

AVAILABLE FOR GROUND LEASE

611 Emerson Ave
Hoquiam, WA 98550



EMERSON AVE = 15,794 CPD

JEFFERSON ST.

KARR AVE



611 EMERSON AVENUE

Jameson Sullivan | Jake Thurber

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

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

611 EMERSON AVENUE is situated in the heart of Hoquiam, Washington. Located on the mainline road, just off the intersection of US Highway 101 and Highway 109 and is the last major stop when leaving to and first major stop when returning from the ocean side resort towns of Seabrook and Ocean Shores.

AVAILABLE



PERMITTED USES

- Automobile related uses
- Banking and financial services
- Day care centers
- Restaurant (Drive-thru and sit-down)
- Retail sales
- Hospital, medical, & dental clinics
- Multifamily *Conditional Use Permit Required
- Light Industrial
- Hotels and motels
- Storage
- Recreational facilities
- Retirement homes

LAND SIZE: 4.4 ACRES

PRICE

Contact listing brokers for more info

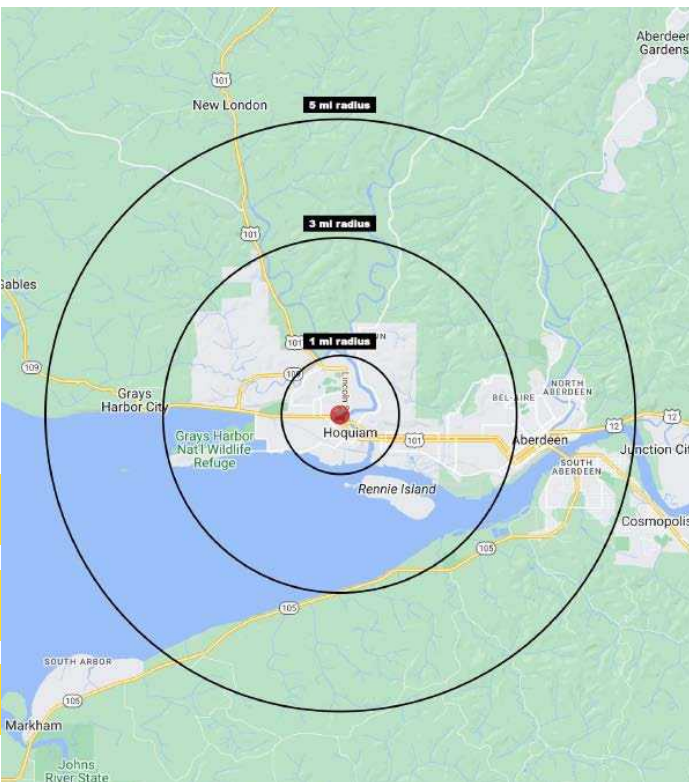
Regis - 2024	Population	Average HH Income	Daytime Population
Mile 1	6,349	\$89,827	4,552
Mile 3	15,033	\$87,314	12,451
Mile 5	27,768	\$86,374	23,548

SUMMARY

Opportunity Type	Ground Lease
Address	611 Emerson Avenue
Total Land Area	4.4 Acres
Zoning	C1
County	Grays Harbor County
Jurisdiction	City of Hoquiam
Traffic Counts	15,794 CPD (2024)

• Commercial Land | General Commercial (C1)

The general purposes of the general commercial district are to provide appropriate commercial areas for retail and service establishments, neighborhood convenience stores and office uses required by residents of the city in a manner consistent with the comprehensive plan. **Please Click [HERE](#) for More Information on Zone.**



ADDITIONAL PHOTOS



LOCATION DETAILS

EMERSON AVE PEDESTRIAN & BICYCLE IMPROVEMENT PROJECT



- Currently Under Construction
- Estimated Cost \$1.6M

>> Website for improvement project: [Click Here](#)



