

718 COMMERCIAL AVE ANACORTES, WA

FOR LEASE

- 2,320 +/- sf retail space in a multi-tenant bldg
- Available November 1, 2024
- Located in historic downtown Anacortes
- Frontage on Commercial Ave alongside other retail spaces
- Zoned CBD: Central Business District
- \$12 psf per year plus NNN

***Showing through listing agent only*



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
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LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.



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clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS

Catylist

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 716-720 Commercial Avenue, Anacortes, WA 98221

CITY, STATE

Anacortes, WA

POPULATION

13,085

AVG. HHSIZE

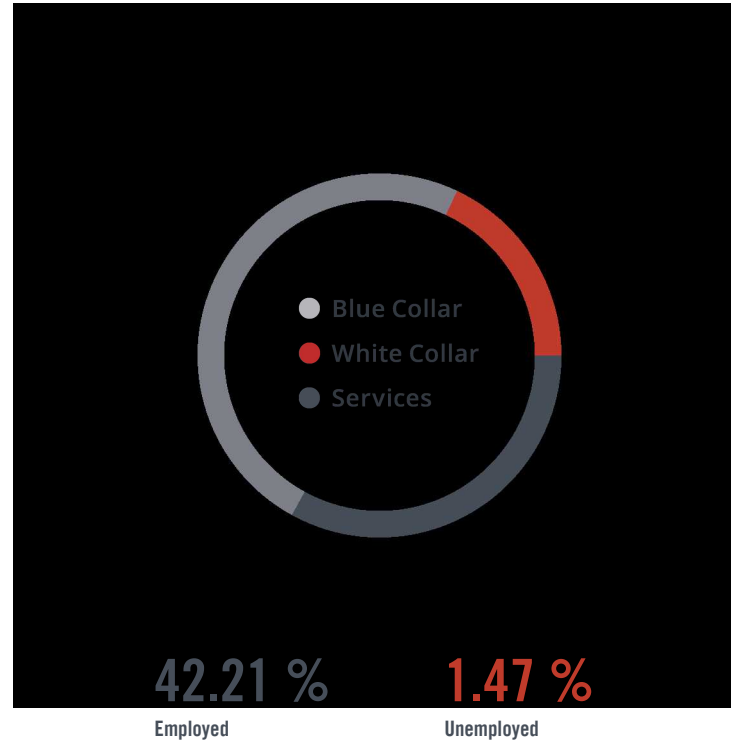
2.20

MEDIAN HH INCOME

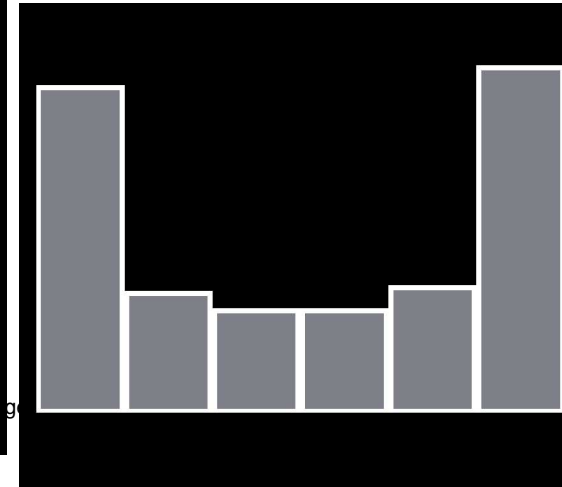
\$57,153

HOME OWNERSHIP

3,784



GENDER & AGE



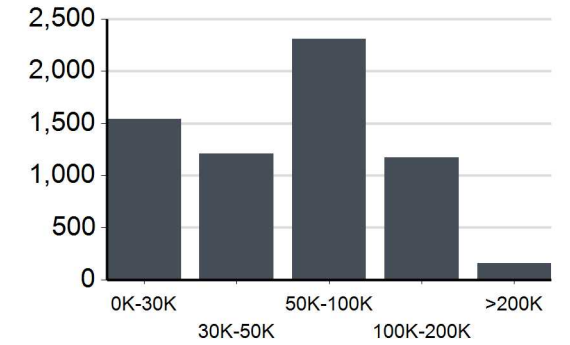
RACE & ETHNICITY

White:	89.62 %
Asian:	0.40 %
Native American:	0.16 %
Pacific Islanders:	0.00 %
African-American:	0.14 %
Hispanic:	5.68 %
Two or More Races:	4.00 %

