

# 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

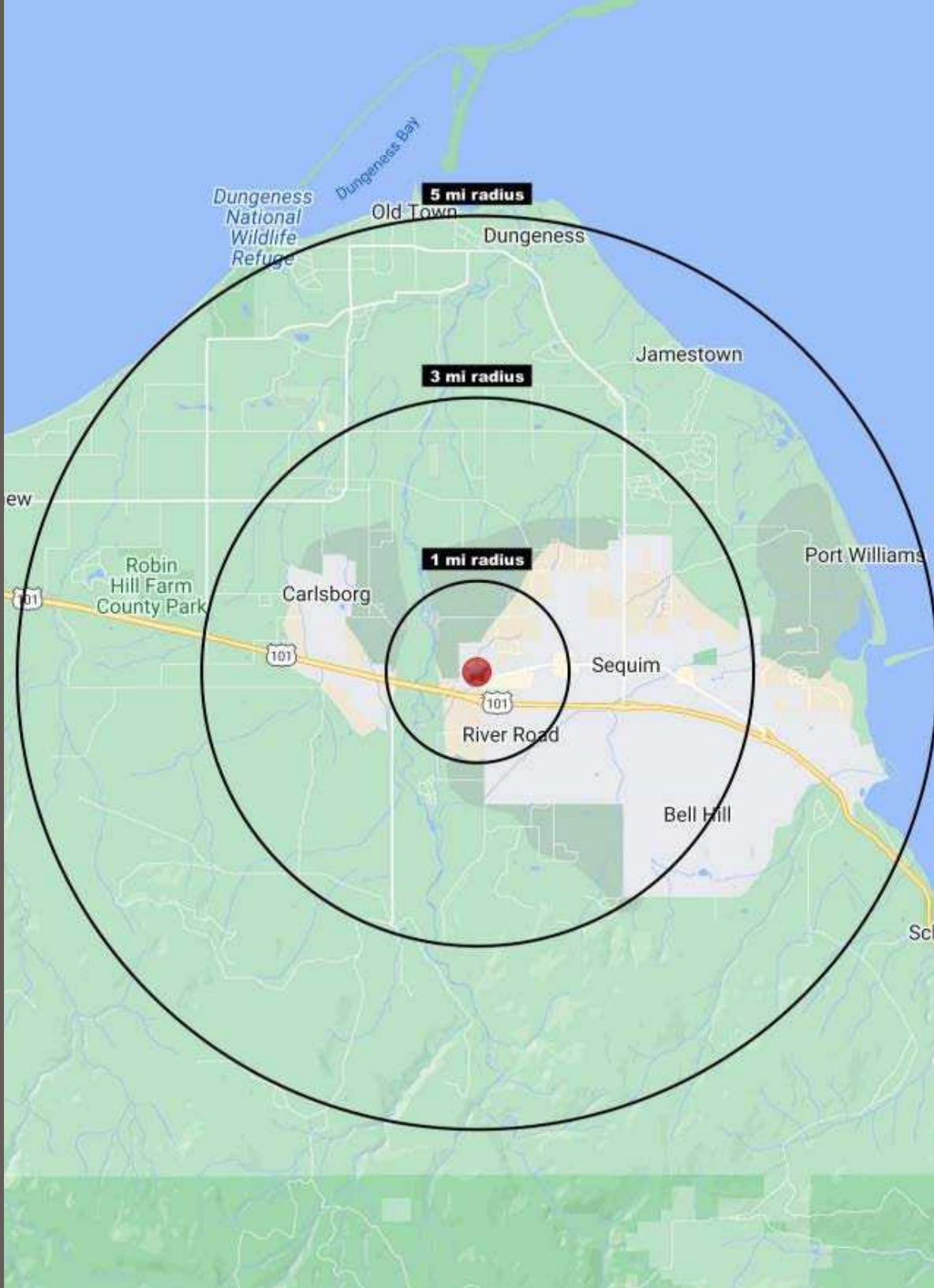


NEARBY TENANTS



# DEMOGRAPHICS

SUMMARY



