



ELEVATE
COMMERCIAL

Retail Property For Lease

Creekside Plaza Retail Pad Site

1900 E Parks Hwy, Wasilla, AK 99654

Jenny Willardson

Owner Broker, Commercial Sales & Leasing

(907)-360-1936

jenny@jennywillardson.com

Elevate Commercial

1590 E Financial Dr.

Wasilla, AK 99654

jennywillardson.com



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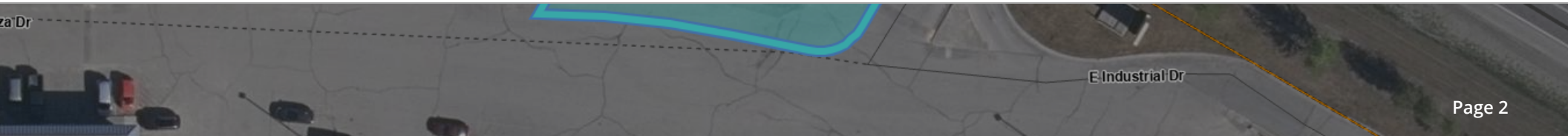
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Elevate Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

Section 1

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PROPERTY DESCRIPTION

Build to suit freestanding retail building opportunity at Creekside Plaza in Wasilla! Property is ideally located in the retail core of Wasilla with Parks Highway frontage and 37k VPD traffic counts.

LOCATION DESCRIPTION

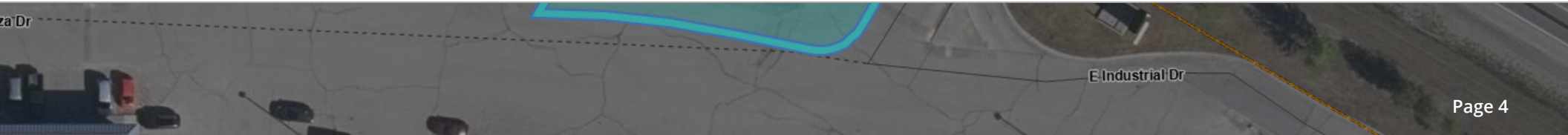
Rare pad site available in Wasilla retail core! Discover the opportunity of the Creekside Plaza Pad Site in the heart of Wasilla. With prime visibility along the bustling Parks Highway corridor, this location is ideal for capturing passing shoppers' attention. Surrounded by popular retail centers, including Target, Fred Meyer, and Sun Mountain, the site offers unparalleled exposure. Listing broker is a member of the owning entity.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,200 SF
Lot Size:	0.27 Acres
Building Size:	2,200 SF

HIGHLIGHTS

- Frontage pad site in Wasilla's retail core
- Traffic Counts 37k VPD
- Build to suit offering



LOCATION INFORMATION

Section 2

Jenny Willardson

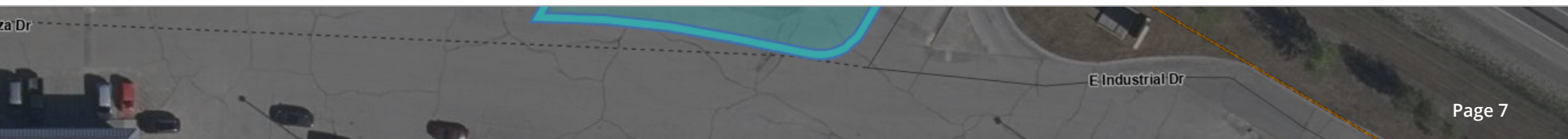
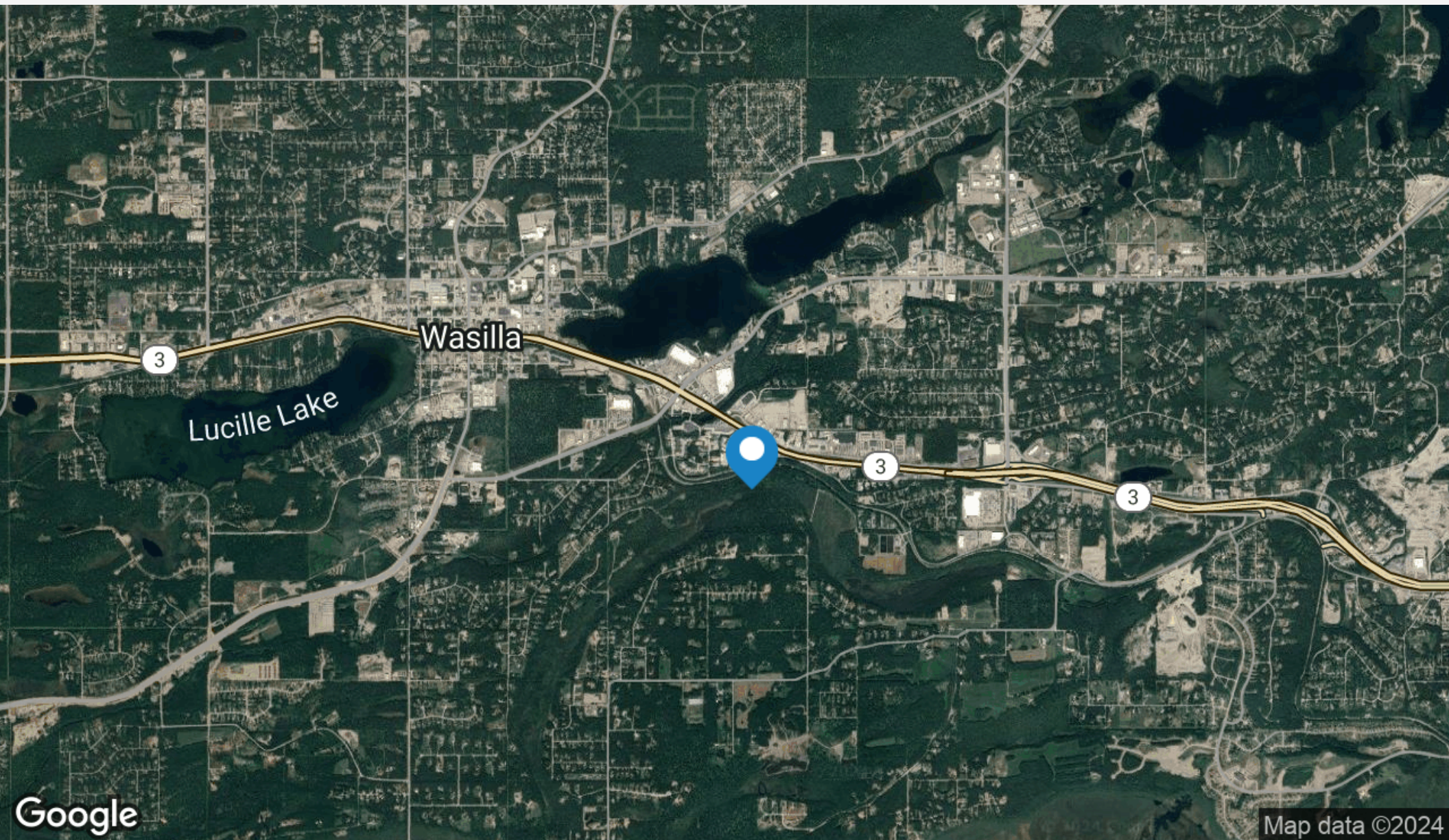
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Retailer Map







