

# 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



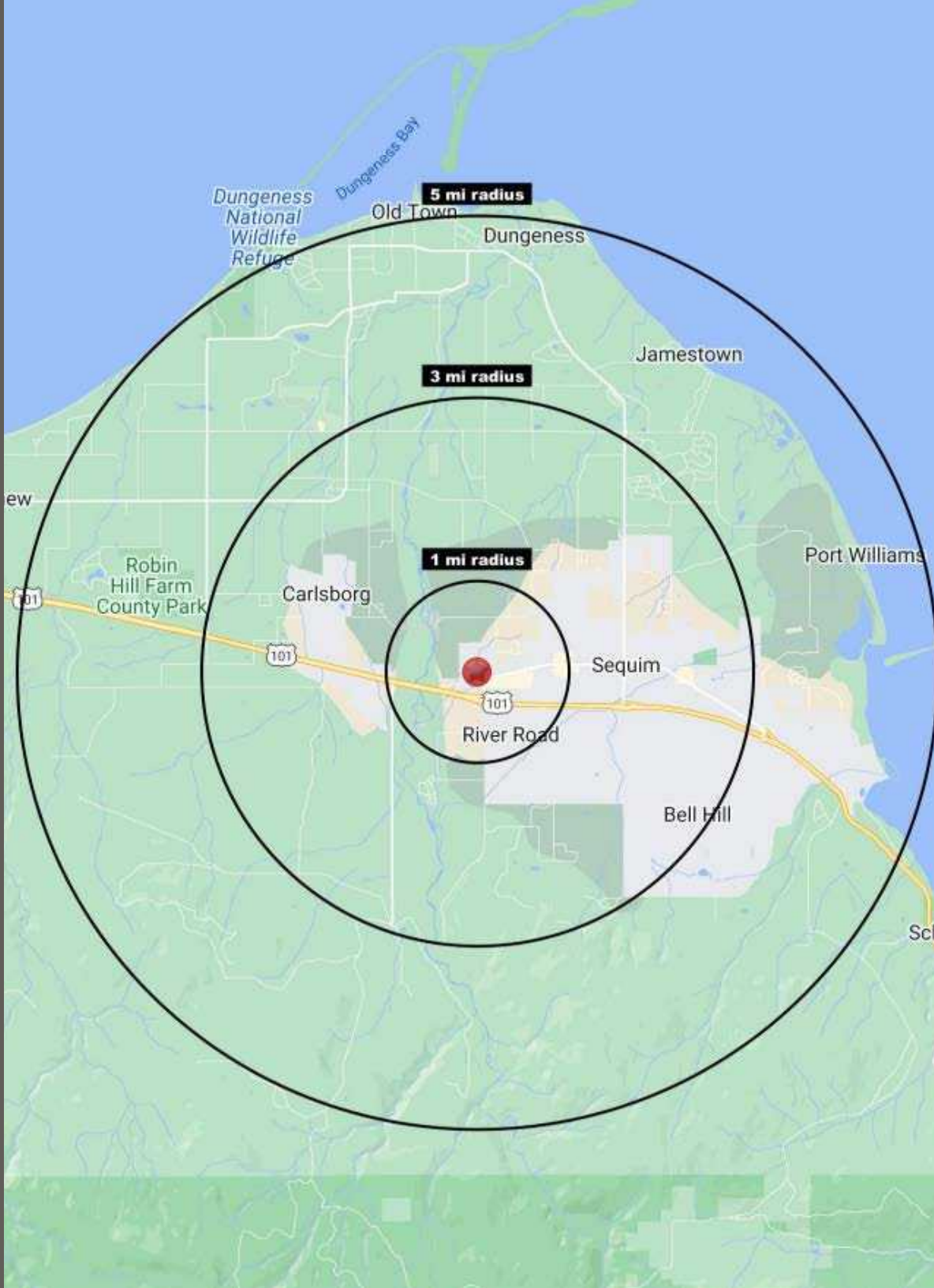
NEARBY TENANTS





# DEMOGRAPHICS

SUMMARY



