

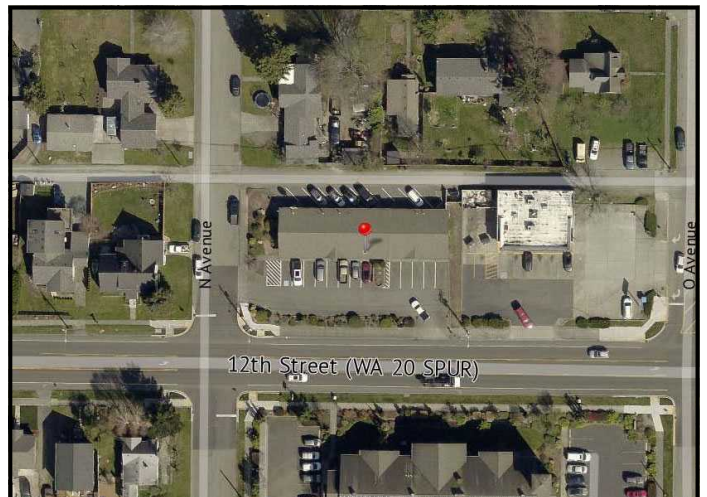
# 1110 12TH ST ANACORTES, WA

FOR LEASE

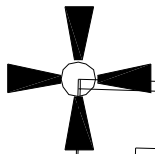
- 756 +/- sf office space in 4,000 +/- sf multi tenant building
- Located 2 blocks from Commercial Ave
- In vicinity of Safeway, Peoples Bank, and historic downtown Anacortes
- \$22.00 psf NNN



Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
clay@claylearned.com



*All info deemed reliable however verification recommended.*



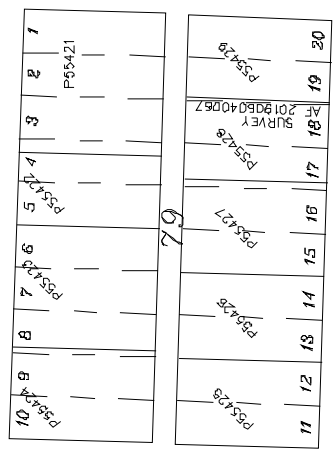
11TH ST.



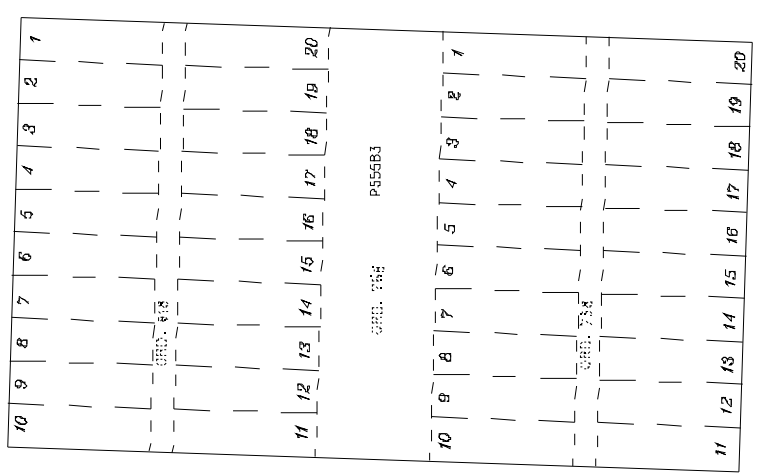
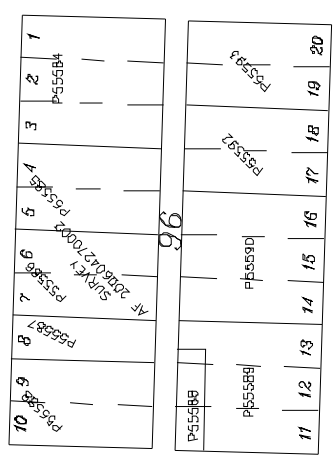
12TH ST.



N AVE.



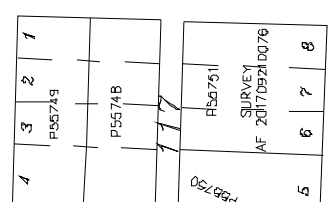
N AVE.



N AVE.



11TH ST.





