

17,000 SF Special-Use Facility For Lease

Gymnasium, Commercial Kitchen, Classrooms & Program Space



1251 Muldoon Road, Suite 153 | Anchorage, Alaska 99504

Executive Summary

1251 Muldoon Road, Suite 153

Anchorage, Alaska 99504

SSS Commercial Real Estate presents approximately 17,000 square feet of special-use commercial space available for lease at 1251 Muldoon Road, Suite 153.

Formerly occupied by the Boys & Girls Club, Suite 153 is positioned toward the rear of a larger commercial facility and offers a substantial existing buildout designed for recreation, education, food service, administration, and community programming.

The suite includes a compact gymnasium with basketball and volleyball capability, a commercial kitchen, large multipurpose rooms, classrooms, private offices, an arts and crafts room, staff breakroom, restrooms, storage areas, and additional support space.

The scale and existing infrastructure make this a rare opportunity for an organization seeking a facility that can accommodate multiple functions under one roof without the cost and delay of recreating these improvements from scratch.

Lease Offering

Property Address	Available Area	Former Use	Rate
1265 Muldoon Road, Suite 153	Approx. 17,000 SF	Boys & Girls Club Facility	\$34,000/Month

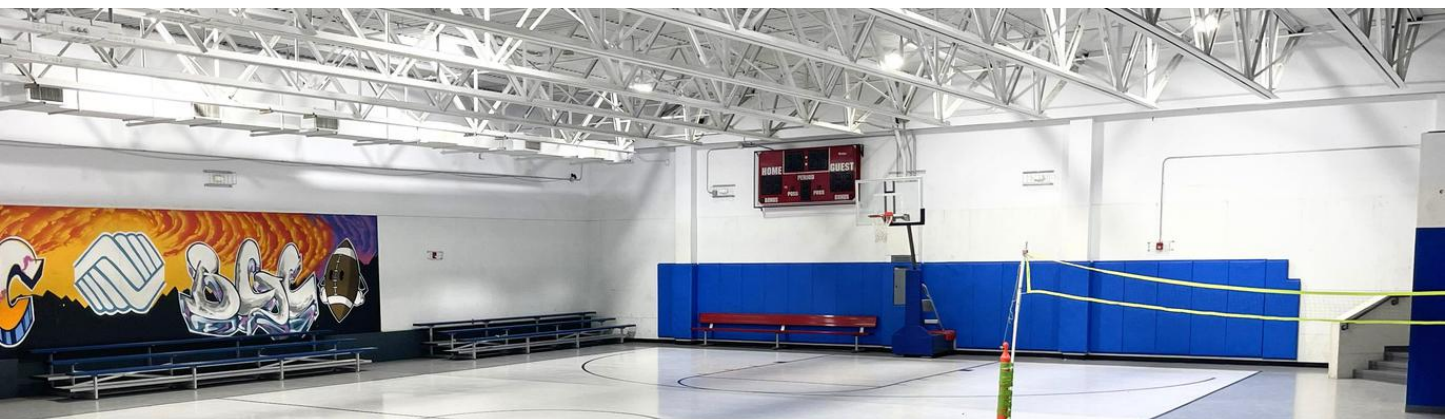
Key Facility Components

- Compact gymnasium with basketball hoops, scoreboard, bleachers, wall padding, and volleyball setup
- Commercial kitchen with hood system, cooking line, prep space, walk-in cooler and freezer areas
- Large multipurpose and program rooms
- Classrooms and private offices
- Arts and crafts room with utility sink and washer hook-ups
- Staff breakroom
- Restrooms
- Built-in storage and support areas
- Accessibility features throughout the facility
- Large shared parking field and access points

Accommodating large-scale programming, administration, recreation, and support functions

Compact-Size Gymnasium

Basketball, volleyball, bleachers, scoreboard, wall padding, and high clear-span ceiling



Commercial Kitchen

Commercial cooking line, cold storage, prep areas, and food-service infrastructure



