



FIDALGO SQUARE

1710 Commercial Avenue
Anacortes, WA

Steve Erickson | Dale Goong

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington, 98034

PROPERTY SUMMARY

For Lease | Fidalgo Square
1710 Commercial Avenue, Anacortes, WA

FIDALGO SQUARE

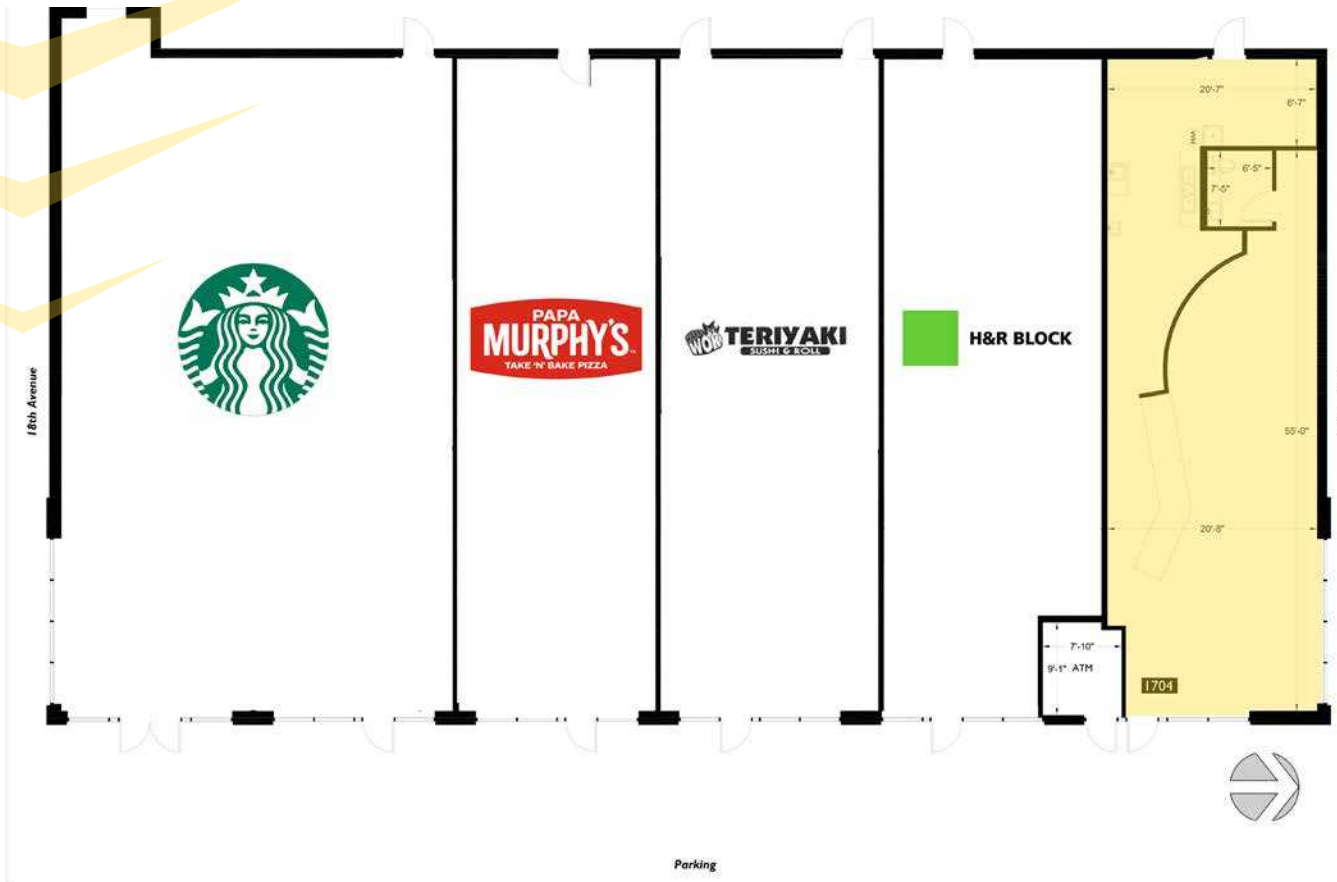
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Boasting direct frontage to SR 20 (15,323 ADT), the primary route through town and the gateway to the WSDOT ferry connecting to the San Juan Islands and Canada, this location serves both local residents and a substantial influx of tourist travelers. With over 1.89 million riders utilizing the ferry service last year alone, this prime location offers unparalleled visibility and access, making it an ideal destination for businesses seeking to capitalize on a dynamic and diverse customer base.