ALASKA REAL ESTATE COMMISSION CONSUMER DISCLOSURE

This Consumer Disclosure, as required by law, provides you with an outline of the duties of a real estate licensee (licensee). This document is not a contract. By signing this document you are simply acknowledging that you have read the information herein provided and understand the relationship between you, as a consumer, and a licensee. (AS 08.88.600 – 08.88.695)

There are different types of relationships between a consumer and a licensee. Following is a list of such relationships created by law:

Specific Assistance

The licensee does not represent you. Rather the licensee is simply responding to your request 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 a consumer by a licensee providing specific assistance 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 a licensee regarding the physical condition of a property; and
- e. Timely accounting of all money and property received by a licensee.

Representation

The licensee represents only one consumer unless otherwise agreed to in writing by all consumers in a transaction.

Duties **owed** by a licensee when representing a consumer include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally take actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to a consumer;
- d. Advising a consumer to seek independent expert advice if a matter is outside the expertise of a licensee;
- e. Not disclosing consumer 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 to accomplish a consumer's real estate objective(s).

Neutral Licensee

A neutral licensee is a licensee that provides specific assistance to both consumers in a real estate transaction but does not "represent" either consumer. A neutral licensee must, prior to providing specific assistance to such consumers, secure a Waiver of Right to be Represented (form 08-4212) signed by both consumers.

Duties **owed** by a neutral licensee include:

- a. Duties owed by a licensee providing specific assistance as described above;
- b. Not intentionally taking actions which are adverse or detrimental to a consumer;
- c. Timely disclosure of conflicts of interest to both consumers for whom the licensee is providing specific assistance;
- d. If a matter is outside the expertise of a licensee, advise a consumer to seek independent expert advice;
- e. Not disclosing consumer confidential information during or after representation without written consent of the consumer unless required by law; and
- f. Not disclosing the terms or the amount of money a consumer is willing to pay or accept for a property if different than what a consumer has offered or accepted for a property.

If authorized by the consumers, the neutral licensee may analyze and provide information on the merits of a property or transaction, discuss price terms and conditions that might be offered or accepted, and suggest compromise solutions to assist consumers in reaching an agreement.

Designated Licensee

In a real estate company, a broker may designate one licensee to represent or provide specific assistance to a consumer and another licensee in the same office to represent or provide specific assistance to another consumer in the same transaction.

ACKNOWLEDGEMENT:

I/We, _____ have read the information provided in this Alaska Real Estate
(print consumer's name(s))

Consumer Disclosure and understand the different types of relationships I/we may have with a real estate licensee. I/We

understand that Jennifer Willardson of Elevate Commercial
(licensee name) (brokerage name)

will be working with me/us under the relationship(s) selected below.

(Initial)

_____ Specific assistance without representation.

☒ Representing the Seller/Lessor only. (may provide specific assistance to Buyer/Lessee)

_____ Representing the Buyer/Lessee only. (may provide specific assistance to Seller/Lessor)

_____ Neutral Licensee. (must attach Waiver of Right to be Represented, form 08-4212)

Date: 9/11/2023

Signature: _____

(Licensee)

Date: _____

Signature: _____

(Consumer)

Date: _____

Signature: _____

(Consumer)

THIS CONSUMER DISCLOSURE IS NOT A CONTRACT