Commercial Kitchen

Cold storage, triple-sink, service, and food-prep area



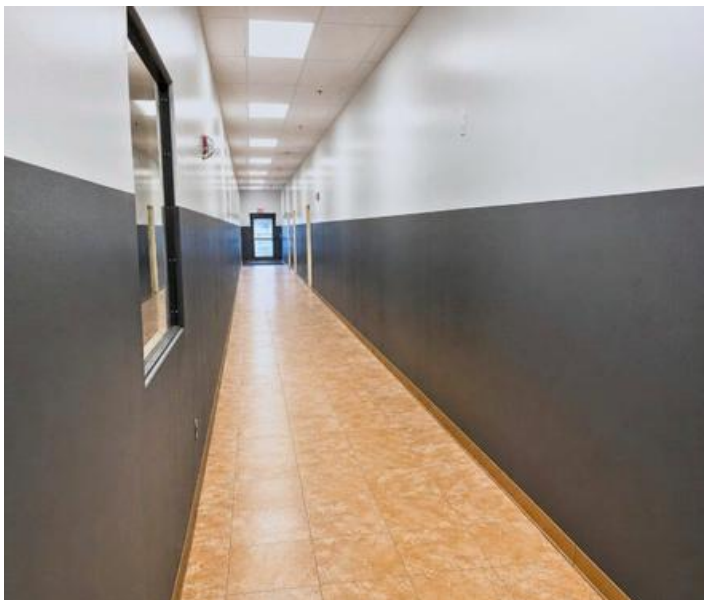
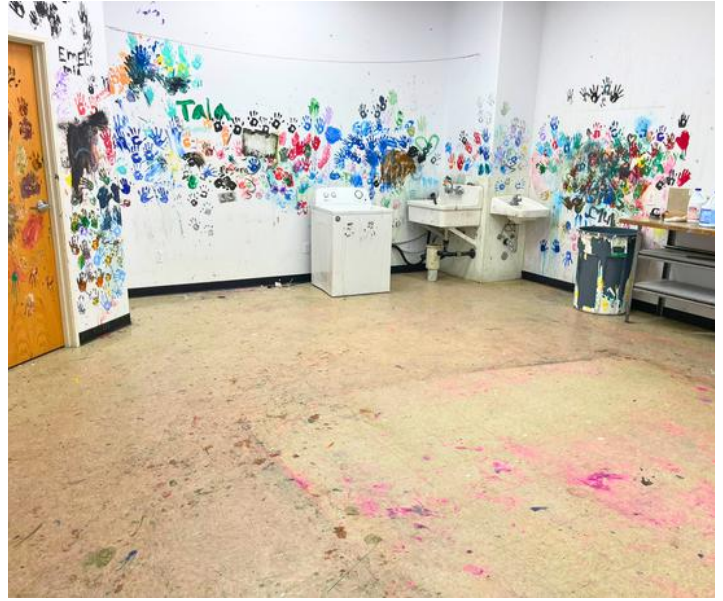
Facility Support Spaces

