

For Sale

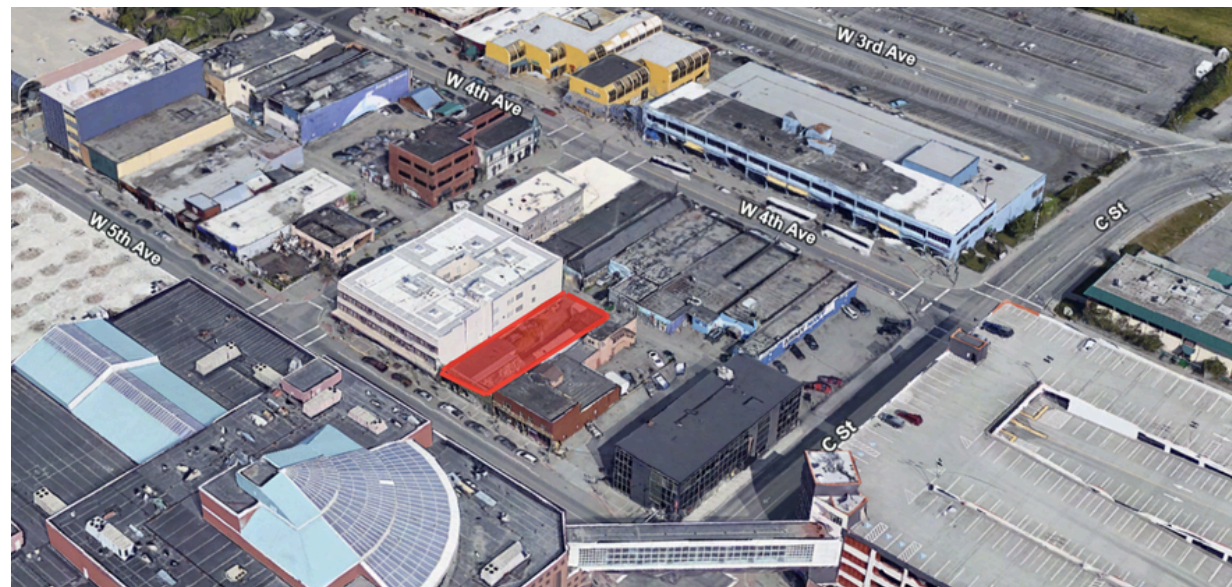
327 W 5th Ave.
Anchorage, Alaska



Prime Vacant Parcel in Downtown

6,500 SF downtown Anchorage parcel on 5th Avenue between C and D Streets, directly across from the 5th Avenue Mall and Sullivan's Steakhouse. High-visibility location with strong traffic counts and steady pedestrian activity. Down the street from Town Square Park and the Anchorage Museum. Adjacent to Club Paris and Whiskey & Ramen. Site is graded and ready for development.

Price \$395,000



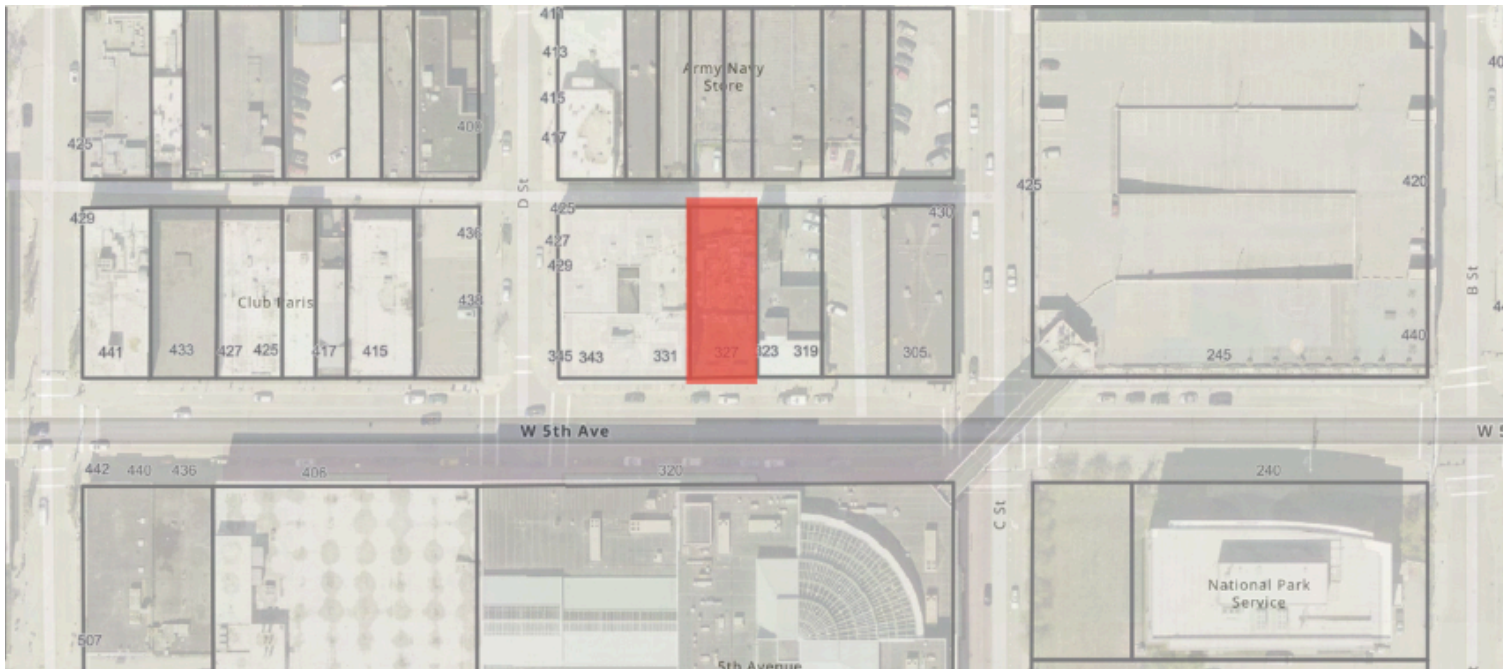
Marc Dunne, CCIM, SIOR
Associate Broker
marcwilliamdunne@gmail.com
(907) 229-5525



