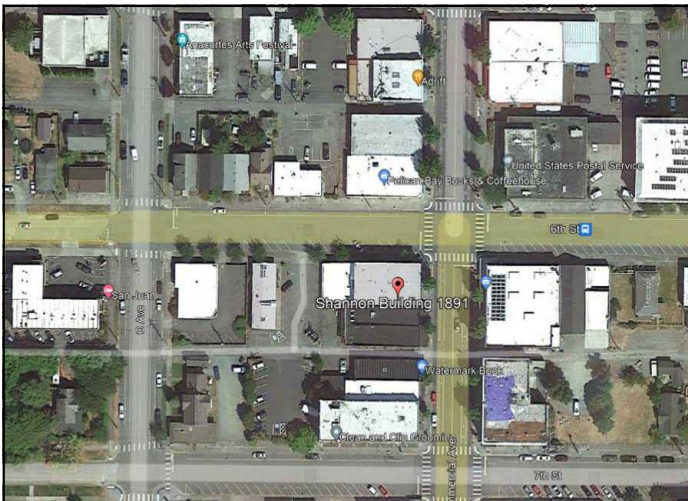


606 COMMERCIAL AVE STE H ANACORTES, WA

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.

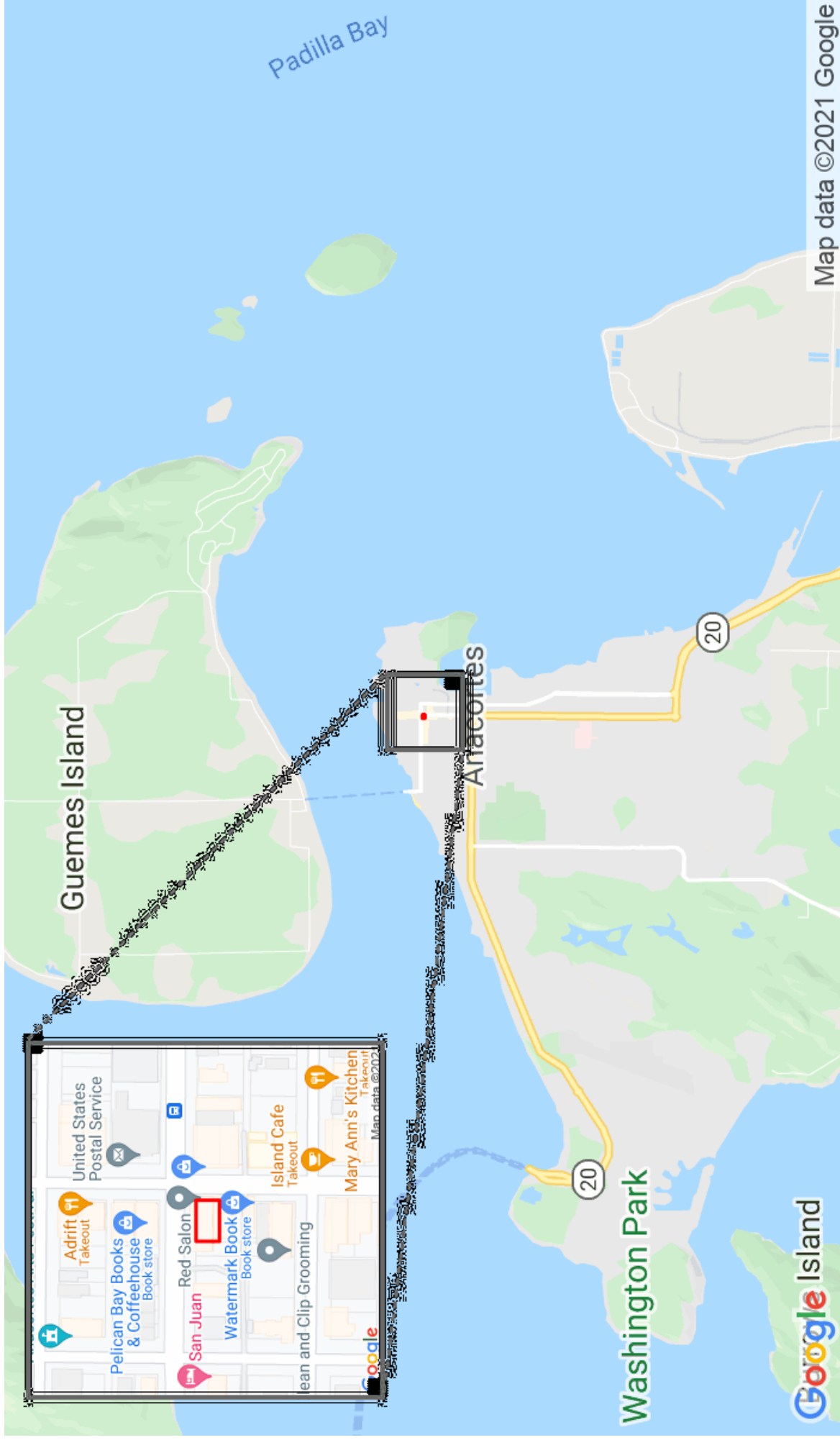
Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