Flexible program areas, staff amenities, workrooms



Program & Multipurpose Spaces

Flexible rooms for education, training, and group use



1251 Muldoon Road, Suite 153

Exterior access, shared parking, and building frontage

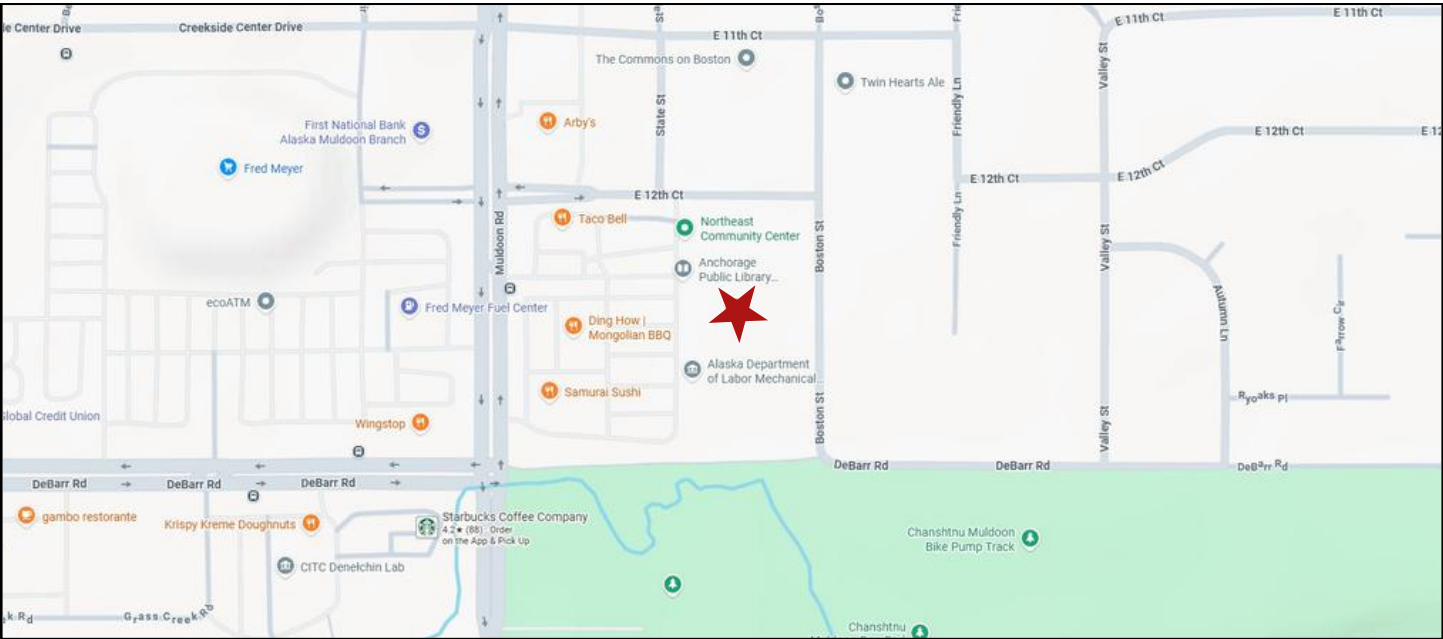


Property Location & Site Context

Aerial Site Position



Location Map



Location & Traffic Exposure

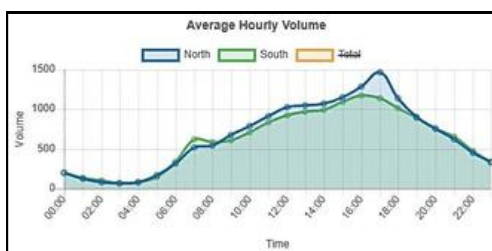
Traffic Exposure

According to the Alaska Department of Transportation traffic count data, Muldoon Road carries approximately 28,700 vehicles per day (2024 Estimated AADT) in the vicinity of the property. This established traffic volume supports strong regional access and visibility within the East Anchorage corridor.

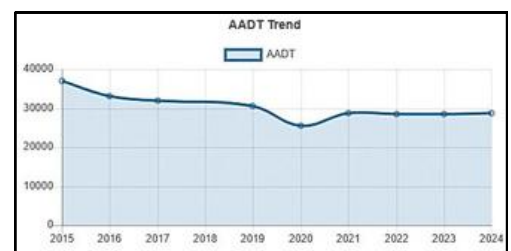
Exhibit- Alaska DOT Traffic Count Data

2024 Estimated AADT: 28,700 Vehicles Per Day

Source: Alaska Department of Transportation



Count History					
Year	Month	Count type	Duration	ADT	Count
2025	July	Volume	168 hours	30,552	213,861
2022	June	Volume	168 hours	31,446	220,121
2019	July	Volume	216 hours	32,150	289,346
2016	June	Volume	168 hours	52,265	365,858
2015	June	Volume	168 hours	60,996	426,969
2013	June	Volume	216 hours	35,181	316,632



Disclaimer

SSS Commercial Real Estate

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Showings

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