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3801 CenterPoint Dr. Suite 101
Anchorage, AK 99503
(907) 563-5500



Ariel Valenzuela
Commercial Associate
realtor907@outlook.com
(907) 312-3536



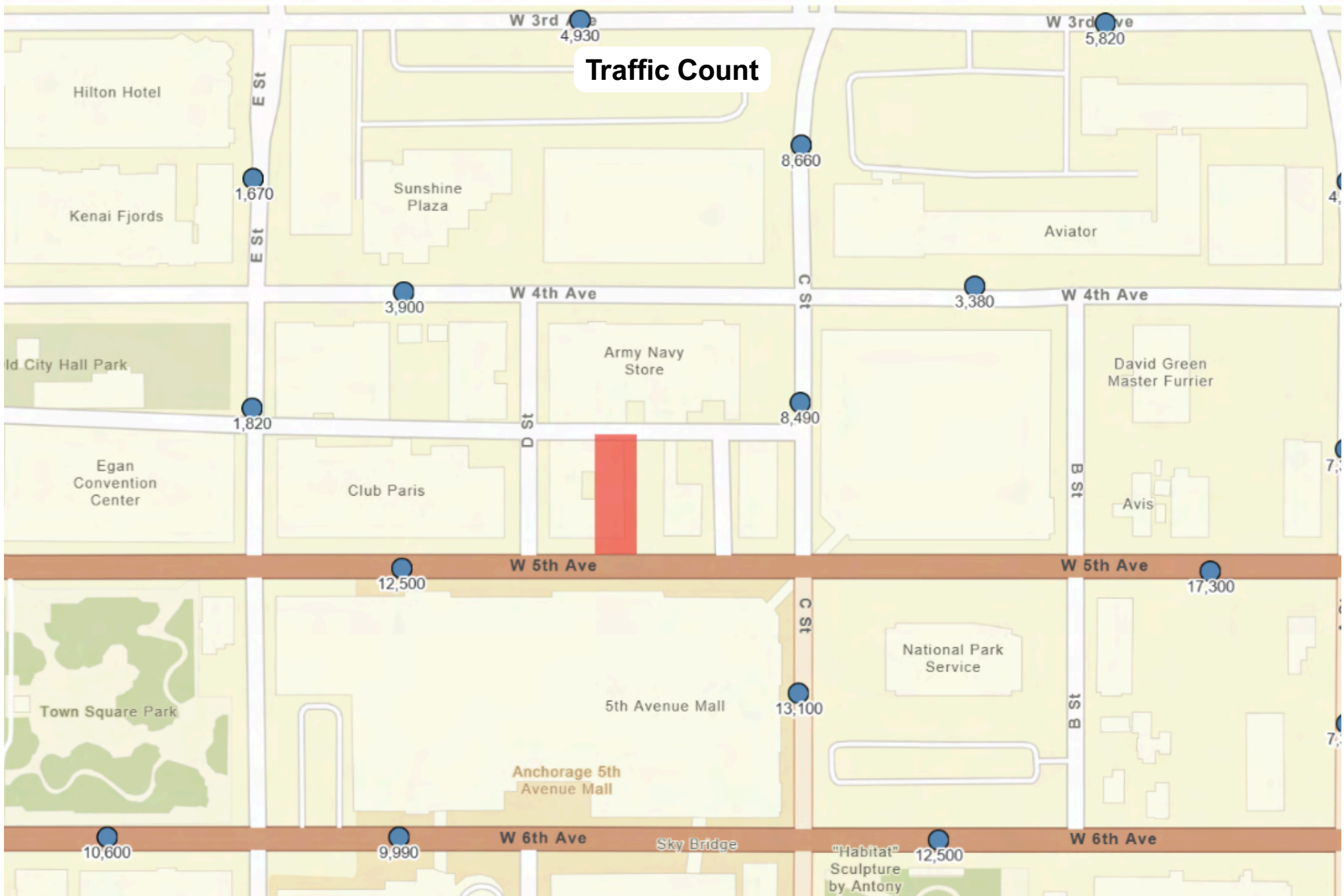
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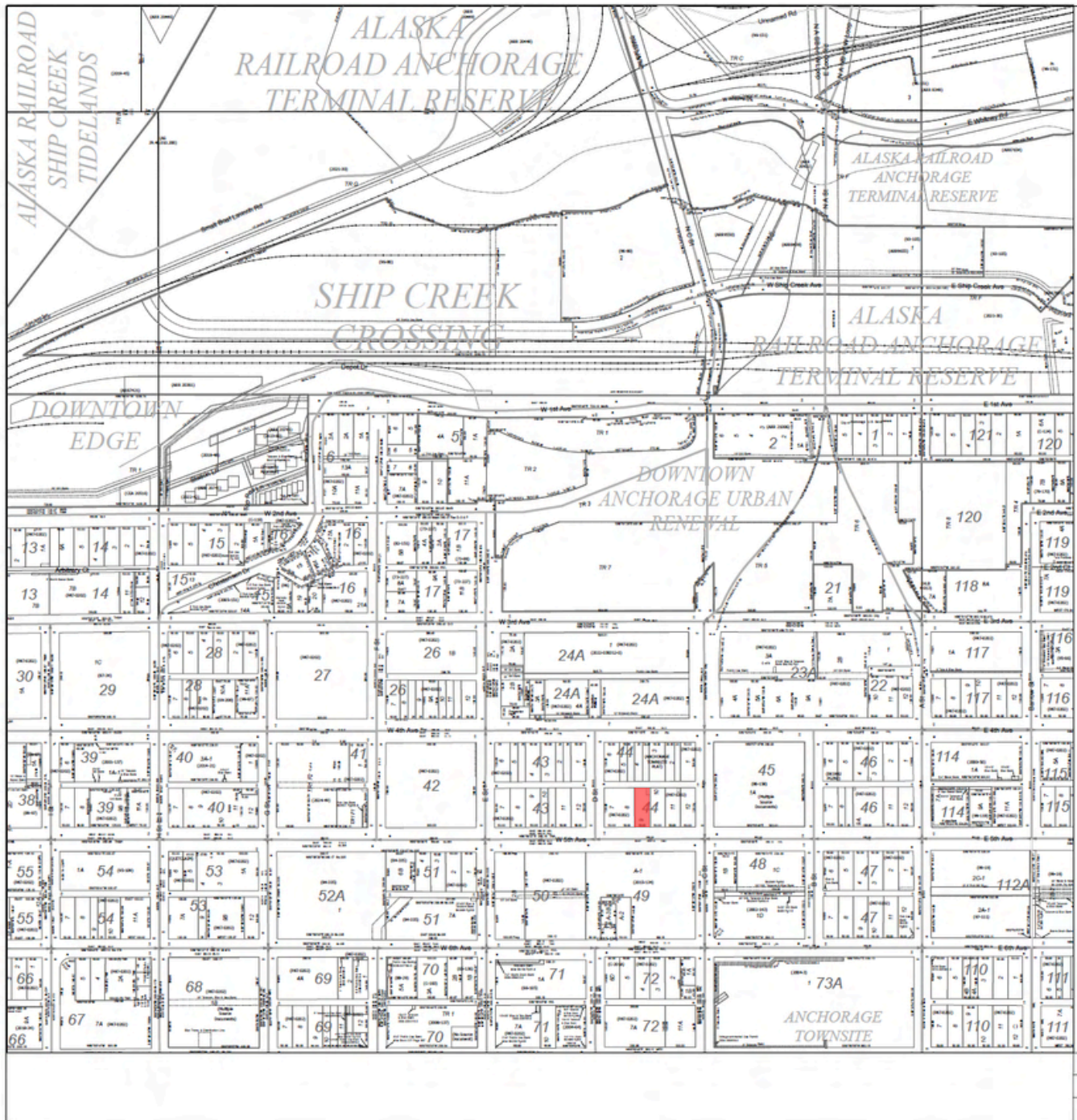
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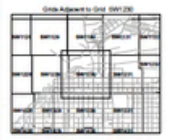