# 1108 12th Street

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



# 1108 12th Street

1108 12th St  
Anacortes, WA 98221

Clay Learned  
clay@claylearned.com  
360-770-1388

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1108 12th St, Anacortes, WA 98221



CITY, STATE

**Anacortes, WA**

POPULATION

**11,492**

AVG. HH SIZE

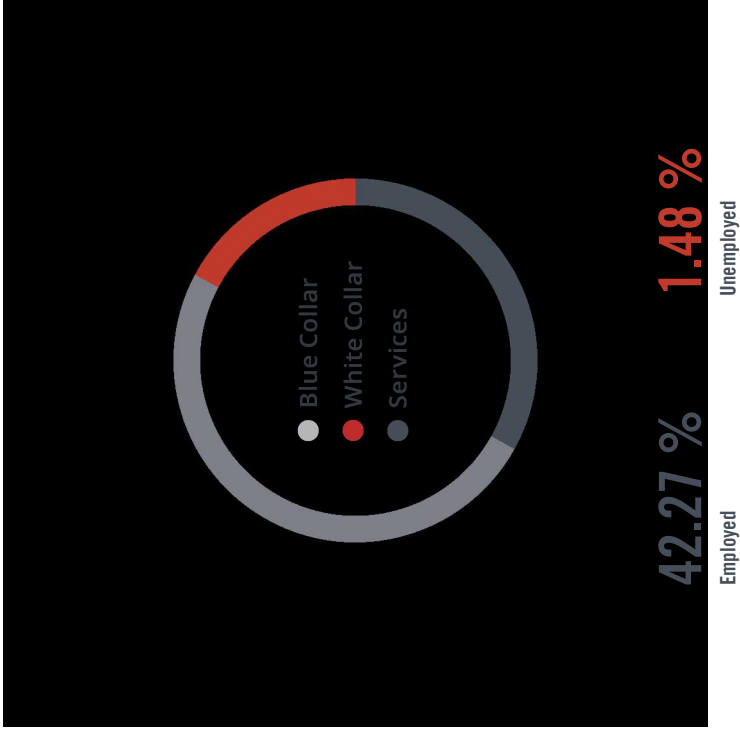