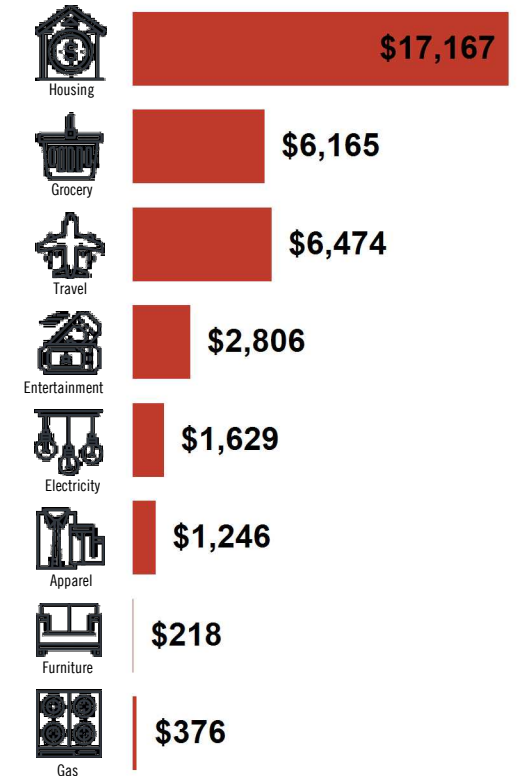
EDUCATION

High School Grad:	25.83 %
Some College:	27.87 %
Associates:	7.93 %
Bachelors:	30.43 %

