

FOR LEASE

1400 W Washington St
Sequim, WA 98382



RIVERBEND CENTER

Justin Holmes | Jamie Firth

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1400 W WASHINGTON ST:

1,503 SF - 5,485 SF AVAILABLE

- Inline and endcap spaces available
- Join T-Mobile and Sherwin Williams in the Wal-Mart anchored shopping center
- Neighboring Tenants include: Home Depot, Costco, Petco, Ross, Grocery Outlet, Starbucks and many more
- Riverbend Center is just moments away from Highway 101
- NNN's are estimated at \$6.57 PSF



TENANTS

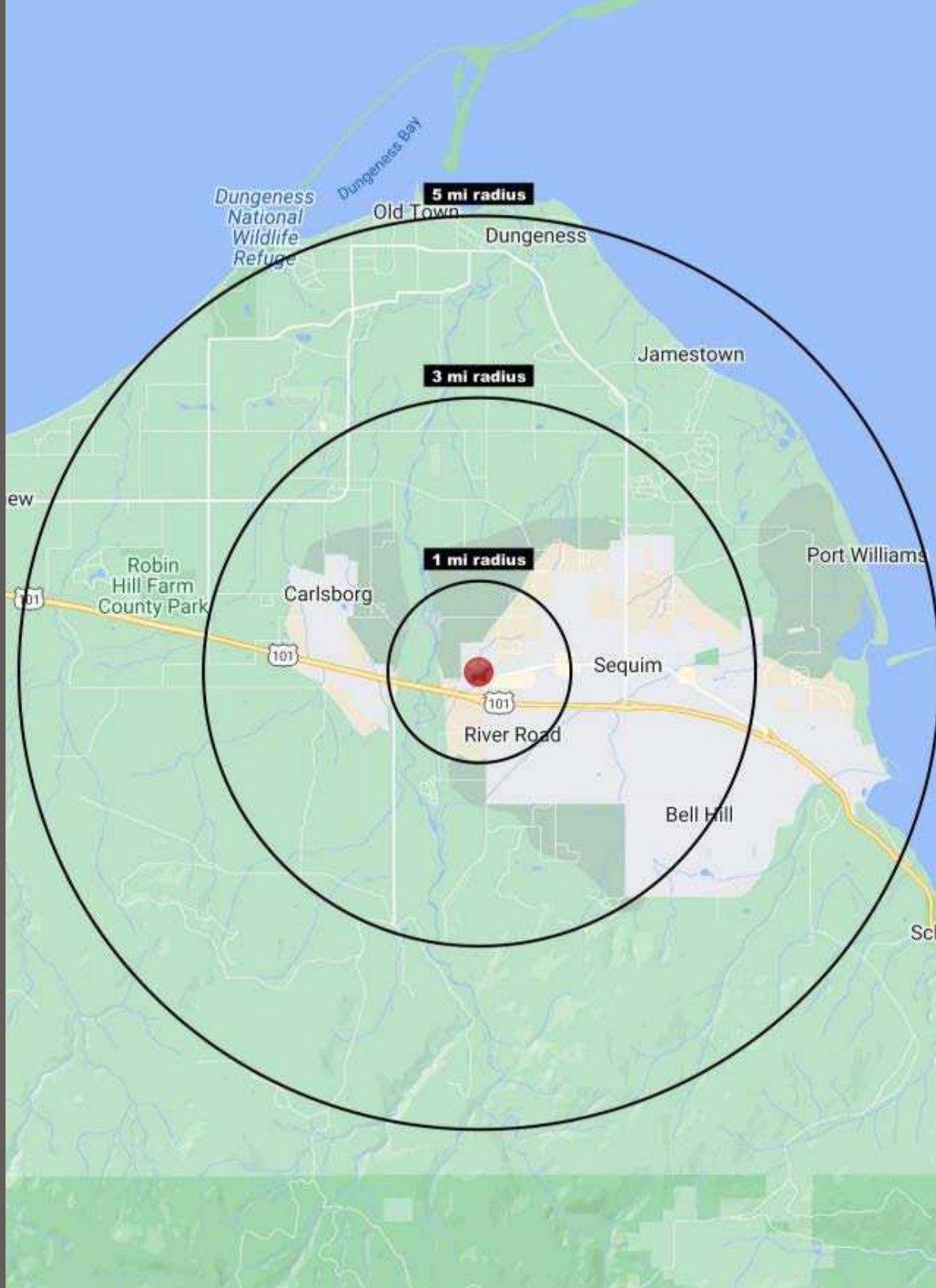


NEARBY TENANTS



DEMOGRAPHICS

SUMMARY



POPULATION

Mile 1	Mile 3	Mile 5
2,903	18,763	29,133

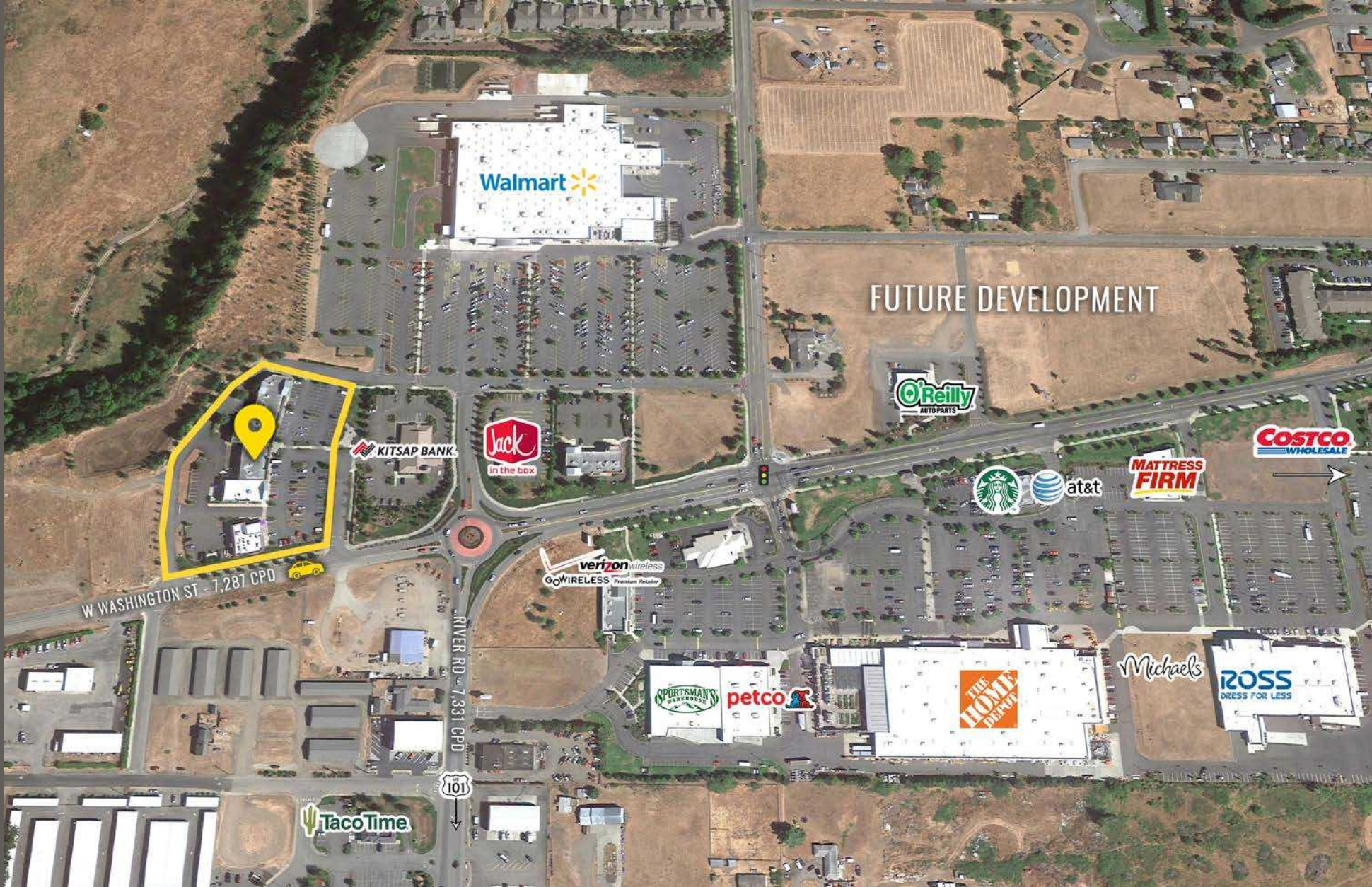
AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$81,686	\$97,320	\$103,365