**2.20**

MEDIAN HH INCOME

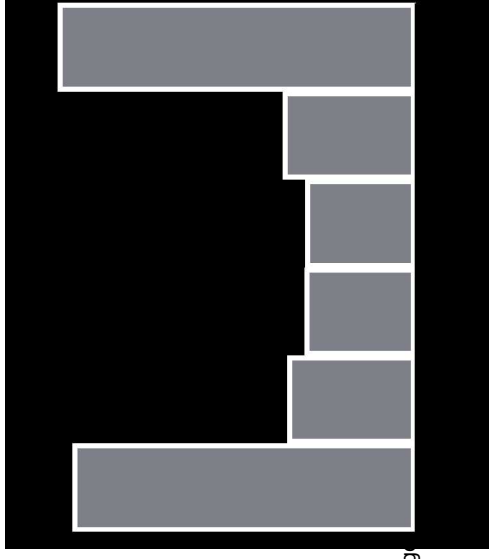
**\$53,769**

HOME OWNERSHIP

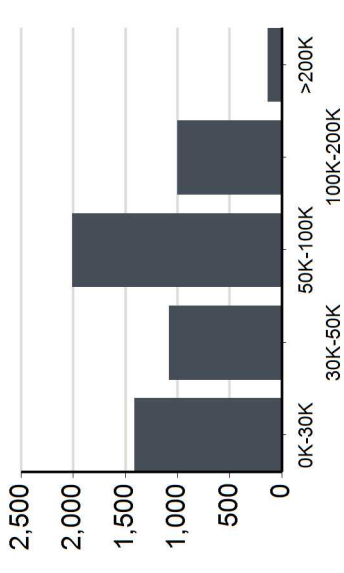
**3,216**



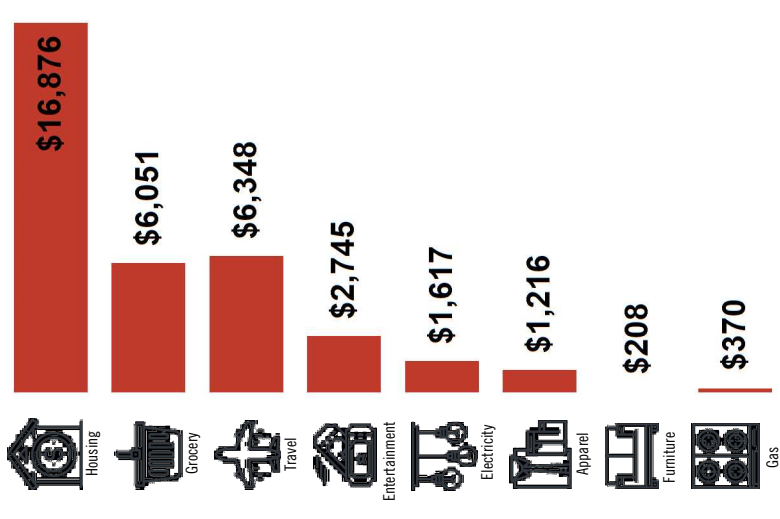
GENDER & AGE



INCOME BY HOUSEHOLD



HH SPENDING



RACE & ETHNICITY



EDUCATION

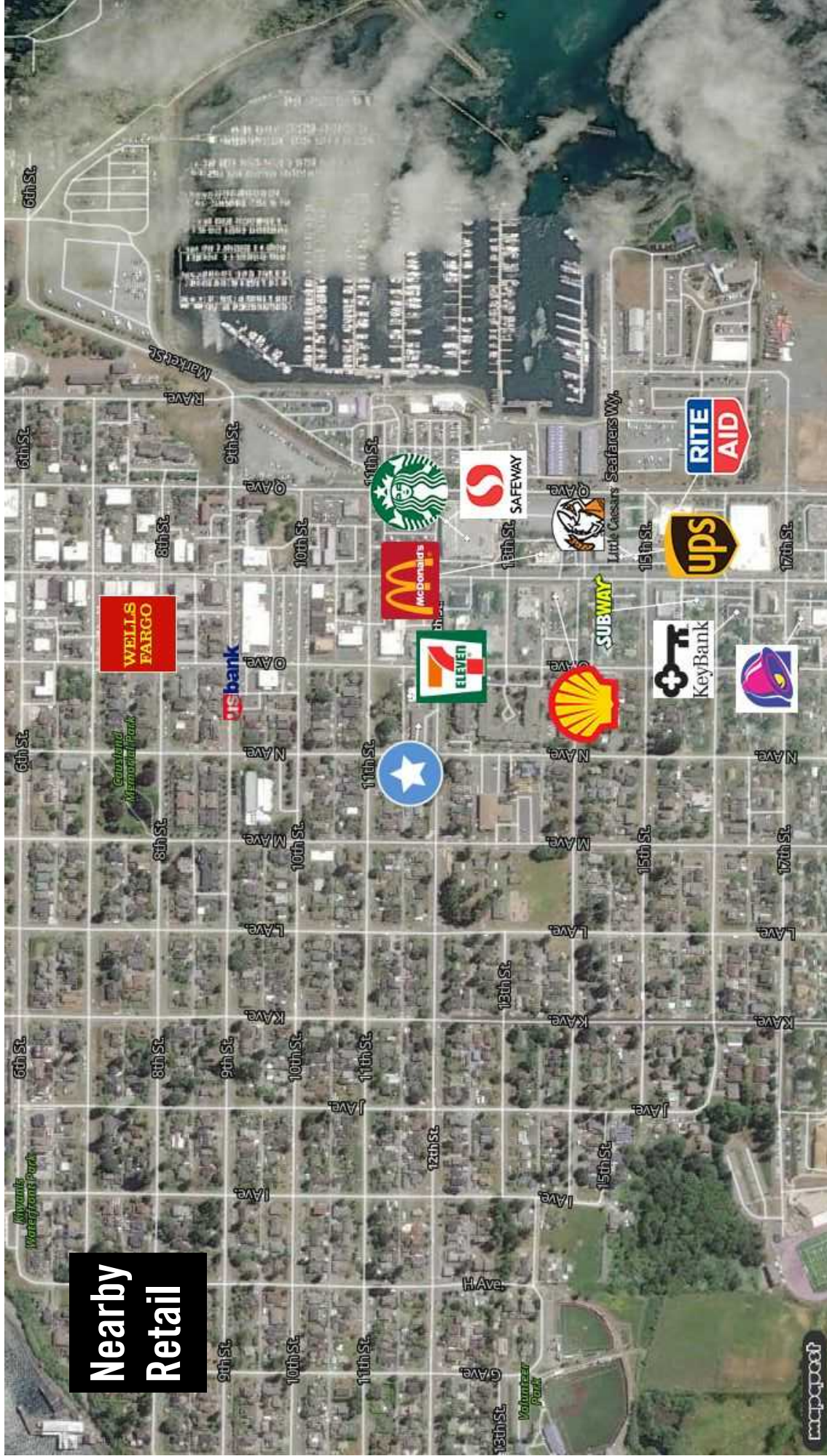




# 1108 12th Street

Learned Commercial, Inc.