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**SW1230
Grid Map**

- Parcel Line
- Deeded Parcel Line
- Subdivision Boundary
- Subdivision Addition
- Easement Line
- Easement Contention
- Road Centerline
- Private Road Centerlines
- Section Line
- Railroad
- Stream Centerline
- Monument
- ⊕ BLM Monument
- ⊕ Witness Corner
- ⊕ Bearing Break
- 1 Lot Number
- 2 Book Number
- 3 Subdivision Names
- 4 BLM Lot Number
- 5 Section Number
- ADAFN



This map is derived from Geographic Information System data provided and controlled by the Municipality of Anchorage (MOA). This map is not a legal document and should not be used for any legal purpose. The information included and is made available to the public solely for informational purposes. This map may be updated, modified, and may contain information. Do not rely on the information. The Municipality of Anchorage will not be liable for losses arising from errors, inaccuracies or omissions in the map.



Map produced by:
Land Planning, Information,
Project Management & Engineering Division
Public Utilities Department
P.O. Box 10000
Anchorage, Alaska 99510-0000

MOA 1/4 Section Grid Map
NW 1/4 Sec18 T13N R3W
3/12/2026 GRID SW1230

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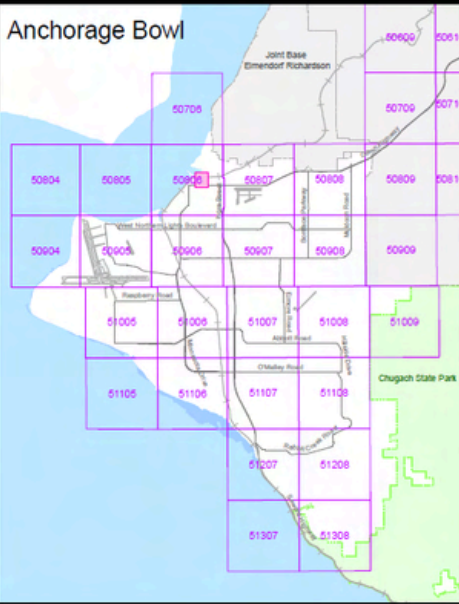


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Anchorage Bowl



Legend

- All Status (Constructed, Design, Standby)**
- Date of Submittal, AWWU
 - Date of Submittal, nonAWWU
 - All Valve Types, All Owners, Closed
 - Single, AWWU
 - Single, Private
 - Single, Unknown Owner
 - Double, AWWU
 - Double, Private
 - Flanking, AWWU
 - All Hydrant, Other Utility
 - W, AWWU
 - W, Private
- Construction Status**
- Constructed Pipe
 - Design Pipe
 - Relined Pipe
 - Abandoned In Place, All Owners
- Other Information**
- Record Drawing Link
 - Other Regulated Utility
- Facility Types**
- Administration Facility
 - Air Venturi Facility
 - Booster Station Facility
 - Pressure Reducing Facility
 - Reservoir Facility
 - Valve Facility
 - Well Facility
 - Water Treatment Facility
- Design Pipe**
- Mch, AWWU
 - Mch, NonAWWU
 - Service Line, Private
 - Service Line, Private
 - Mch, Other Utility
 - Casing and Outer Pipe, All Owners
- Pressure Zone**
- Pressure Zone
 - MOK Grid

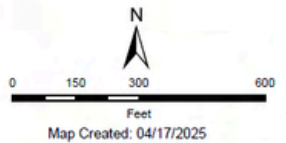
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Municipality of Anchorage

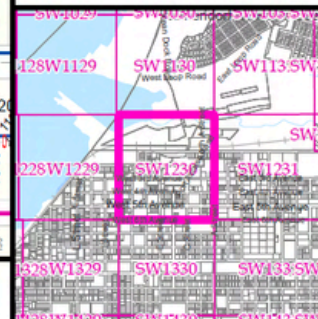


Pipe Types

- ABS Acrylonitrile-Butadiene-Styrene
- AC Asbestos Concrete
- CC Concrete Cylinder
- CI Cast Iron
- CIPP Cast In Place Pipe
- CMP Corrugated Metal
- CN Concrete
- CU Copper
- DI Ductile Iron
- GI Galvanized Iron
- HDPE High Density Polyethylene
- MLC Mortar Lined Concrete
- PE Polyethylene
- PVC Polyvinylchloride
- RC Reinforced Concrete
- ST Steel
- TC Techtite
- UNK Unknown
- VC Vitrified Clay
- WS Wood Stave
- WST Welded Steel
- NP No Print
- * Private System

