Parcel

## ≤5 Acres:

- (1) 3-Acre Parcel
- **–** (9) ≤1.5-Acre Parcels
- Remaining Land
  - Poor Soils
  - No Utilities





## 2021 INDUSTRIAL - COST OF NEW CONSTRUCTION

2008

2021

## Metal Construction

\$120 - \$140/Sq. Ft. \$200 - \$250/Sq. Ft.

### **Land Cost**

\$12 – 18/Sq. Ft. \$12 – \$20/Sq. Ft.

### Lease Rate

\$0.90 - \$1.25/Sq. Ft. \$0.70 - \$1.50/Sq. Ft







## 2021 TED STEVENS INTERNATIONAL AIRPORT

- FedEx
  - Ramp work (\$26 M)
- UPS
  - **–** B747 8F
  - Ramp project for 2022
- Alaska Cargo & Cold Storage
  - Perishables
  - Pharmaceuticals
  - Seafood
- 6A
  - Cargo transfer warehouse
- IC Alaska
  - New project
  - Cargo transfer warehouse and MRO/hangar





# COMMERCIAL BUILDING PERMIT VOLUME

2010	2020
2019	2020

Alterations	\$139.8 M	\$121.3 M
New Construction	\$84.5 M	\$78.1 M

<sup>\*\*</sup>Municipality of Anchorage





"Hope is important because it can make the present moment less difficult to bear. If we believe that tomorrow will be better, we can bear a hardship today."

- Thich Nhat Hanh