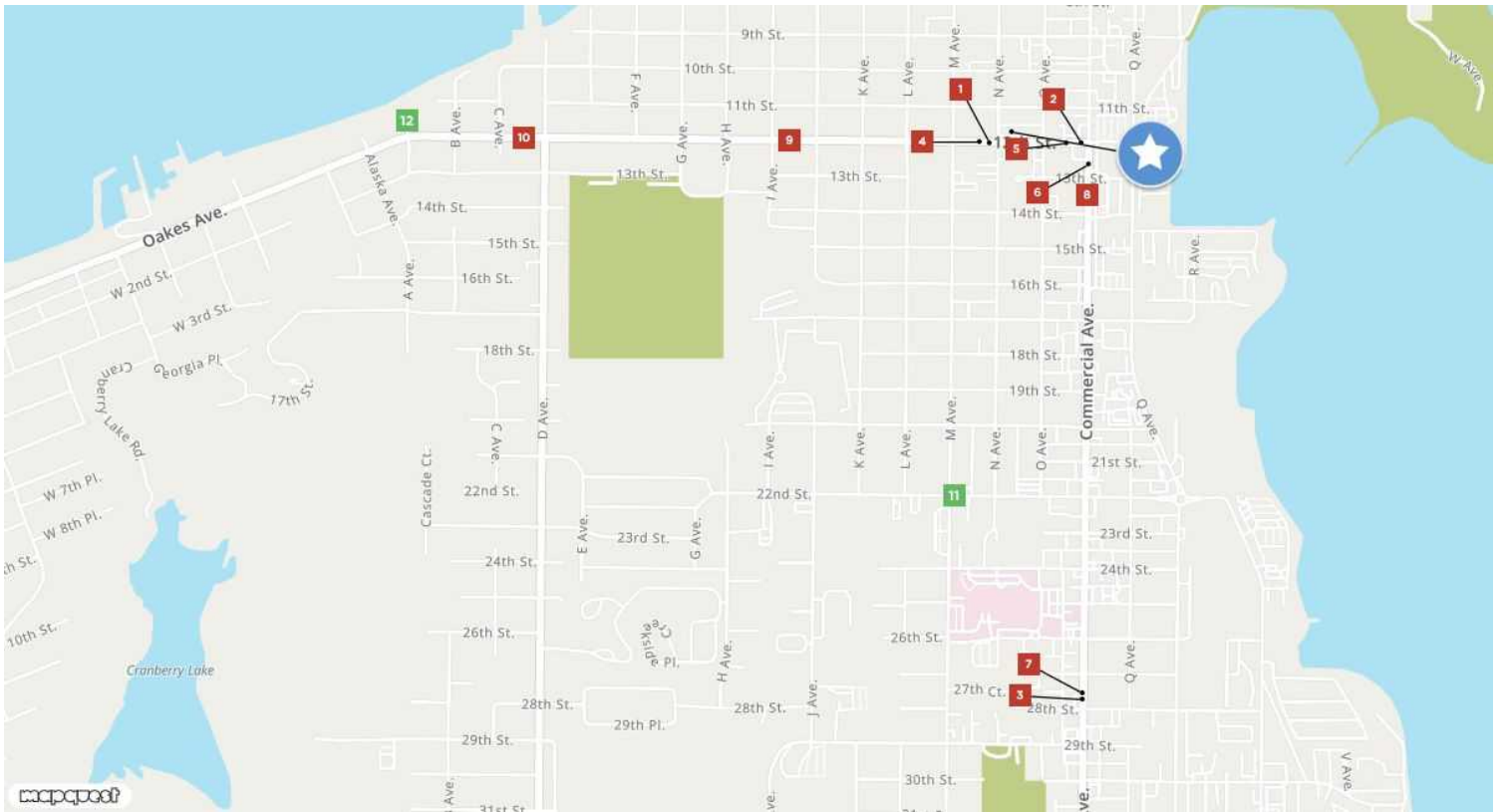
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## Traffic Counts



12th Street D Ave	1
Year: 2021	15,058 est
Year: 2019	15,000

12th Street I Ave	2
Year: 2021	12,047 est
Year: 2019	12,000

Commercial Avenue 15th St	3
Year: 2021	15,096 est
Year: 2019	16,000
Year: 2018	15,000

12th St N Ave	4
Year: 2021	14,270 est
Year: 2018	15,000
Year: 2017	15,000

12th St O Ave	5
Year: 2021	11,606 est
Year: 2018	12,000
Year: 2017	12,000

Commercial Ave 13th St	6
Year: 2021	14,930 est
Year: 2018	15,000
Year: 2017	15,000

Commercial Ave 28th St	7
Year: 2021	15,418 est
Year: 2018	16,000
Year: 2017	16,000

Commercial Ave 13th St	8
Year: 2021	17,059 est
Year: 2010	15,000
Year: 2005	17,000

12th St I Ave	9
Year: 2021	15,481 est
Year: 2005	15,000

12th St D Ave	10
Year:	0 est
Year: 2000	13,000
Year: 1999	13,000

22nd St M Ave	11
Year:	0 est
Year: 1998	2,890

A Ave 12th St	12
Year:	0 est
Year: 1997	50