

Eastgate Safeway

5600-5678 Debarr Rd | Anchorage, Alaska

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Property Highlights

- Anchored by Safeway grocer and neighborhood center
- Positioned at the intersection of Boniface Pkwy. & Debarr Rd.
- 45,000+ average daily vehicle count through the Boniface/Debarr intersection.
- Ample parking available

Shopping Center

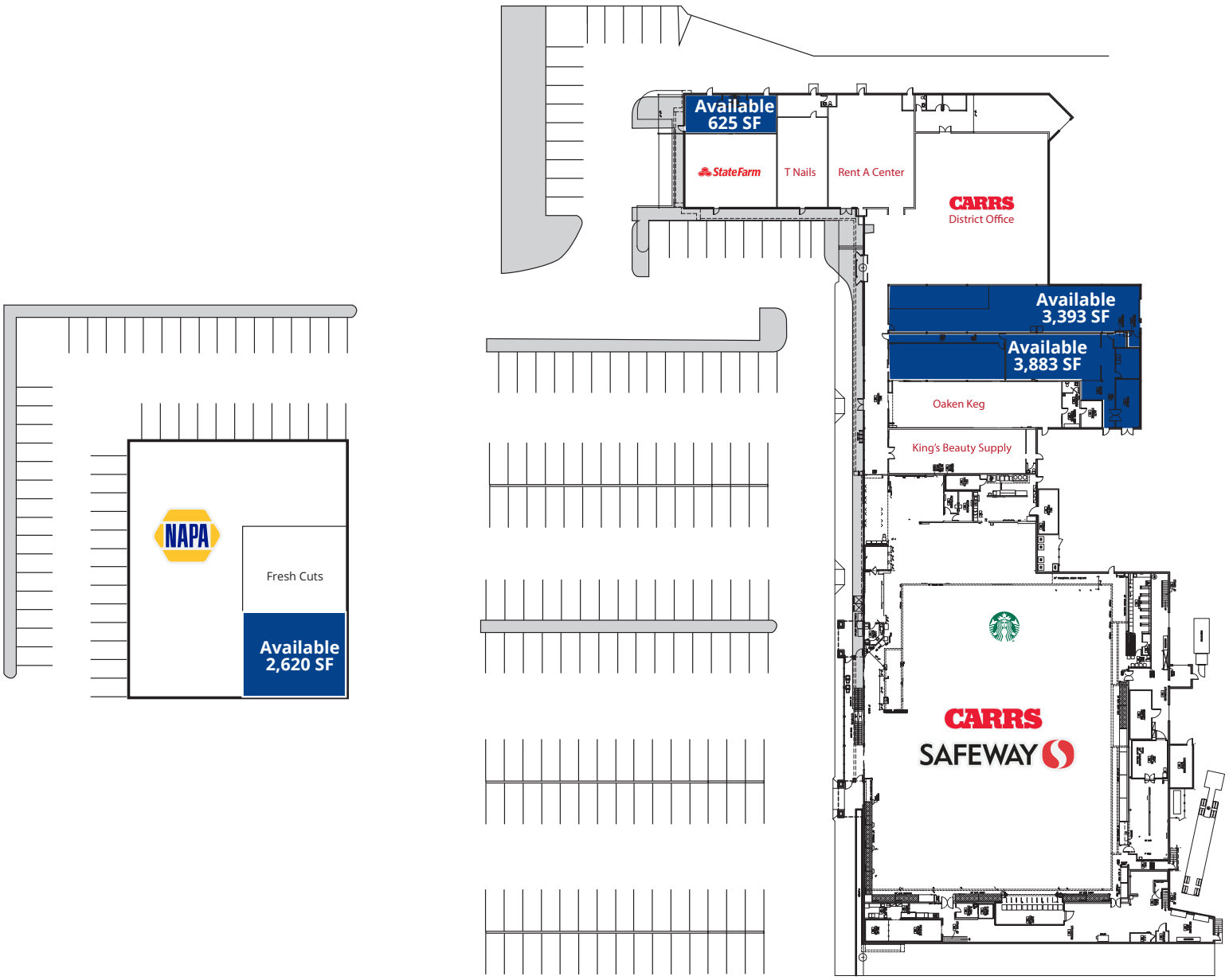
- 3,883 SF | $2.00/SF (NNN)
- 3,393 SF | $2.00/SF (NNN)
- 625 SF | $2.00/SF (NNN)

Outparcel

- 2,620 SF | $2.00/SF (NNN)

5600 - 5678 Debarr Rd | For Lease

Eastgate Safeway



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Shopping Center













5600 - 5678 Debarr Rd | For Lease

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2022 Estimated	19,926	87,130	149,019
Households			
2022 Estimated	7,654	32,020	56,508
Income			
2022 Median HHI Est	$76,137	$70,016	$70,164
2022 Average HHI Est	$97,684	$95,459	$97,058
2022 Per Capita Est	$41,443	$39,574	$42,024

Information provided by ESRI Business Analyst

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THE STATE of ALASKA
Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: *RealEstateCommission@Alaska.Gov*
Website: *ProfessionalLicense.Alaska.Gov/RealEstateCommission*