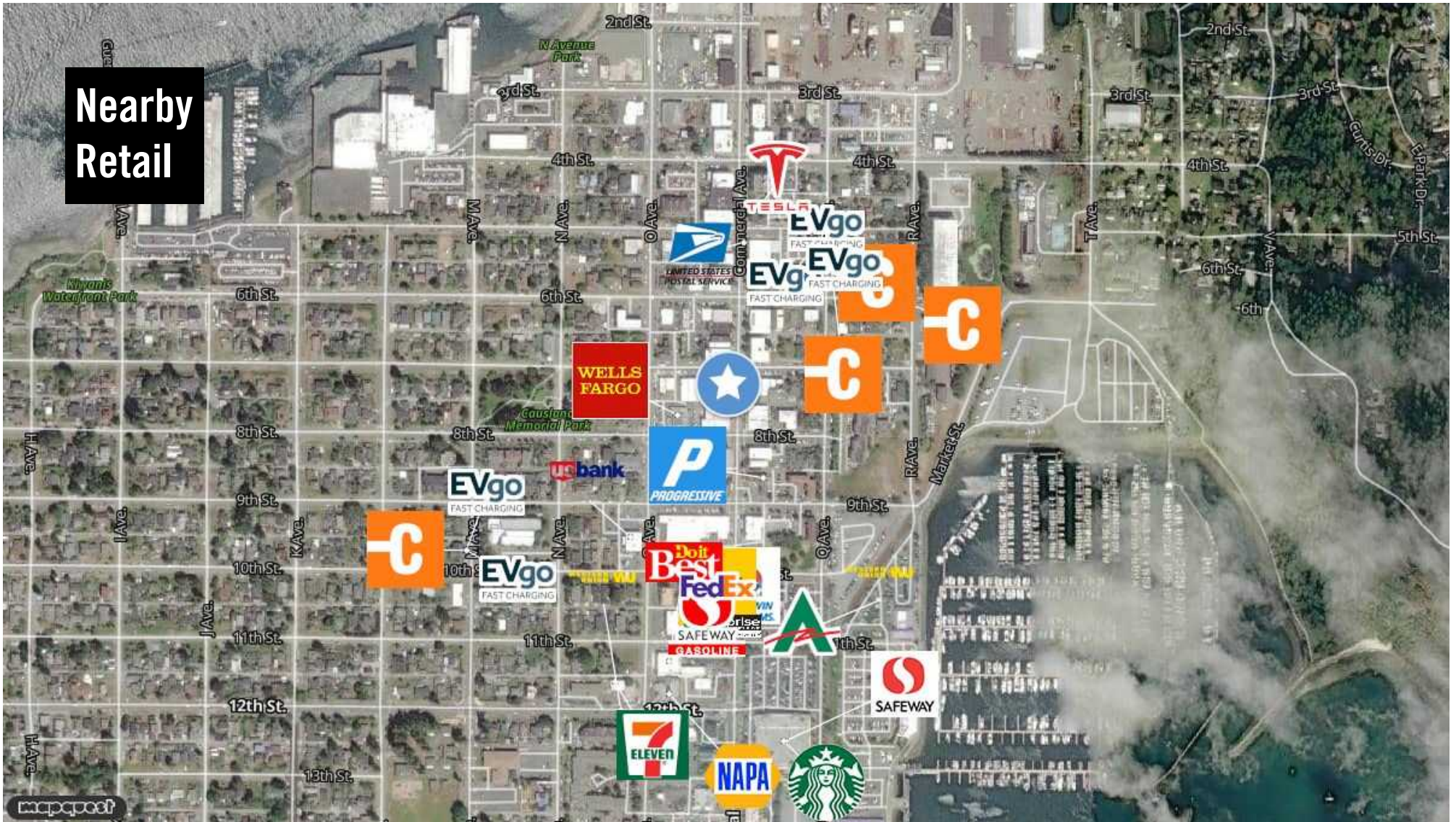
INCOME BY HOUSEHOLD



HH SPENDING



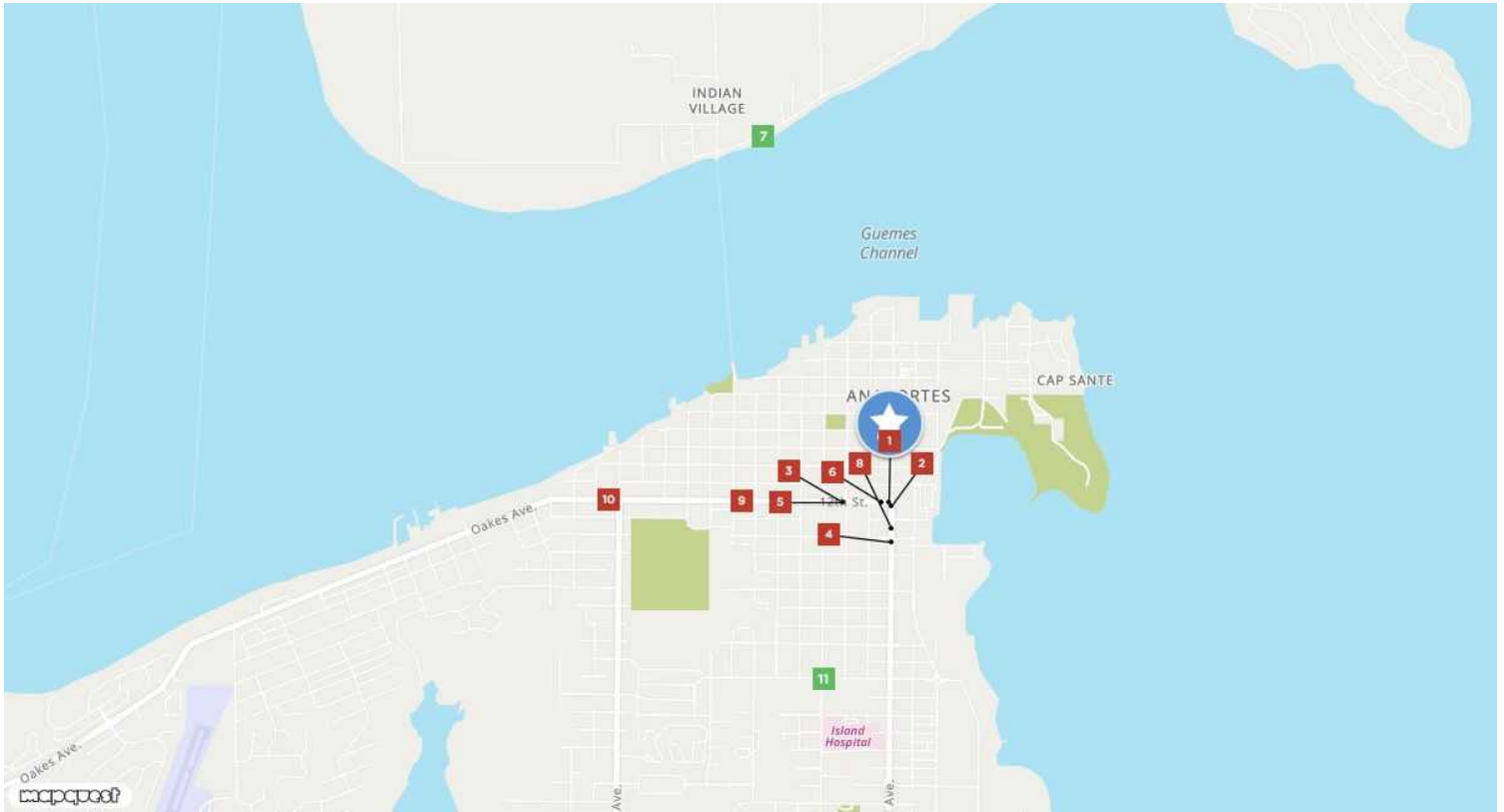
Nearby Retail



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ANALYTICS | Catylist

Traffic Counts



12th Street	1	Commercial Avenue	2	12th Street	3	WA 20 SPUR	4	12th Street	5
I Ave		13th St		N Ave		14th St		D Ave	
Year: 2021	10,889	Year: 2021	14,458	Year: 2021	13,301	Year: 2021	13,182	Year: 2019	15,000
Year: 2019	12,000	Year: 2018	15,000	Year: 2018	15,000				
		Year: 2017	15,000	Year: 2017	15,000				
12th St	6	S Shore Rd	7	Commercial Ave	8	12th St	9	12th St	10
O Ave		Kinnear Ln		13th St		I Ave		D Ave	
Year: 2018	12,000	Year: 2011	324	Year: 2010	15,000	Year: 2005	15,000	Year: 2000	13,000
Year: 2017	12,000	Year: 1996	276	Year: 2005	17,000			Year: 1999	13,000
Year: 2015	11,000			Year: 2004	18,000			Year: 1998	12,000
22nd St	11								
M Ave									
Year: 1998	2,890								

Chapter 17.20

CENTRAL BUSINESS USE DISTRICT (CBD)

Sections:

- 17.20.010 Purpose.**
- 17.20.020 Permitted uses.**
- 17.20.030 Permitted accessory uses.**
- 17.20.040 Conditional uses.**
- 17.20.050 Minimum lot size.**
- 17.20.060 Minimum setback requirements.**
- 17.20.070 Maximum density.**
- 17.20.080 Maximum land coverage.**
- 17.20.090 Maximum building height.**
- 17.20.100 Off-street parking requirements.**
- 17.20.110 Building standards.**
- 17.20.120 Basic design standards.**
- 17.20.130 Commercial Avenue street frontage.**