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
2,935	16,599	24,121

LOCATION DETAILS



Located on busy Washington Street



Close access to Highway 101



7,287 CPD W Washington St



17,000 CPD Highway 101

LOCATION AERIAL



101

PRIEST RD

Walmart

RadioShack
Hallmark
SUBWAY
Great Clips

RITE AID
PHARMACY

Walgreens

W WASHINGTON ST

DQ

McDonald's

JCPenney

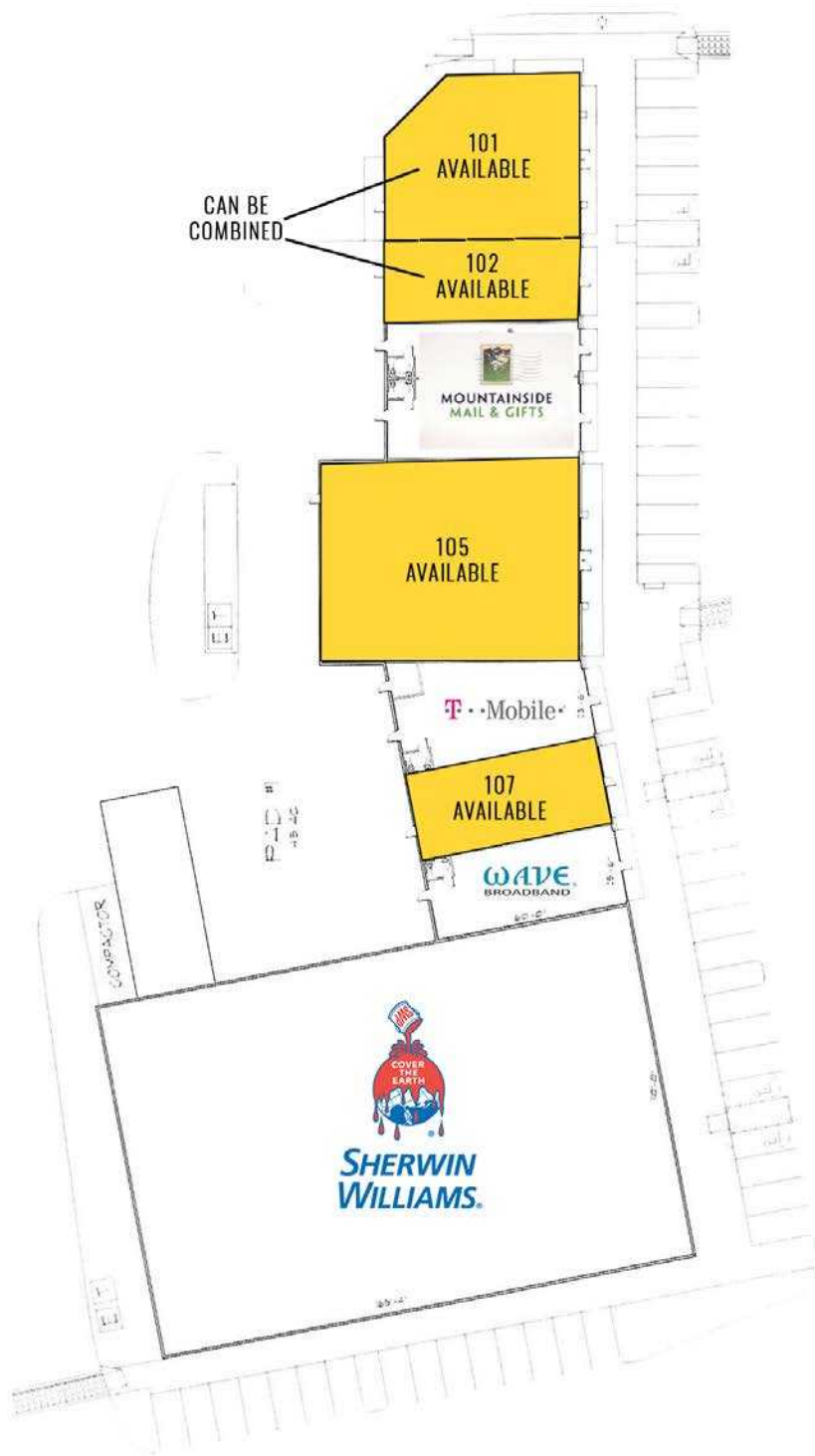
S SEQUIM AVE

N 7TH AVE

RIVER RD



SITE PLAN



Suite	Tenant	SF	Rate
101	AVAILABLE	2,897	CALL FOR DETAILS
102	AVAILABLE	1,503	CALL FOR DETAILS
103	Mountainside Mail & Gifts	1,003	Leased
104	Mountainside Mail & Gifts	1,503	Leased
105	AVAILABLE	5,485	CALL FOR DETAILS
106	T-Mobile	1,650	Leased
107	AVAILABLE	1,603	CALL FOR DETAILS
108	Wave Broadband	1,521	Leased





SEQUIM, WA is a popular destination for outdoor enthusiasts and lavender lovers and is one of the driest places in western Washington. An active arts community, vibrant downtown, and diverse culinary options make Sequim the cultural and commercial heart of the Sequim-Dungeness Valley on the magnificent Olympic Peninsula.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.



JUSTIN HOLMES
253.447.2282
justin@firstwesternproperties.com

JAMIE FIRTH
253.284.3649
jamie@firstwesternproperties.com



First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.