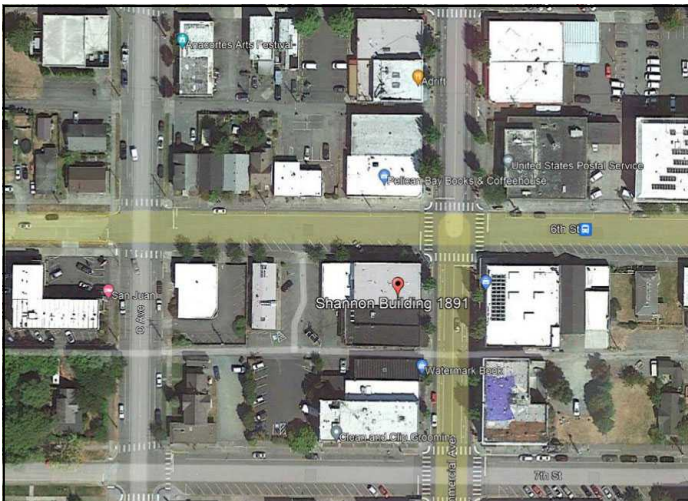


606 COMMERCIAL AVE STE H ANACORTES, WA

FOR LEASE

- 125 +/- sf office space available 11/1/23
- Located in historic downtown Anacortes
- Full service/all-inclusive lease except internet and phone
- Shared restroom
- Zoned CBD: Central Business District
- \$475 per mo



Jarrold Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

Shannon & Beatty

Learned Commercial, Inc.

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



Jarrod Ball
jb@learnedcommercial.com
360-855-8875



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Shannon & Beatty

Learned Commercial, Inc.

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



Shannon & Beatty

602 Commercial Ave
Anacortes, WA 98221



Jarrod Ball
jb@learnedcommercial.com
360-855-8875



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 602 Commercial Ave, Anacortes, WA 98221