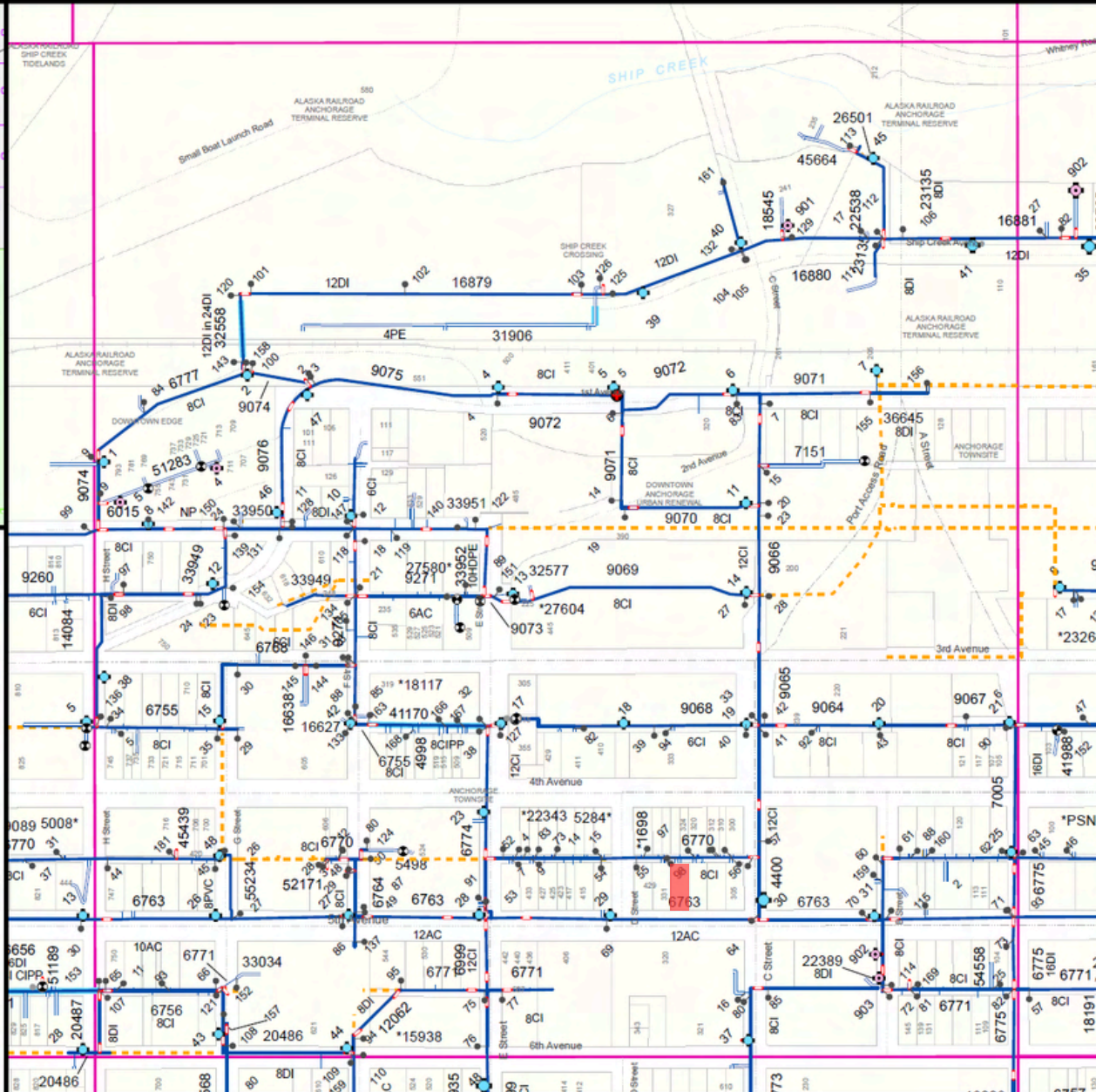


Legal:
NW 1/4 Sec18 T13N R3W



SW1230 Grid Number

Water Distribution System