## POPULATION

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

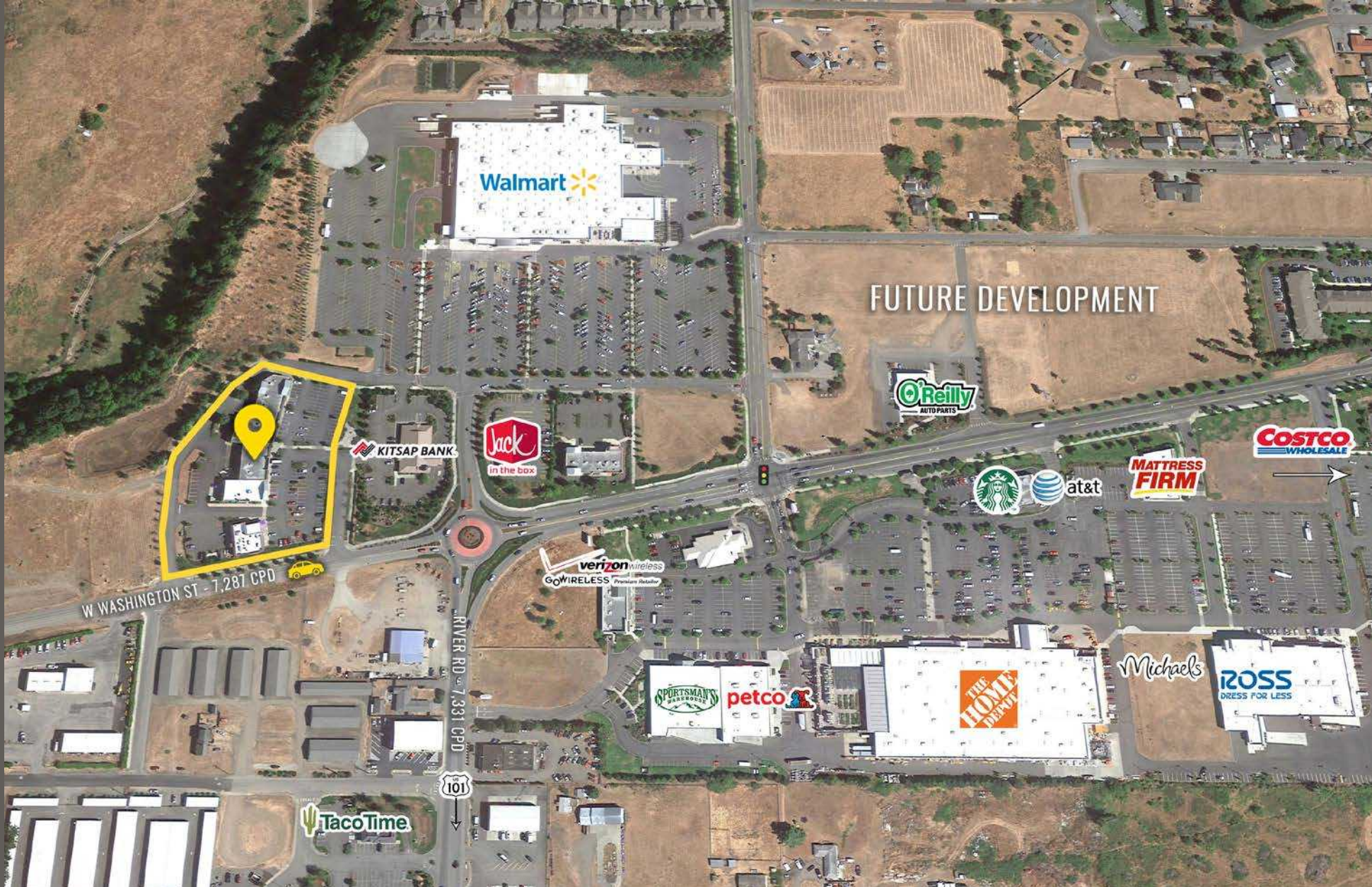
## AVERAGE HH INCOME

| 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