## POPULATION

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

## AVERAGE HH INCOME

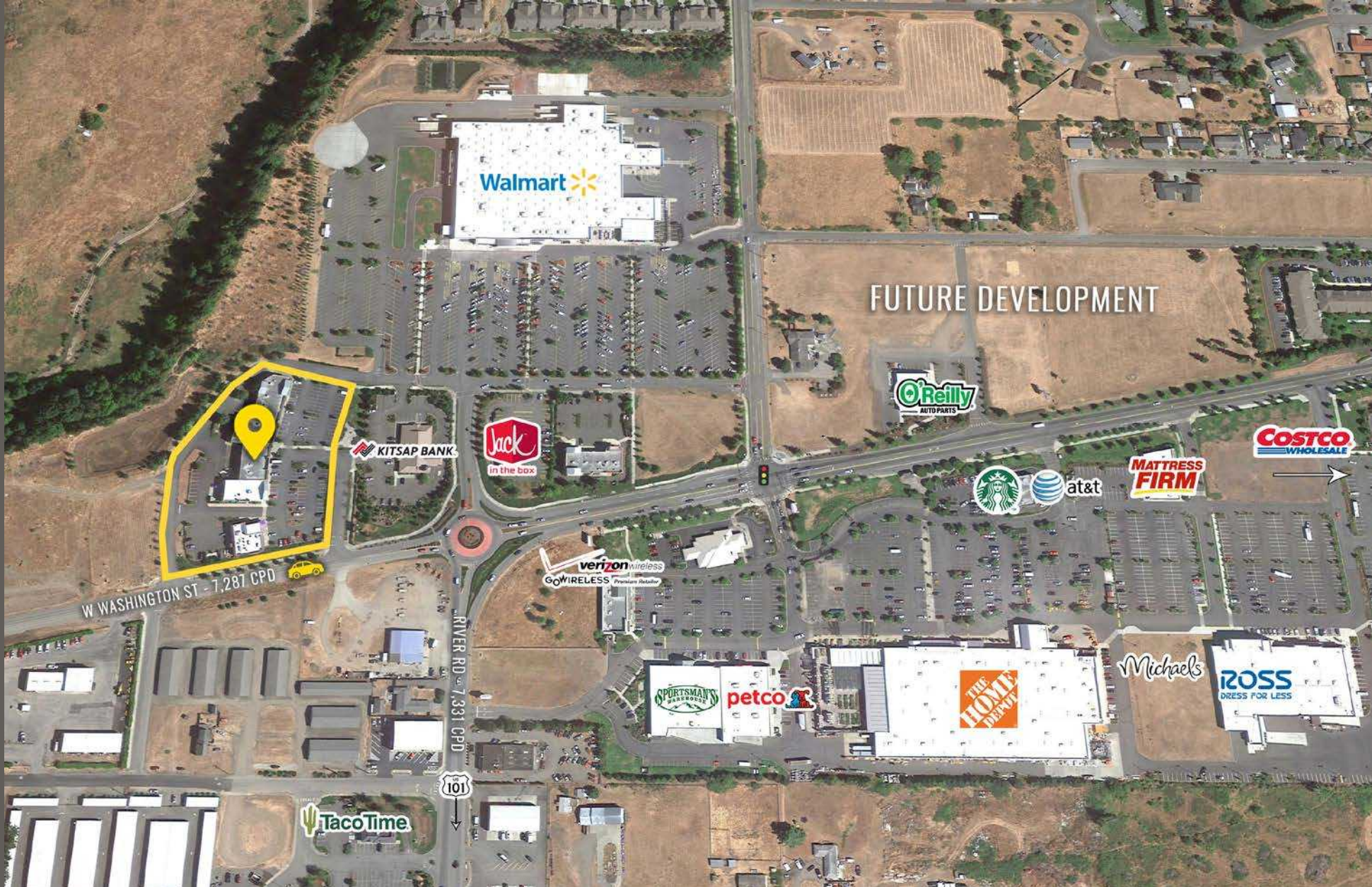
Mile 1	Mile 3	Mile 5
\$81,686	\$97,320	\$103,365