Shannon & Beatty

Learned Commercial, Inc.

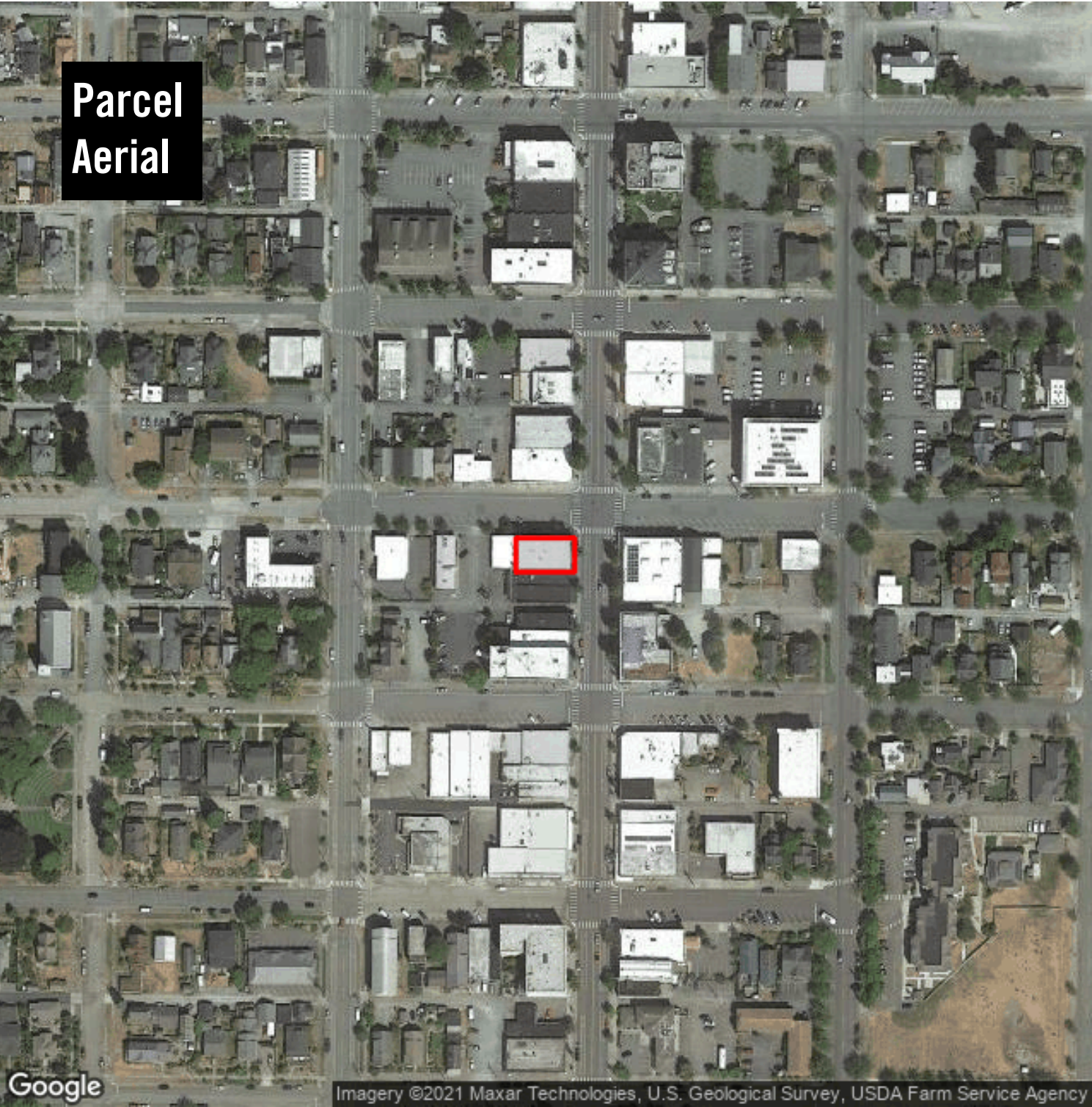
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Jarrod Ball
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360-855-8875