17.20.010 Purpose.

The central business district (CBD) is intended to concentrate stores, offices, financial institutions, service establishments, and other similar facilities in a centrally located area that will conveniently and adequately serve citizens of Anacortes and visitors with a complete selection of goods and services. The regulations for this district are designed to encourage the grouping and development of complementary businesses, and to discourage development of businesses or activities which would:

- A. Disrupt pedestrian/shopper circulation patterns;
- B. Create pedestrian safety hazards or nuisances;
- C. Lessen the attraction of the CBD as the retail trade center;
- D. Preclude use of significant portions of first floor store frontage for retail trade. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.020 Permitted uses.

- A. Retail stores, personal service shops, and household item repair and cleaning shops;

- B. Offices, financial service institutions, printing works;
- C. Eating and drinking establishments, bed-and-breakfast establishments, hotels, motels;
- D. Enclosed recreational enterprises;
- E. Churches, clubs, art galleries, libraries, museums, educational facilities;
- F. Municipal service buildings, passenger terminals, parking lots and parking structures;
- G. Other commercial and service uses of similar or less impact upon the district and conforming with Section [17.20.010](#), Purpose, parks;
- H. Multifamily above the first floor. (Ord. 2316 (part), 1994)
- I. Commercial parking;
- J. Public parking;
- K. Private parking. (Ord. 2812 § 1 (Att. A), 2010; Ord. 2794 § 1 (Att. A), 2008)

17.20.030 Permitted accessory uses.

Single-family dwelling units in conjunction with and accessory to permitted uses and located within the same building as the permitted use and located above the first floor. Any uses customarily incidental to the permitted use. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.040 Conditional uses.

- A. Restaurant sidewalk use;
- B. Landmark buildings with any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a landmark building recognized as such by the city council;
- C. Single-family residence, if in an existing building that was a single-family residence at some time in its past (no new single-family residences shall be constructed in this zone);
- D. Any retail store, or complex of retail stores, with more than fifty thousand square feet of total, combined floor area, otherwise permitted in the underlying zone. (Ord. 2794 § 1 (Att. A), 2008)

17.20.050 Minimum lot size.

No minimum. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.060 Minimum setback requirements.

Along any property line adjoining a residentially zoned district with no intervening street or alley there shall be a setback of at least ten feet. No setback is required at other property lines. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.070 Maximum density.

No maximum. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.080 Maximum land coverage.

No maximum. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.090 Maximum building height.

Fifty feet. (Ord. 2794 § 1 (Att. A), 2008)

17.20.100 Off-street parking requirements.

Parking shall meet the requirements of Chapter [17.46](#), Parking. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2316 (part), 1994)

17.20.110 Building standards.

- A. In order to make large new buildings compatible with the scale of existing city development, and create a pedestrian-friendly environment, the apparent size of buildings and parking areas shall be broken down to relate to human scale by the following means:
- B. If a building facade exceeds fifty feet in length, it shall be broken down into smaller elements by joggling the wall in or out a minimum of four feet for at least ten feet of length, or by adding an element such as a porch, recessed entry, bay window, projecting trellis or similar substantial architectural feature at least four feet deep by ten feet wide by one-story high, at intervals so that no continuous wall plane is more than fifty feet in length.
- C. If a building exceeds twenty feet in height, its apparent height shall be modulated wherever it is within ten feet of a sidewalk, plaza, courtyard, or similar pedestrian area, by adding shorter (twenty feet or less) building elements such as a wing of the building, arcade, trellis, lower roof overhang, horizontal projection at least two feet deep, awning, balcony or other architectural feature to reduce the apparent height to a more human scale.