## 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

MOUNTAINSIDE  
MAIL & GIFTS

T-Mobile

NAPA

Taco Time

QUALITY

verizon

Jack  
in the Box

Starbucks

AT&T

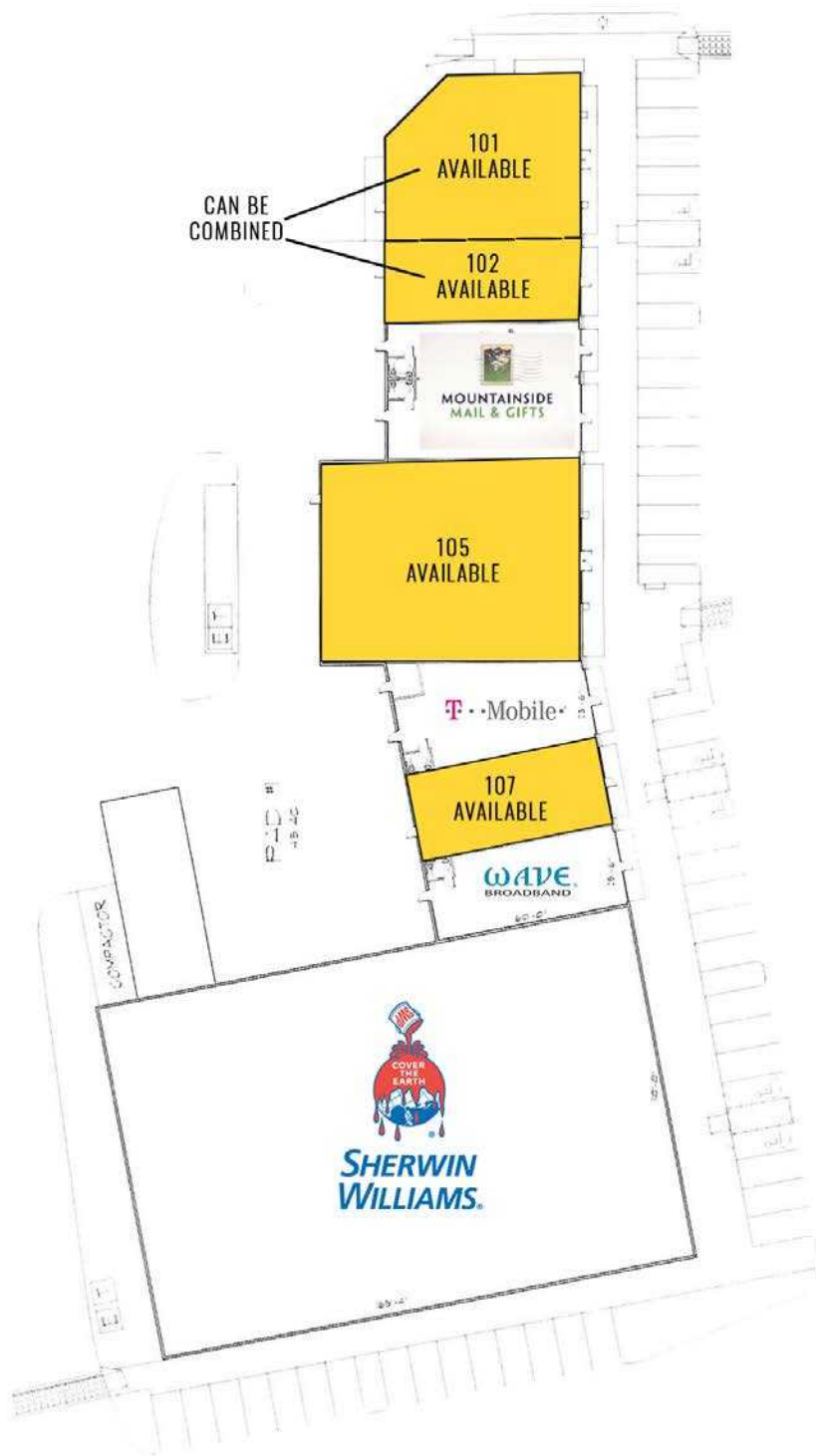
Applebee's

COSTCO WHOLESALE  
THE HOME DEPOT  
SPORTSMAN'S WAREHOUSE  
ROSS petco





# 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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