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



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

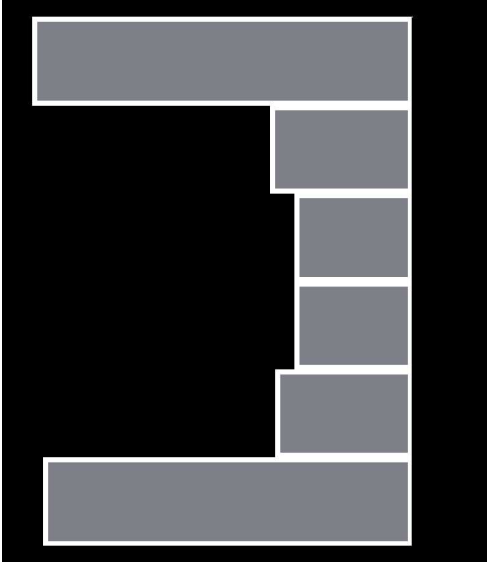


GENDER & AGE

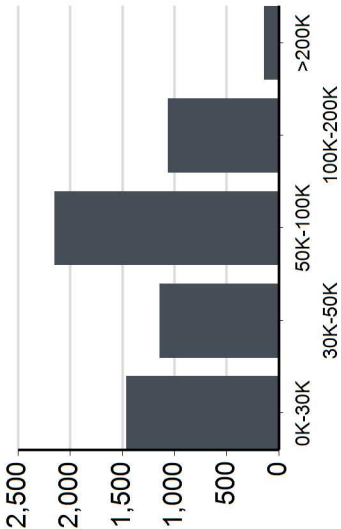


47.75 %

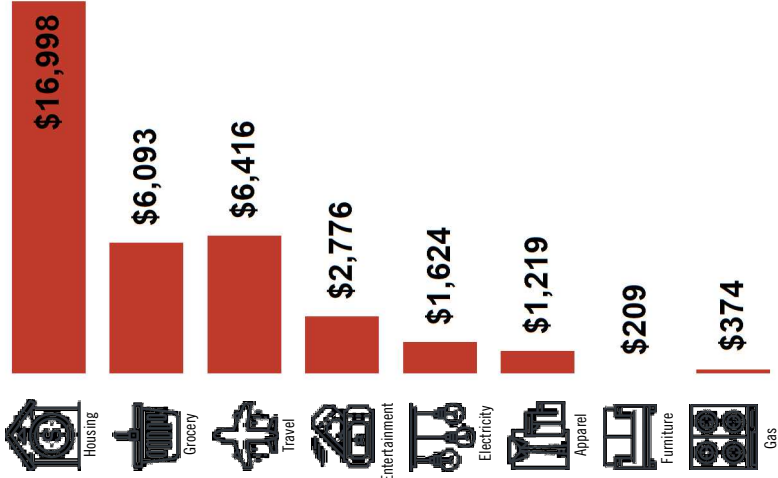
52.25 %