- D. If a building wall is within twenty feet of a sidewalk, plaza, courtyard, or similar pedestrian area, it shall incorporate human-scale elements such as windows, arcades, lower roof overhangs, small-scale textural and color changes, moldings, balconies, projecting and recessed elements, doorways, landscaped areas, trellises, artwork and/or other small-scale architectural features so that people will not be walking past large blank wall surfaces.
- E. Primary building entrances shall be clearly visible from streets, pedestrian ways and parking areas, with recessed or covered entrance areas to protect people from the rain. Projects shall be designed to facilitate pedestrian access, with pedestrian walkways connecting building entrances to adjacent public ways in locations which provide access to pedestrian street crossings.
- F. Service and loading areas shall be located away from the primary parking and pedestrian areas to minimize conflicts. Dumpsters, loading platforms, storage areas, and similar functions shall be screened from direct view from pedestrian areas by attractive view-obstructing fencing or dense landscaping.
- G. Parking lots in this zone shall provide landscaped areas distributed throughout the parking areas, totaling not less than five percent of the parking lot area, in addition to the perimeter landscaping required by subsection [17.46.080\(A\)](#). In order to limit impervious surface and avoid excessively large parking areas, parking lots in the CBD zone shall not exceed the minimum number of spaces required for each use under Chapter [17.46](#) by more than ten percent. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2592 Att. A § 13, 2002)

17.20.120 Basic design standards.

The following requirements shall apply to a building or complex of buildings exceeding fifty thousand square feet in gross floor area, because of the potential for a large structure to overwhelm and dominate this section of the city, to the detriment of existing uses and smaller businesses:

- A. To visually modulate the vast expanses of parking required for a large building, an added two percent of the parking lot areas shall be developed in landscaping, in addition to the basic parking lot landscaping requirement for this zone. The landscaping plan for the project must be approved by the planning commission.
- B. Parking shall be broken into several smaller parking lots, and buildings shall have entrances on more than one side, to reduce walking distances and to reduce the apparent expanse of the parking lots.
- C. To visually modulate the greater size of the building, all sides of the building shall either meet the building standards for being within twenty feet of a pedestrian area or shall be partially screened by landscaped areas not less than five feet in width, with at least one tree for each thirty feet of facade length. (Ord. 2794 § 1 (Att. A), 2008; Ord. 2592 Att. A § 12, 2002)

17.20.130 Commercial Avenue street frontage.

The following guidelines shall apply to all new buildings in the CBD fronting on Commercial Avenue. Buildings being remodeled or renovated, and those fronting on other streets shall follow these guidelines where feasible, unless doing so would be incompatible with the historic character of the existing buildings.

- A. No parking lots, vehicular building entrances or loading areas, garbage or recycling containers or parking lot entrances shall be allowed on Commercial Avenue.
- B. All buildings fronting on Commercial Avenue in the CBD zone shall be built so that the front façade of the building is on the property line, or it may be set back up to a maximum of ten feet from the front property line if incorporating a public feature such as a sidewalk café or mini-park.
- C. To promote the pedestrian and retail focus of this district, the portion of all facades between two feet and ten feet above the ground floor level and facing Commercial Avenue shall be a minimum of seventy-five percent transparent glass and shall include the primary building entrance(s).
- D. Buildings shall be configured so that the entire front portion of the ground floor fronting on Commercial Avenue, to a minimum depth of forty feet, is suitable for retail, restaurant, or other uses serving the general public.
- E. To shelter pedestrians, building awnings or canopies are encouraged where appropriate. Horizontal canopy/awning (not a fabric awning or sloping roof) extending a minimum of six feet over the Commercial Avenue sidewalk, at approximately the same height above the sidewalk as the nearest existing awnings on either side. If there are no existing canopies in that block, a height generally consistent with other canopies in the CBD may be approved.
- F. Windows on upper stories shall have a vertical orientation, with window height being at least one and one-half times the width. (Ord. 2812 § 1 (Att. A), 2010; Ord. 2794 § 1 (Att. A), 2008)

The Anacortes Municipal Code is current through Ordinance 3026, passed July 16, 2018.

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.

[City Website: www.cityofanacortes.org](http://www.cityofanacortes.org)

City Telephone: (360) 293-1900

[Code Publishing Company](#)