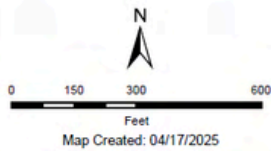


Municipality of Anchorage

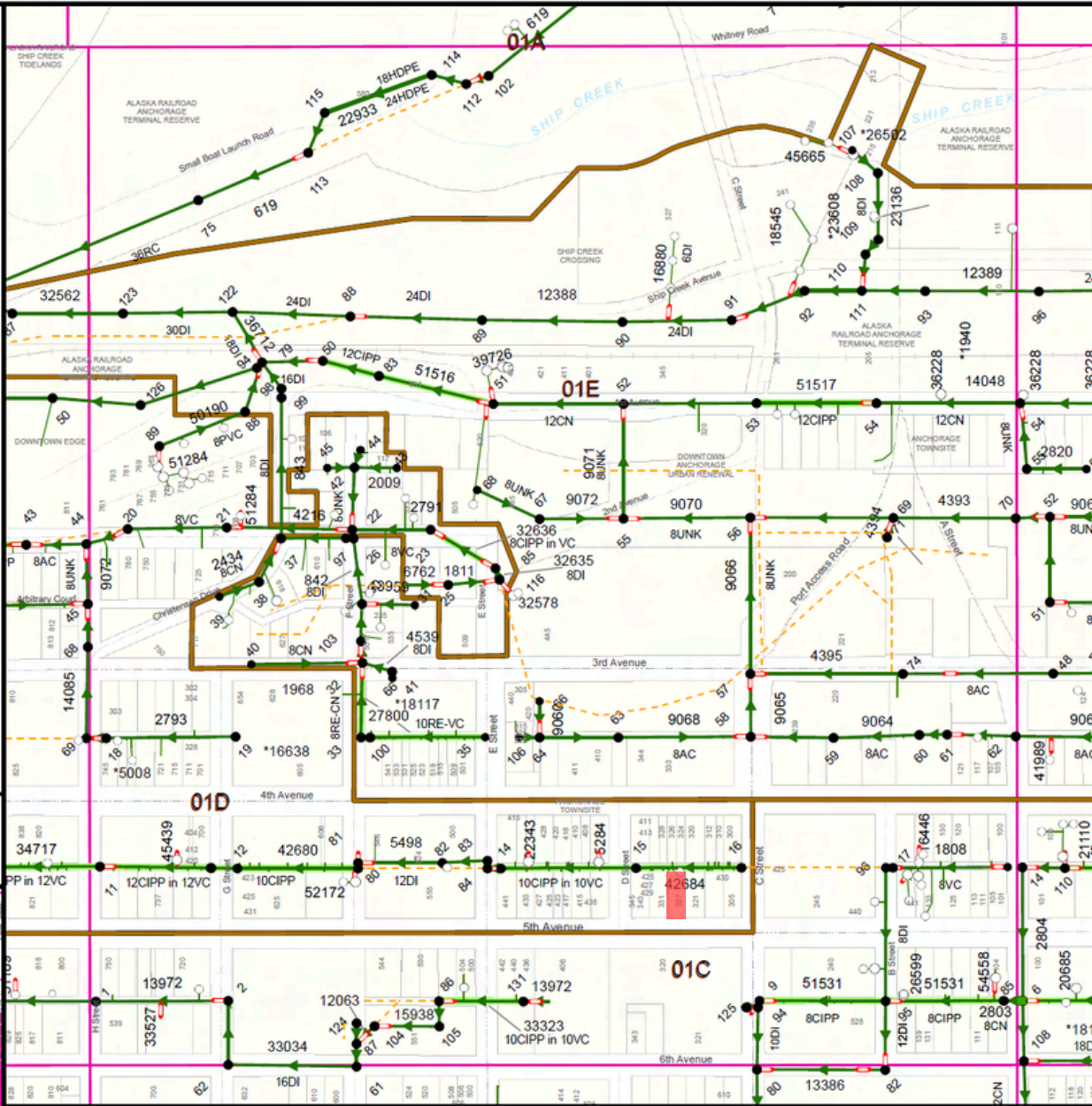
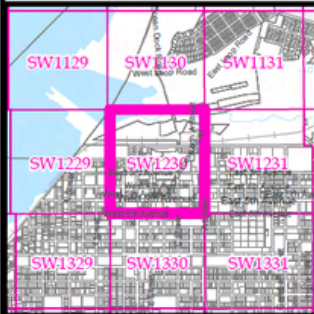