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 %

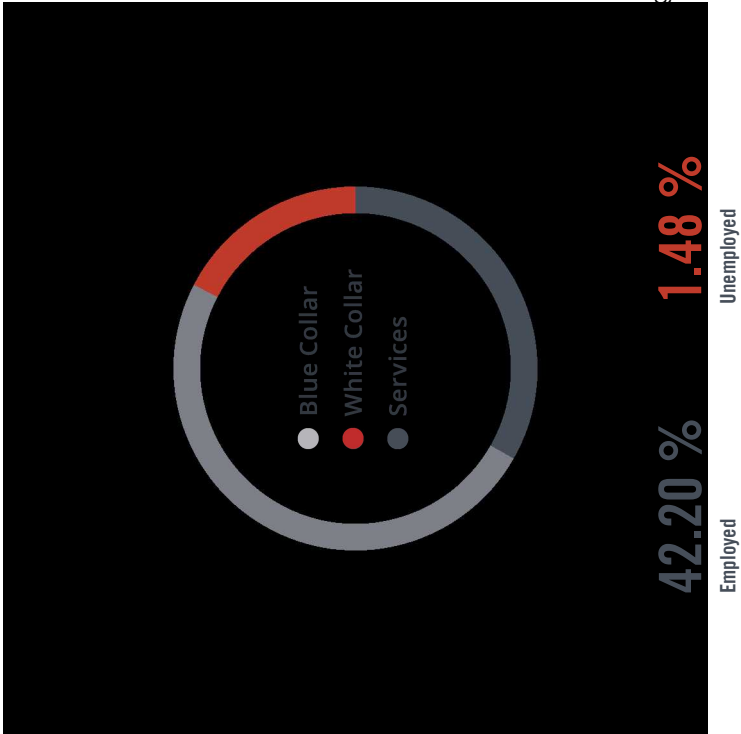
EDUCATION

High School Grad: 26.25 %

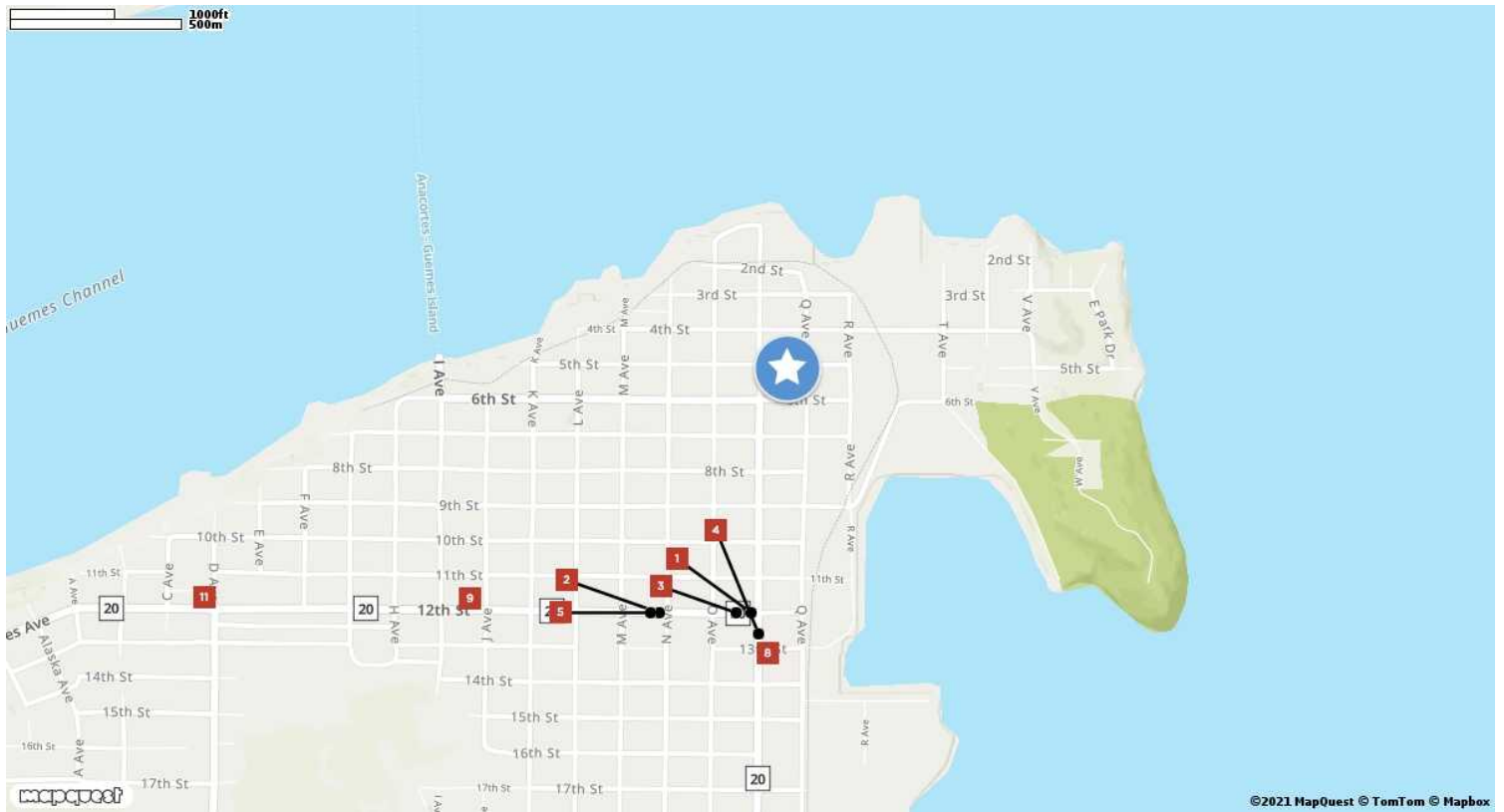
Some College: 27.95 %

Associates: 8.05 %

Bachelors: 29.70 %



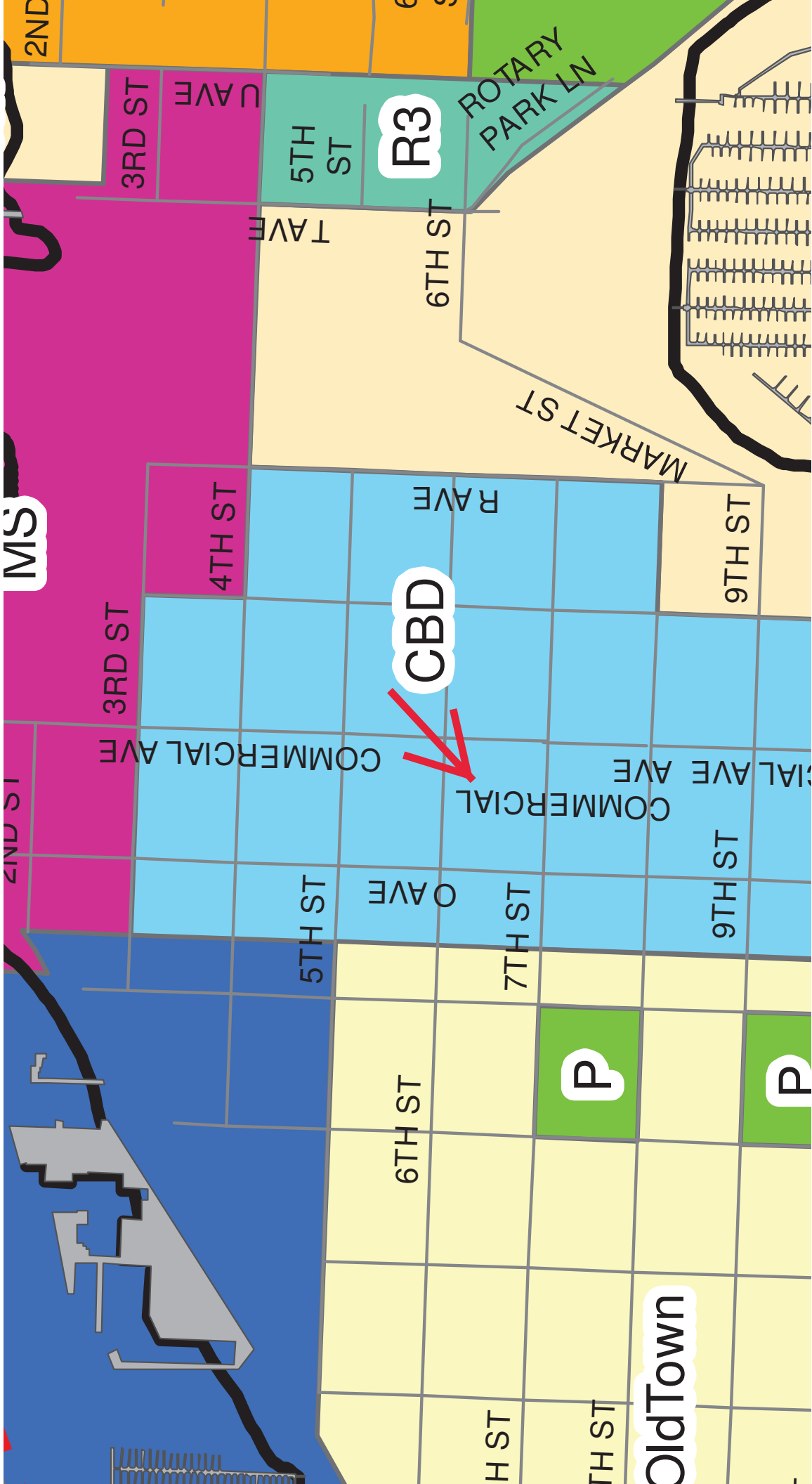
Traffic Counts



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		



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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.

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City Telephone: (360) 293-1900

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