



ABSOLUTE NNN LEASE

7172 WEST PARKS HIGHWAY

Wasilla, AK 99623



The Kase Group
Real Estate Investment Services



PROPERTY INFORMATION



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7172 WEST PARKS HIGHWAY

PROPERTY SUMMARY

The Kase Group is pleased to exclusively offer 7172 West Parks Highway, a single-tenant retail property in Wasilla, Alaska, priced at \$2,741,538 at a 6.50% going-in cap rate. The asset is leased on an absolute NNN basis, generating \$178,200 in annual rent (\$14,850 per month).

The lease commenced January 1, 2004 and carries structured rent growth of 10% every five years. The lessee holds four separate renewal options; the second option has been exercised, extending the term December 31, 2024 through December 30, 2029, with two 5-year options remaining. The property fronts West Parks Highway, the primary retail and travel corridor of the fast-growing Mat-Su Valley.

The property located at 7172 West Parks Highway sits in a highly accessible and commercially active neighborhood just outside the main hub of Wasilla, typically falling within the Meadow Lakes area. As the Parks Highway is the major transportation artery connecting Anchorage to Fairbanks, the immediate vicinity is practical and convenience-driven, featuring gas stations, local retail, and service businesses that cater to both daily commuters and long-haul travelers.



PROPERTY HIGHLIGHTS



Absolute NNN Lease



Scheduled Rent Increase



**Two, 5-Year Options
Remain**



**Potential
Bonus Depreciation**

PROPERTY SUMMARY

OFFERING SUMMARY

Address	7172 W Parks Hwy Wasilla, AK
Price	\$2,741,538
Cap Rate	6.50% CAP
Monthly Rent	\$14,850
Annual Rent	\$178,200
Lease Type	NNN
Lease Start	January 1, 2004
Lease End	December 30, 2029
Options	The Lease grants the lessee four (4) renewal options, the second of which extends it for five (5) years from December 31, 2024 to December 30, 2029.
Increases	10% increases every 5 yrs



7172 WEST PARKS HIGHWAY

PHOTOS



Wasilla

Lake Lucille



LOCATION DESCRIPTION

WASILLA, AK

The Anchorage MSA is a vital Southcentral Alaska economic corridor, generating a \$34 billion GDP from a population of over 405,000. Its diverse economic base is driven by logistics, resource extraction, and tourism, anchored by major global hubs like the Ted Stevens Anchorage International Airport—one of the world's busiest air cargo centers—and the Port of Alaska. The region's economic power is further amplified by expanding industrial developments in the Matanuska-Susitna Borough, including the 9,000-acre Port MacKenzie.

Strategically located about 43 miles north of Anchorage, the Wasilla market leverages its prime position on the George Parks Highway to serve as a critical commercial and logistics gateway between Southcentral and Interior Alaska. This highway connectivity is enhanced by a multimodal transportation network featuring the Alaska Railroad. For investors, this infrastructure provides immediate access to the fastest-growing area in the state, effectively serving over half of Alaska's total population within a one-hour drive, ensuring resilient supply chains and high-volume retail traffic.

Investment appeal is bolstered by a rapidly growing consumer base, with the median household income in the Matanuska-Susitna Borough rising to \$98,022 in 2024, supported by high-wage commuter and resource-sector jobs. The local market is stabilized by institutional anchors such as Matanuska-Susitna College and the Mat-Su Regional Medical Center, providing steady, non-cyclical employment. With significant ongoing infrastructure projects like the Port MacKenzie Rail Extension expanding regional transport, the MSA's robust economy and strategic connectivity offer a compelling case for long-term retail investment growth and stability.

7172 WEST PARKS HIGHWAY AREA MAP



7172 WEST PARKS HIGHWAY

MAJOR EMPLOYERS

The subject property is strategically positioned to benefit from the robust and diverse employment landscape of the greater Anchorage metropolitan area, for which Wasilla serves as a primary residential hub. The regional economy is anchored by stable, non-cyclical employment sectors, mitigating investment risk and fostering consistent housing demand. Key drivers include the federal government and military, prominently represented by the Joint Base Elmendorf-Richardson (JBER), one of the state's largest employers. The healthcare and social assistance sector provides another critical pillar of stability, with major institutions such as Providence Alaska Medical Center and the Alaska Native Medical Center serving as significant employment centers. Furthermore, the education sector, with employers like the Anchorage School District and the University of Alaska Anchorage, contributes to the area's economic resilience. This durable employment base ensures a steady demand for housing in commuter-friendly locations like Wasilla, positioning the asset to capitalize on the region's long-term economic vitality.

Employer	Industry	Employees	Distance
Joint Base Elmendorf-Richardson (JBER)	Government/Military	12,000	42.6 mi
Anchorage School District	Education	5,000	48.0 mi
Providence Alaska Medical Center	Healthcare	4,000	49.8 mi
Alaska Native Medical Center	Healthcare	3,000	49.7 mi
University of Alaska Anchorage	Education	2,500	49.5 mi
Matanuska-Susitna Borough School District	Education	2,500	20.9 mi



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