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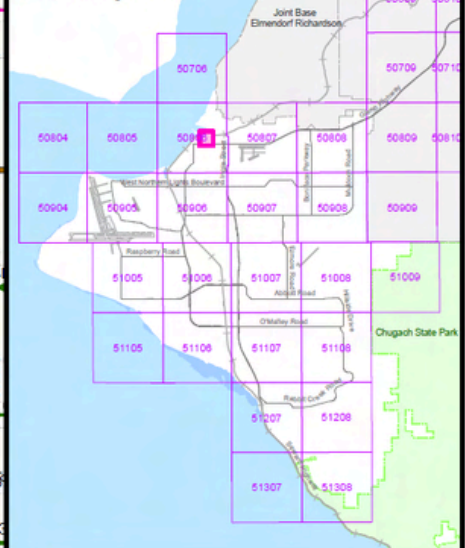


Legal:
NW 1/4 Sec18 T13N R3W



Wastewater Collection System

Anchorage Bowl



Legend

- | | |
|--|---|
| <ul style="list-style-type: none"> ● Constructed and Design ○ Cleanout, AWWU ○ Cleanout, Private ○ Cleanout/Manhole, AWWU ★ Dangerous Manhole ● Access Tee, AWWU ● Manhole, AWWU ○ Manhole, Private ○ Discharge Point, AWWU ⊠ Airtelnet, AWWU ⊠ Airtelnet, AWWU | <ul style="list-style-type: none"> ■ Administration Facility L Lift/Pump Station M Metering Station R Septage Receiving Station WWTF Treatment Facility |
| <ul style="list-style-type: none"> — Constructed Pipe — Gravity Main, All Owners — Service Line, All Owners — Casing and Outer Pipe, All Owners — Force Main, AWWU — Force Main, nonAWWU — Record Drawing Limit — Sewer Basin | <ul style="list-style-type: none"> — Design Pipe — Gravity Main, AWWU — Gravity Main, Private — Force Main, AWWU — Force Main, Private — Relined Pipe — Abandoned in Place, All Owners — MOA Grid |

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Grid Number SW1230

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Legend

- Confined Space
- Manhole
- Catchbasin Manhole
- Clean-Out
- Catch Basin
- OGS
- Lift Station
- Diverter
- Drywell
- Weir
- Blind Connect
- Top Intake Manhole
- Roof Drain
- Bypass Outlet
- Curb Inlet
- End of Pipe
- Pipe Inlet
- Pipe Cap
- Inlet
- Pipe Outlet
- Control Inlet
- Control Outlet
- Other
- Outfall
- Outfall Major
- Outfall Minor
- Sink (Closed Drainage Basin)
- Divide
- Feature Start
- Other

Storm Pipes

- ADOT
- ADOT-Airport
- Abandoned
- Fed_Military
- MOA-ASD
- MOA-Facility Maintenance
- MOA-Merrill Field
- MOA-Other
- MOA-Parks and Recreation
- MOA-Port of Anchorage
- MOA-M&O/CBERRRS/LRSA/SA
- Private
- SOA-Alaska Railroad
- Unknown