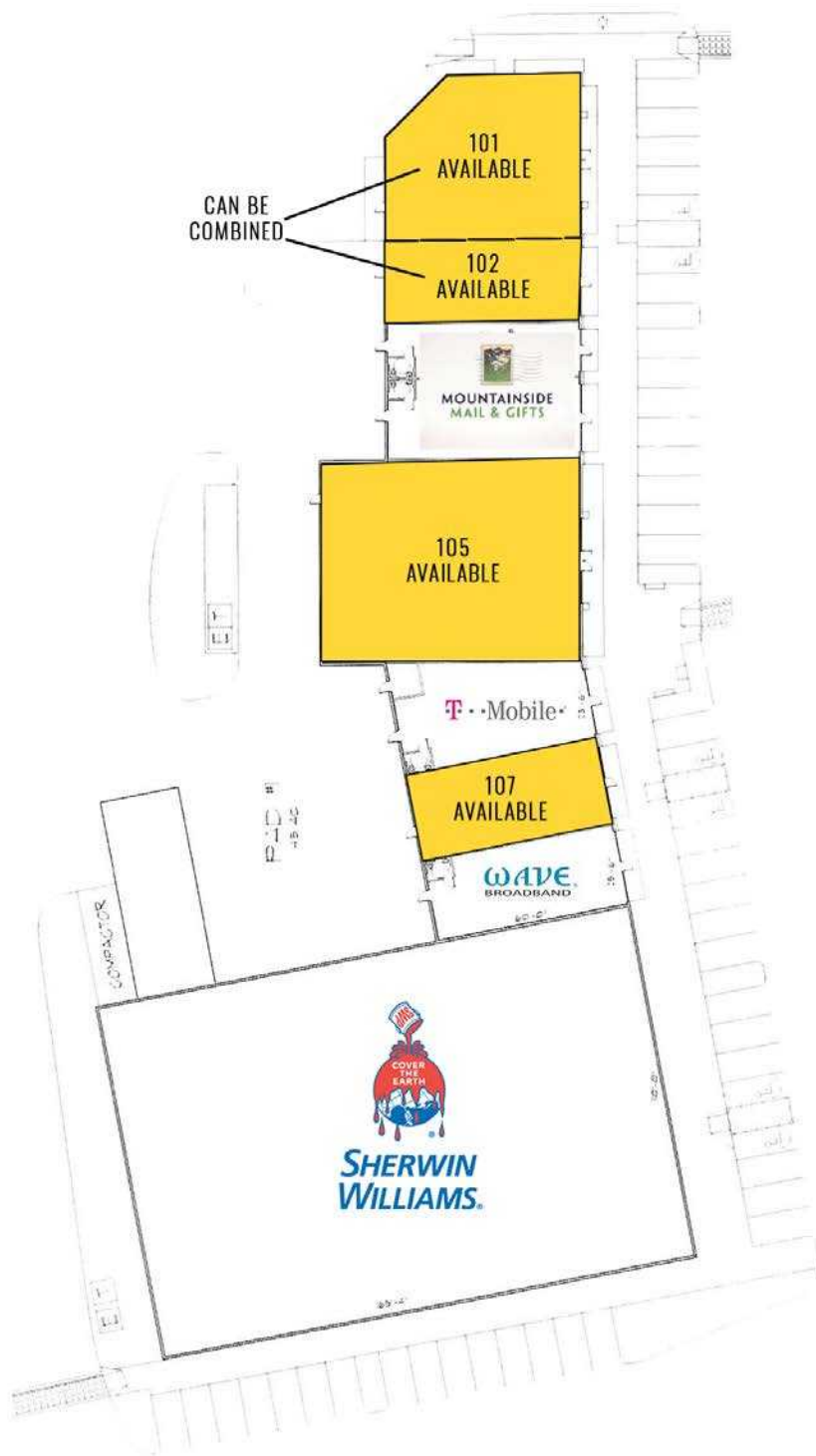
S SEQUIM AVE

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.**



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