- Current A T & T End Cap: 1,475 SF
- Call Broker for Rates
- NNN: \$9.00 PSF



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15 Drive Time



POPULATION

22,214



DAYTIME POPULATION

7,806



HOUSEHOLDS

9,429



AVERAGE
HOUSEHOLD INCOME

\$139,376



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE

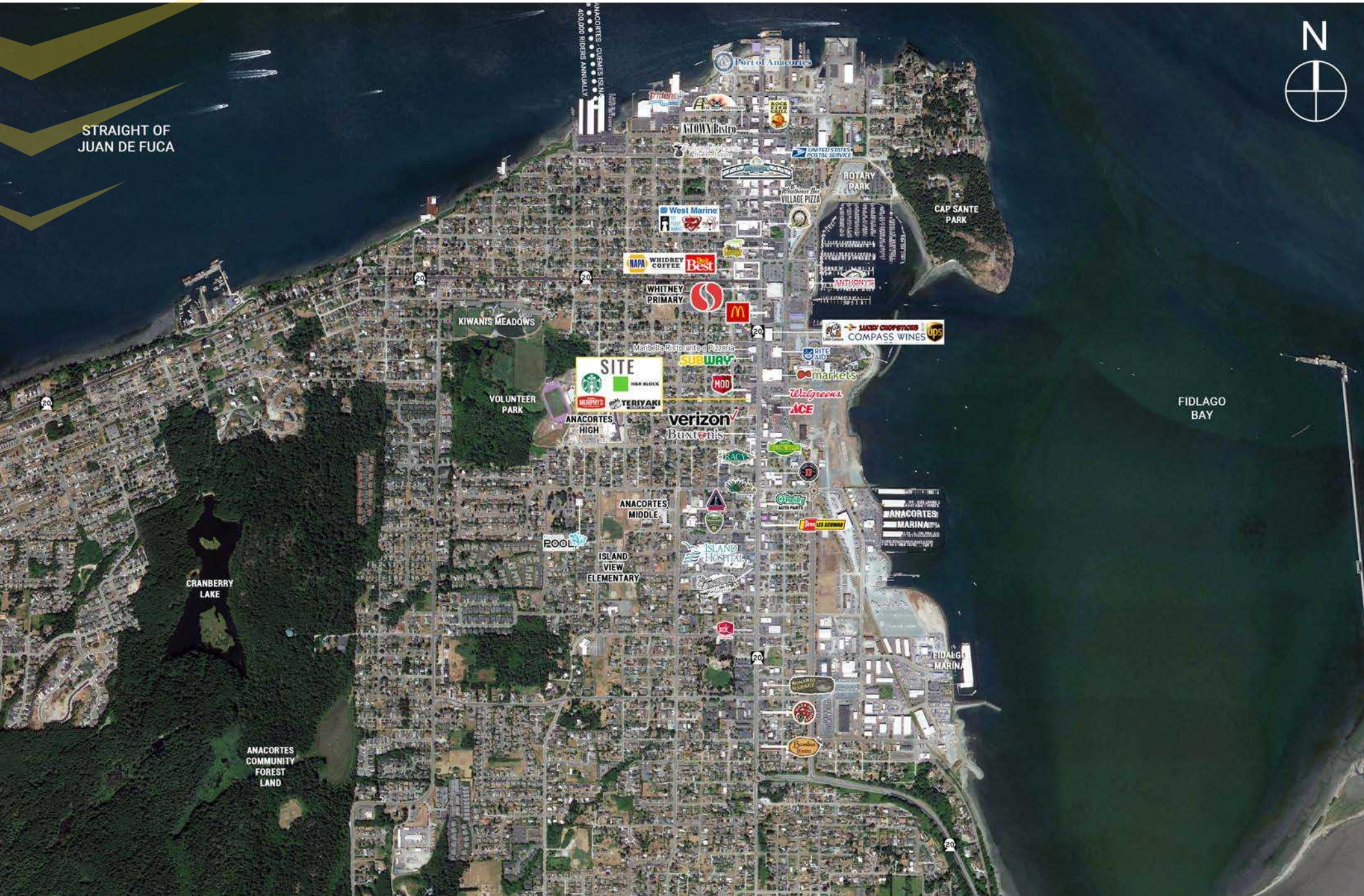
\$441.97M

PROPERTY SUMMARY

MARKET AERIAL

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1710 Commercial Avenue, Anacortes, WA

STRAIGHT OF
JUAN DE FUCA



CRANBERRY
LAKE

ANACORTES
COMMUNITY
FOREST
LAND

FIDALGO
BAY

ANACORTES EMBERS (SMA)
40,000 BUBBLES ANNUALLY

SITE

ANACORTES
HIGH

ANACORTES
MIDDLE

ISLAND
VIEW
ELEMENTARY

ANACORTES
MARINA

FIDALGO
MARINA

CITY SUMMARY

ANACORTES, WA

| For Lease | Fidalgo Square
| 1710 Commercial Avenue, Anacortes, WA



ANACORTES, WA a unique, creative, vibrant and caring maritime community that supports cultural and economic diversity and vitality, balances sustainable growth with respect for their history, and protects their natural environment and public lands for future generations. Anacortes is the largest seaport in Skagit County and the County's second largest city. Anacortes's tremendous natural beauty and small town feel contribute to a quality of life that is highly valued by its people.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

STEVE ERICKSON

425.822.5522
serickson@fwp-inc.com

DALE GOONG

425.250.3275
dale@fwp-inc.com



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