Thaw Wire

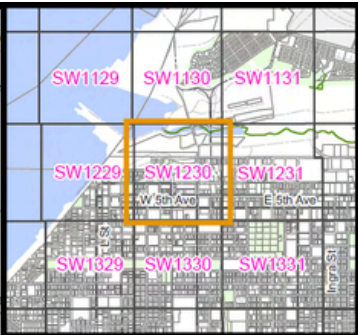
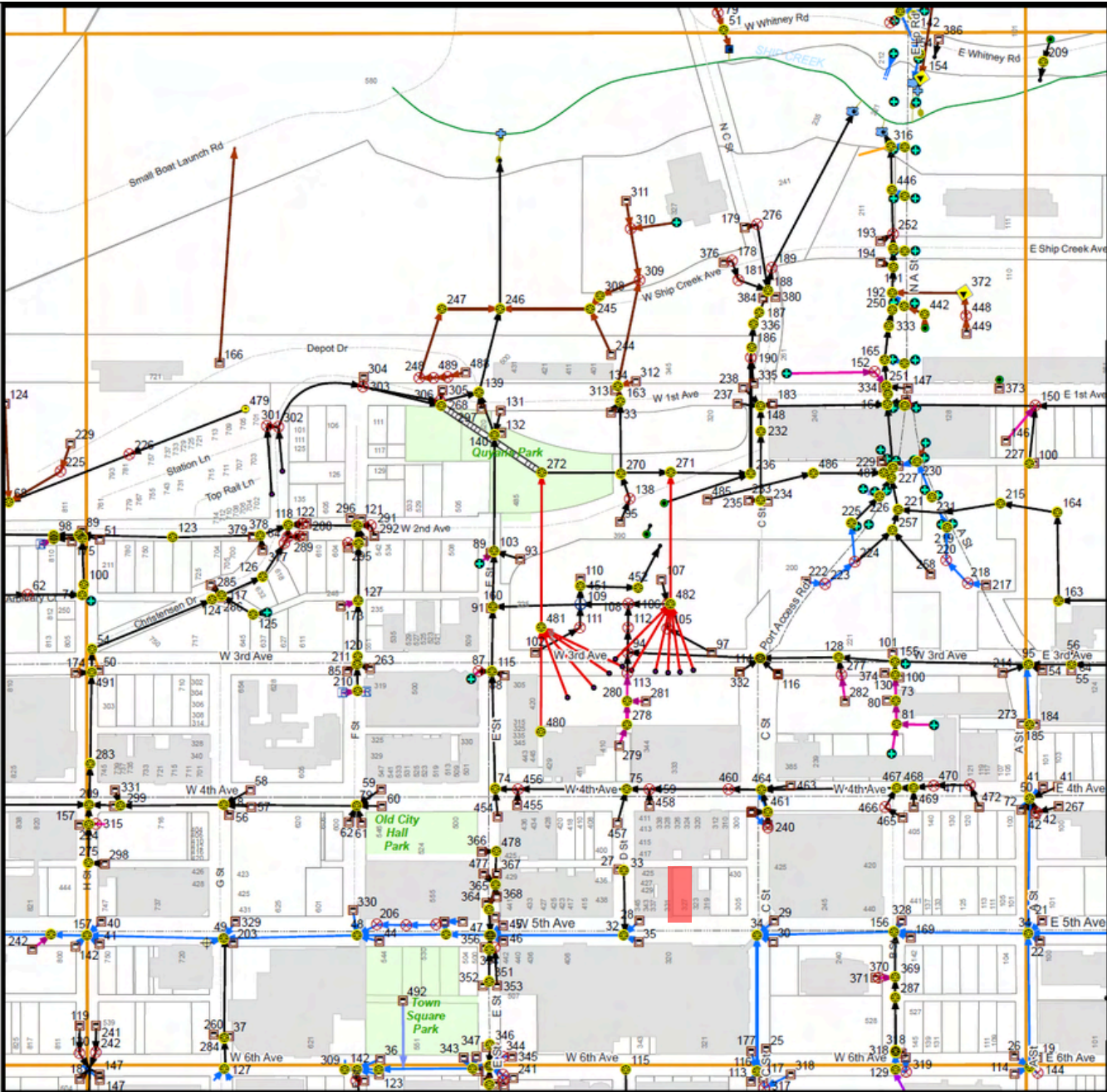
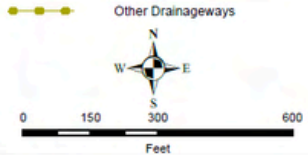
- MOA-ASD
- MOA-Facility Maintenance
- MOA-M&O/CBERRRS/LRSA/SA
- MOA-Parks and Recreation
- Private
- Bridge

Constructed Channels

- ADOT
- MOA-M&O/CBERRRS/LRSA/SA
- MOA-Other
- Port of Alaska; MOA-Port of Alaska
- MOA-M&O/CBERRRS/LRSA/SA
- Private
- SOA-Alaska Railroad
- Unknown

Other Drainageways

- Other Drainageways



Anchorage Bowl
Legal: NW 1/4 Sec18 T13N R3W

Notes:

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MOA
Storm Drain and
Drainage Atlas
Map Created: 3/21/2026

Grid Number
SW1230

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Property Information

Appeal Filing Deadline: 2/11/2026
Late Appeal Request Deadline: 03/13/2026

Property Location: 327 W 5TH AVE
Class: C - Commercial
Use Code (LUC): 300 - Commercial Vacant Land
Condo/Unit #:
Tax District: 01
Zoning: B2A
Plat #:
HRA #: 000000
Grid #: SW1230
Deeded Acres:
Square Feet: 6,500
Legal Description: ORIGINAL
BLK 44 LT 9

Economic Link: No

[Show Parcel on Map](#)

Owner

Owner DEVELOPMENT A LLC
Co-Owner
Care Of
Address PO BOX 48575
City / State / Zip LOS ANGELES, CA 90048 0000
Deed Book/Page 002/10