CITY, STATE

Anacortes, WA

POPULATION

12,183

AVG. HH SIZE

2.21

MEDIAN HH INCOME

\$56,441

HOME OWNERSHIP

3,451

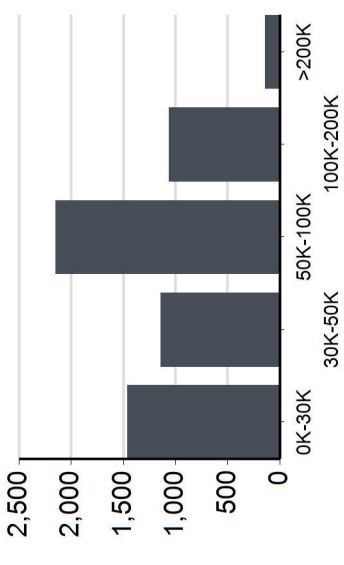
GENDER & AGE



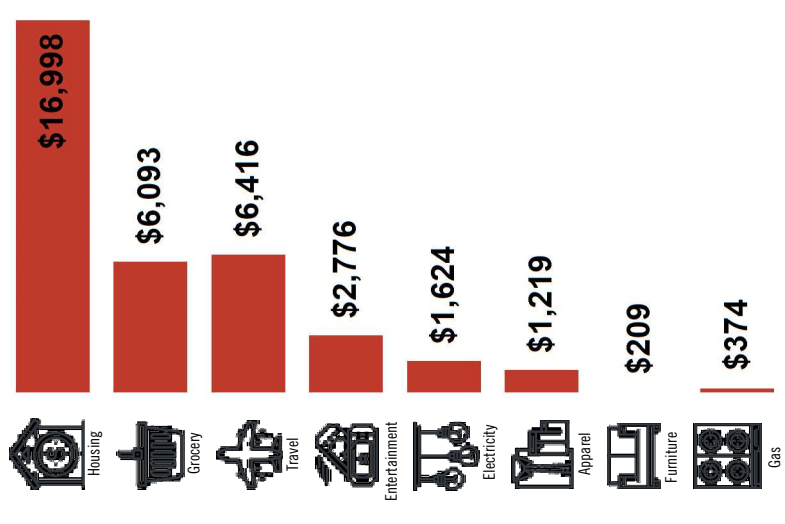
47.75 %

52.25 %

INCOME BY HOUSEHOLD



HH SPENDING

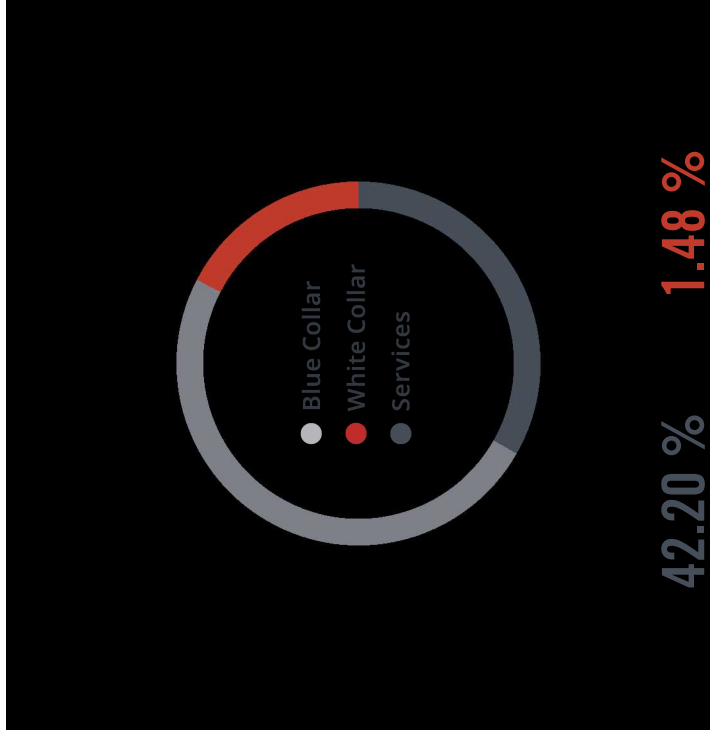


RACE & ETHNICITY

- White: **89.72 %**
- Asian: **0.33 %**
- Native American: **0.19 %**
- Pacific Islanders: **0.00 %**
- African-American: **0.10 %**
- Hispanic: **5.70 %**
- Two or More Races: **3.96 %**

EDUCATION

- High School Grad: **26.25 %**
- Some College: **27.95 %**
- Associates: **8.05 %**
- Bachelors: **29.70 %**