Alaska Real Estate Commission Consumer Disclosure

This is not a contract. This disclosure, as required by law, outlines the obligations of the Licensee to the Consumer and does not obligate the Consumer to the Licensee. This disclosure outlines the duties of the types of Licensee relationships identified by Alaska State law. (AS 08.88.600 - 08.88.695). The Consumer understands that they will be working with the Licensee under the relationship initialed below:

Specific Assistance

The Consumer is receiving Specific Assistance without Representation. The Licensee does not represent the Consumer. Rather, the Licensee is simply responding to requests for information, and the Licensee may "Represent" another party in the transaction while providing you with Specific Assistance. Unless you and the Licensee agree otherwise, information you provide the Licensee is not confidential. Duties owed to the Consumer by the Licensee include:

a. Exercise of reasonable skill and care;
b. Honest and good faith dealing;
c. Timely presentation of all written communications;
d. Disclosing all material information known by the Licensee regarding the physical condition of a property; and
e. Timely accounting of all money and property received by the Licensee.

Consumer Initials: _____ / _____ **Date:** _____

Representation

The Licensee represents only the Consumer(s) listed in this disclosure unless otherwise agreed to in writing by all Consumers in a transaction. Duties owed to the Consumer by the Licensee include:

a. All duties owed by the Licensee providing Specific Assistance;
b. Not intentionally taking actions which are adverse or detrimental to the Consumer;
c. Timely disclosure of conflicts of interest to the Consumer;
d. Advising the Consumer to seek independent expert advice if a matter is outside the expertise of the Licensee;
e. Not disclosing confidential information during or after representation without written consent of the Consumer unless required by law; and
f. Making a good faith and continuous effort.

Consumer Initials: _____ / _____ **Date:** _____

Neutral Licensee

Alaska Law allows for a Licensee to assist the Seller/Lessor AND the Buyer/Lessee in a real estate transaction. It is understood that a Neutral License is NOT Representing either party and duties are limited. Duties owed to the Consumer by a Neutral Licensee include:

a. All duties owed by the Licensee providing Specific Assistance;
b. Duties a, b, c, d, and e, owed by the Licensee providing Representation; and
c. Not disclosing the terms or the amount of money the Consumer is willing to pay or accept for a property if different than what the Consumer has offered or accepted for a property.

Consumer Initials: _____ / _____ **Date:** _____ **(Must attach Waiver of Right to be Represented)**

Duties Not Owed by Licensee

AS 08.88.630 - **Duties not owed by licensee.** Unless agreed otherwise, a real estate licensee does not owe a duty to a person with whom the licensee has established a licensee relationship to

(1) conduct an independent inspection of the real estate that is the subject of the licensee relationship;
(2) conduct an independent investigation of a person's financial condition; or
(3) independently verify the accuracy or completeness of a statement made by a party to a real estate transaction or by a person reasonably believed by the licensee to be reliable.

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaska Real Estate Licensee. For full description of Licensee Relationships refer to AS 08.88.600 - 08.88.695.

Brokerage Name:	Colliers International				
Licensee Name:	Megan Mills	**Signature:**		**Date:**	3/5/25
Consumer Name:		**Signature:**		**Date:**	
Consumer Name:		**Signature:**		**Date:**	

An addendum _x_ IS ___ IS NOT attached. If more than one Licensee is involved, a Consumer Disclosure Addendum shall be attached naming all Licensees and specifying the relationship.

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –

THE STATE of ALASKA
Department of Commerce, Community, and Economic Development
Division of Corporations, Business and Professional Licensing

Real Estate Commission
550 West 7th Avenue, Suite 1500, Anchorage, AK 99501
Phone: (907) 269-8160
Email: *RealEstateCommission@Alaska.Gov*
Website: *ProfessionalLicense.Alaska.Gov/RealEstateCommission*

Alaska Real Estate Commission Consumer Disclosure Addendum

This form shall be attached to the Alaska Real Estate Commission Consumer Disclosure if there is more than one Licensee in a relationship with the Consumer, in a single transaction.

Relationship(s) MUST be indicated for each Licensee listed below.
Specific Assistance without Representation = S
Representation = R
Neutral Licensee Relationship = N*
*If Neutral, the Waiver of Right to be Represented form (#08-4212) must be attached for each Licensee.

Additional Licensees			Relationship		
Name	**Signature**	**Date**	**S**	**R**	**N***
Elisha Martin	Elisha J. Martin	3/5/25			

TEAMS: If the aforementioned licensee(s) are a part of a team, the team name shall be listed below. The Consumer understands that the team below is NOT acting as a brokerage. "Team" means two or more Licensees within the same brokerage who work together as one unit under a collective name and provide services or perform activities that require a professional license in real estate.

Brokerage Name:	
Team Name:	

Acknowledgement: The below Consumer has read the information provided in the Alaska Real Estate Disclosure and understands the different types of relationships available by an Alaskan Real Estate Licensee. The Consumer further understands that the duties owed by a Licensee are limited by the relationship indicated.

Consumer Name:		**Signature:**		**Date:**	
Consumer Name:		**Signature:**		**Date:**	

– THIS CONSUMER DISCLOSURE IS NOT A CONTRACT –