Tax Information

Parcel	Roll Type	Tax Year	Cycle	DID	Gross Tax Amount	Res Exemption	Sr/Vet Exemption	IPC Billed	Paid Amount	Net Due	Interest Due	Penalty Due	Costs Due	Total Due	Due Date
00210316000	RP	2025	1		3,921.45			454.27	-4,375.72	.00	.00	.00	.00	.00	06/30/2025
00210316000	RP	2025	2		3,921.45			.00	-3,921.45	.00	.00	.00	.00	.00	08/31/2025
00210316000	RP	2025	SP	DID001	745.05			.00	-745.05	.00	.00	.00	.00	.00	11/30/2025
00210316000	RP	2024	1		4,009.61			471.13	-4,480.74	.00	.00	.00	.00	.00	06/30/2024
00210316000	RP	2024	2		4,009.60			.00	-4,009.60	.00	.00	.00	.00	.00	08/31/2024
00210316000	RP	2024	SP	DID001	745.05			.00	-745.05	.00	.00	.00	.00	.00	11/30/2024
00210316000	RP	2023	1		4,145.97			.00	-4,145.97	.00	.00	.00	.00	.00	06/30/2023
00210316000	RP	2023	2		4,145.95			.00	-4,145.95	.00	.00	.00	.00	.00	08/31/2023
00210316000	RP	2023	SP	DID001	730.35			.00	-730.35	.00	.00	.00	.00	.00	11/30/2023
00210316000	RP	2022	1		4,099.70			.00	-4,099.70	.00	.00	.00	.00	.00	07/31/2022
00210316000	RP	2022	2		4,099.70			.00	-4,099.70	.00	.00	.00	.00	.00	09/30/2022
00210316000	RP	2022	SP	DID001	730.35			.00	-730.35	.00	.00	.00	.00	.00	10/31/2022
00210316000	RP	2021	1		8,773.93			.00	-8,773.93	.00	.00	.00	.00	.00	06/15/2021
00210316000	RP	2021	SP	DID001	730.35			.00	-730.35	.00	.00	.00	.00	.00	10/31/2021
00210316000	RP	2020	1		8,163.54			.00	-8,163.54	.00	.00	.00	.00	.00	07/15/2020
00210316000	RP	2020	SP	DID001	716.10			.00	-716.10	.00	.00	.00	.00	.00	10/31/2020
00210316000	RP	2019	1		7,656.48			.00	-7,656.48	.00	.00	.00	.00	.00	06/15/2019
00210316000	RP	2019	SP	DID001	702.00			.00	-702.00	.00	.00	.00	.00	.00	
00210316000	RP	2018	1		7,675.20			.00	-7,675.20	.00	.00	.00	.00	.00	06/15/2018
00210316000	RP	2018	SP	DID001	702.00			.00	-702.00	.00	.00	.00	.00	.00	
00210316000	RP	2017	1		7,328.88			.00	-7,328.88	.00	.00	.00	.00	.00	06/15/2017
00210316000	RP	2017	SP	DID001	702.00			.00	-702.00	.00	.00	.00	.00	.00	
00210316000	RP	2016	1		7,732.37			.00	-7,732.37	.00	.00	.00	.00	.00	06/15/2016
00210316000	RP	2016	SP	DID001	778.95			.00	-778.95	.00	.00	.00	.00	.00	

Make a Payment

Assessed Value

Tax Year	Roll Type	LUC	Class	Land	Building	Total Appraised
2026	RP	300	C	506,600	0	506,600

Tableable Value

Net Taxable Value	506,600
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Disclaimer

Jack White Commercial (“Broker”) and Marc Dunne (“Licensee”), have been engaged as the exclusive Licensee for the lease and/or sale of the property described in this Offering Memorandum (the “Property”), by the owner of the Property (“Lessor/Seller”). Licensee represents the Lessor/Seller only. The Property is being offered for lease and/or sale in “as-is”, where-is condition and Lessor/Seller and Licensee(s) make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective lessee/purchaser of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Lessor/Seller. The enclosed materials are being provided solely to facilitate the prospective lessee/purchaser own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Licensee or Lessor/Seller or any shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Licensee nor the Lessor/Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Lessor/Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for lease and/or sale at any time and for any reason. Lessor/Seller and Licensee each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, prior to lease/sale or withdrawal from the market without notice. Licensee is not authorized to make any representations or agreements on behalf of Lessor/Seller. Lessor/Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to lease/purchase the Property unless and until a binding written agreement for the lease/purchase of the Property has been fully executed, delivered, and approved by Lessor/Seller and any conditions to Lessor/Seller’s obligation thereunder have been satisfied or waived. By taking possession of any reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Licensee or Lessor/Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written authorization of Lessor/Seller or Licensee; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Lessor/Seller or Licensee or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Jack White Commercial.

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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 initiated below:

Form with sections: Specific Assistance, Representation, Neutral Licensee, Duties Not Owed by Licensee. Includes checkboxes and signature lines.

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: Jack White Commercial Licensee Name: Marc Dunne, CCIM, SIOR Consumer Name: Gregory Kim Date: 3/18/2026

An addendum X 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 (R08-4212) must be attached for each Licensee.

Table with columns: Name, Signature, Date, Relationship (S, R, N*). Row 1: Ariel Valenzuela, 3/18/2026.

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: Jack White Commercial Team Name: Marc Dunne

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: Gregory Kim Date: 3/18/2026

- THIS CONSUMER DISCLOSURE IS NOT A CONTRACT -

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