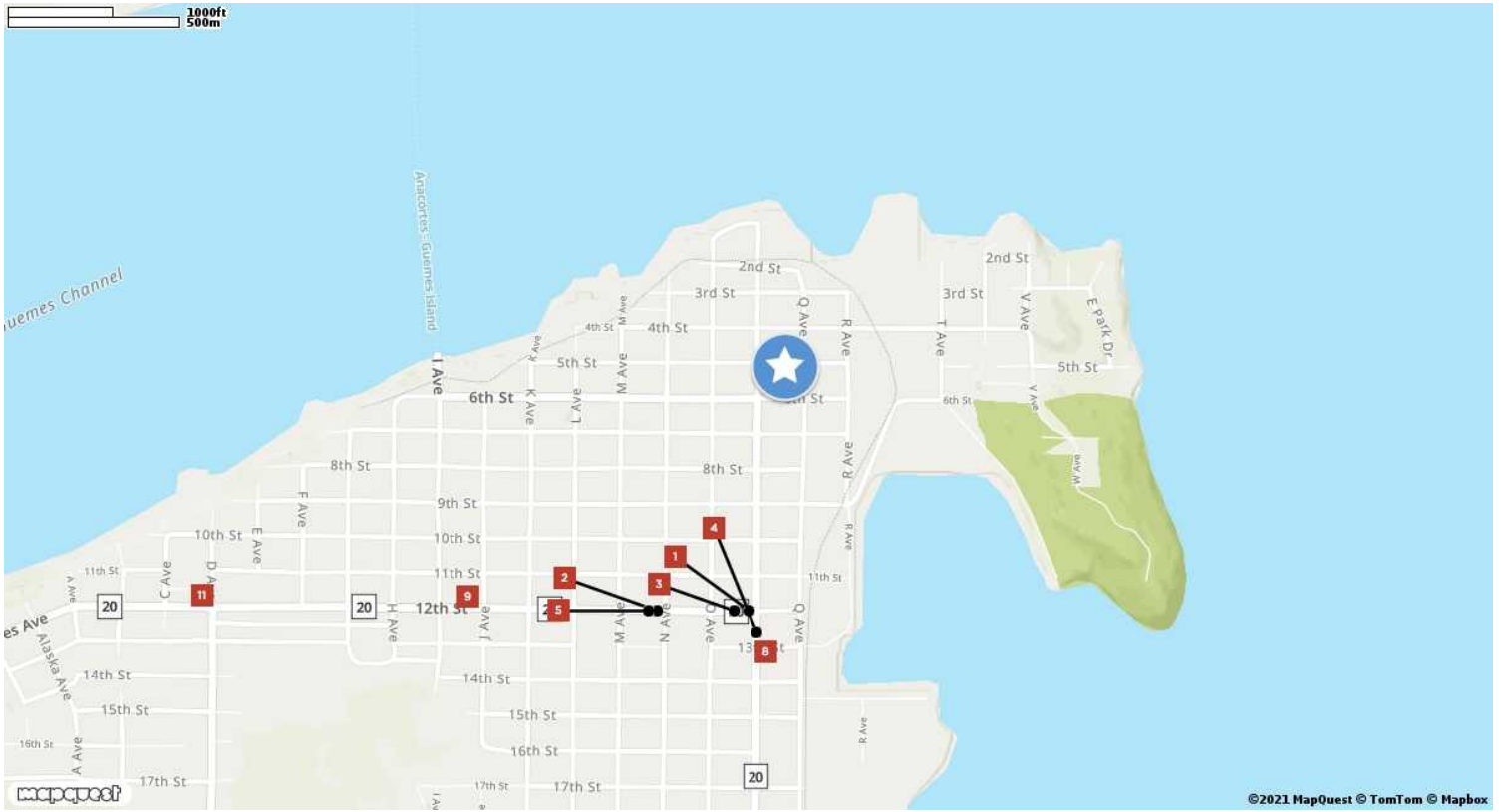


Employed

Unemployed

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Traffic Counts



12th Street	1
I Ave	
Year: 2021	12,047 est
Year: 2019	12,000

12th Street	2
D Ave	
Year: 2021	15,058 est
Year: 2019	15,000

12th St	3
O Ave	
Year: 2021	11,606 est
Year: 2018	12,000
Year: 2017	12,000

Commercial Ave	4
13th St	
Year: 2021	14,930 est
Year: 2018	15,000
Year: 2017	15,000

12th St	5
N Ave	
Year: 2021	14,270 est
Year: 2018	15,000
Year: 2017	15,000

Guemes Island Rd	6
S Shore Dr	
Year: 2021	596 est
Year: 2015	567
Year: 2011	594

S Shore Rd	7
Kinnear Ln	
Year: 2021	315 est
Year: 2011	324
Year: 1996	276

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

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

Millet Rd	10
Guemes Island Rd	
Year:	0 est
Year: 2001	40

12th St	11
D Ave	
Year:	0 est
Year: 2000	13,000
Year: 1999	13,000

22nd St	12
M Ave	
Year:	0 est
Year: 1998	2,890

Kinnear Ln	13
S Shore Rd	
Year:	0 est
Year: 1997	50



Jarrod Ball
 jb@learnedcommercial.com
 360-855-8875





MS

2ND ST

2ND

3RD ST

3RD ST

U AVE

4TH ST

5TH ST

5TH ST

T AVE

O AVE

CBD

R3

6TH ST

R AVE

6TH ST

H ST

7TH ST

P

TH ST

COMMERCIAL

SIAL AVE AVE

9TH ST

9TH ST

OldTown

P

ROTARY PARK LN

MARKET ST

19.40.040 Mixed-use zones established.

A. Central Business District (CBD).

1. This designation applies to the existing downtown commercial district in Anacortes. The purpose of this zone is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. The CBD zone is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.
2. Use of this zone is appropriate for areas designated central business district in the comprehensive plan.

B. Commercial (C).

1. This designation provides for a wide variety of general-service and retail commercial uses, and mixed uses serving local and regional residents and the traveling public.
2. Use of this zone is appropriate for areas designated commercial in the comprehensive plan.

C. Marine Mixed-Use (MMU).

1. This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high-amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.
2. Use of this zone is appropriate for areas designated marine mixed-use in the comprehensive plan.

D. Commercial Marine (CM).

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primary importance.
2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

E. Commercial Marine 2 (CM2).

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways is of primary importance. This designation provides for a mix of commercial and industrial uses.
2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

F. Public Use (P).

1. This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.
2. Use of this zone is appropriate for any designation within the city, provided the site is appropriately located to accommodate common public uses. (Ord. 3040 § 2 (Att. A), 2019)

The Anacortes Municipal Code is current through Ordinance 3092, and legislation passed through July 26, 2021.

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.cityofanacortes.org](http://www.cityofanacortes.org)

City Telephone: (360) 293-1900

[Code Publishing Company](#)