Located 4.5 Miles from Olympic Gateway Plaza



Close to SR-101 & SR-109

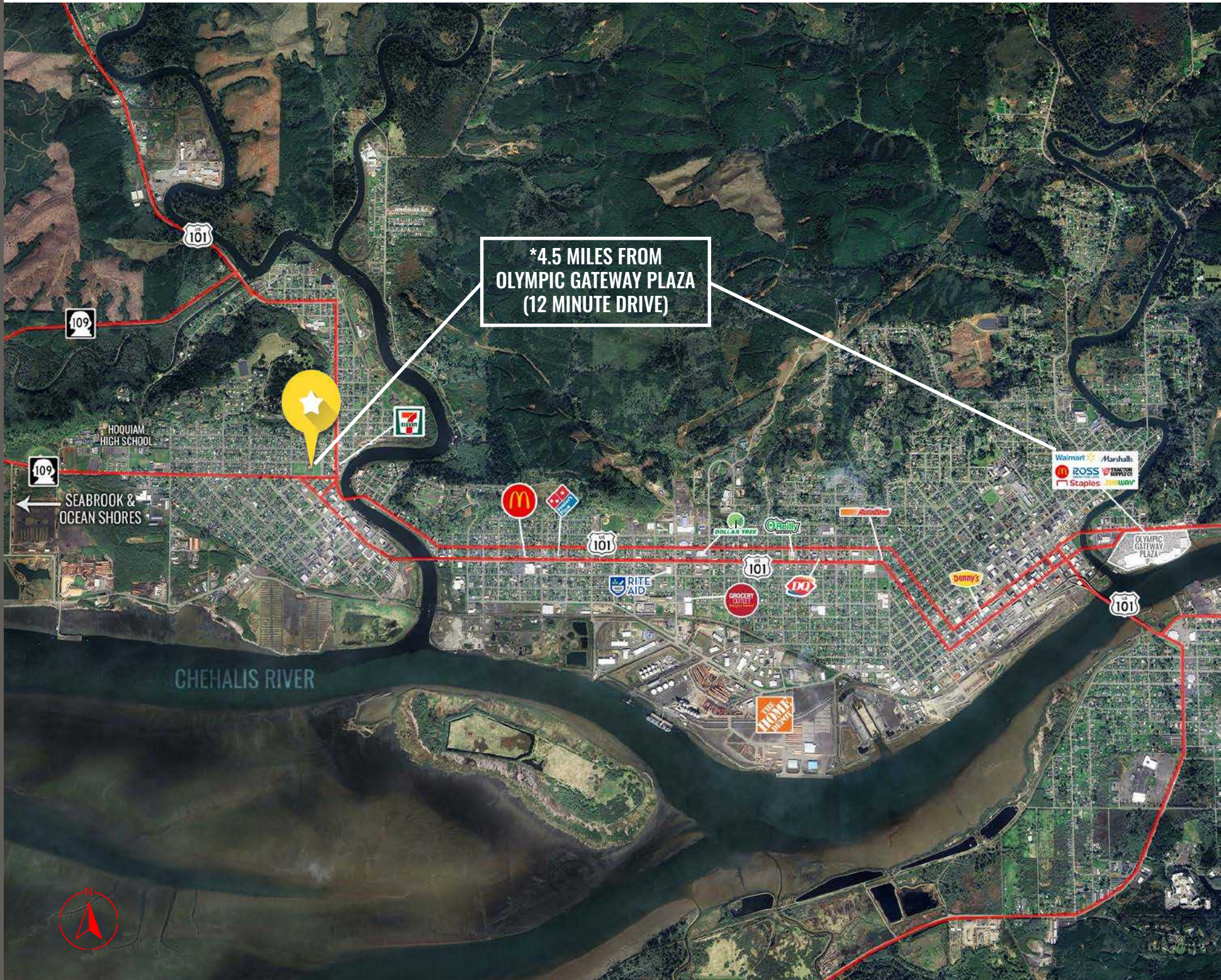


15,794 CPD Emerson Avenue (Leads to Ocean Shores)



7,009 CPD Lincoln Street (Leads to Seabrook)

LOCATION AERIAL



*4.5 MILES FROM
OLYMPIC GATEWAY PLAZA
(12 MINUTE DRIVE)

HOQUIAM
HIGH SCHOOL

SEABROOK &
OCEAN SHORES

CHEHALIS RIVER

OLYMPIC
GATEWAY
PLAZA



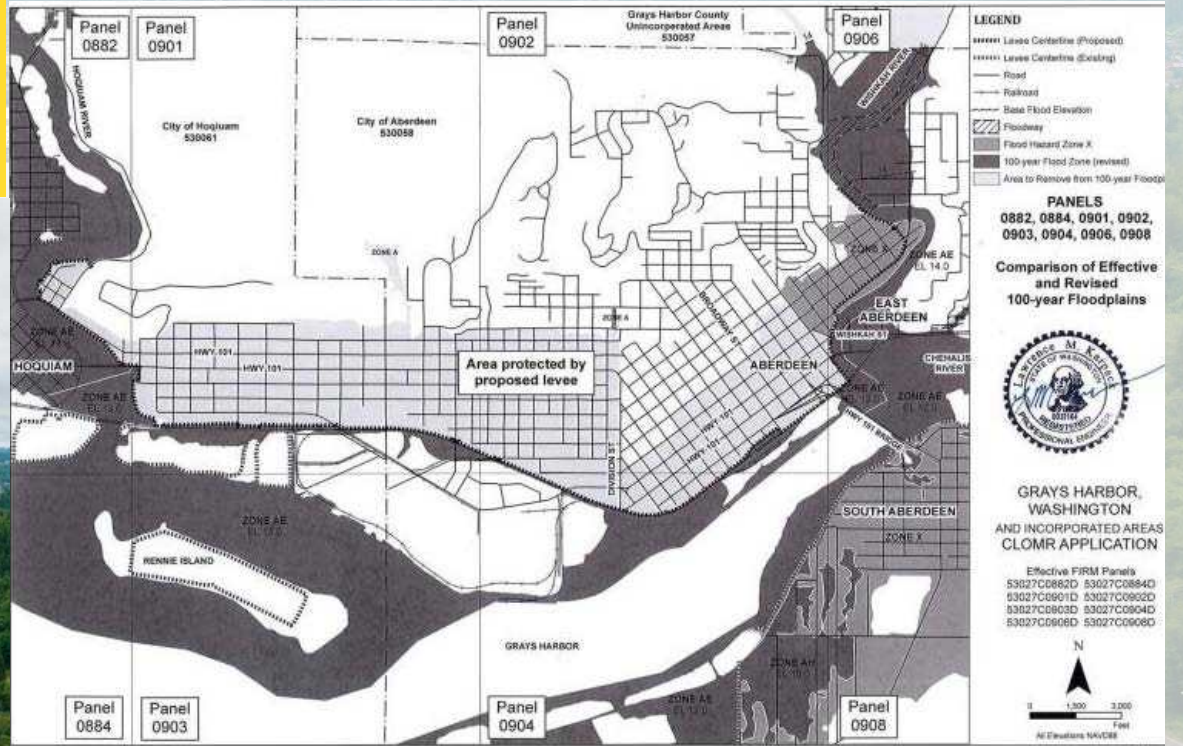
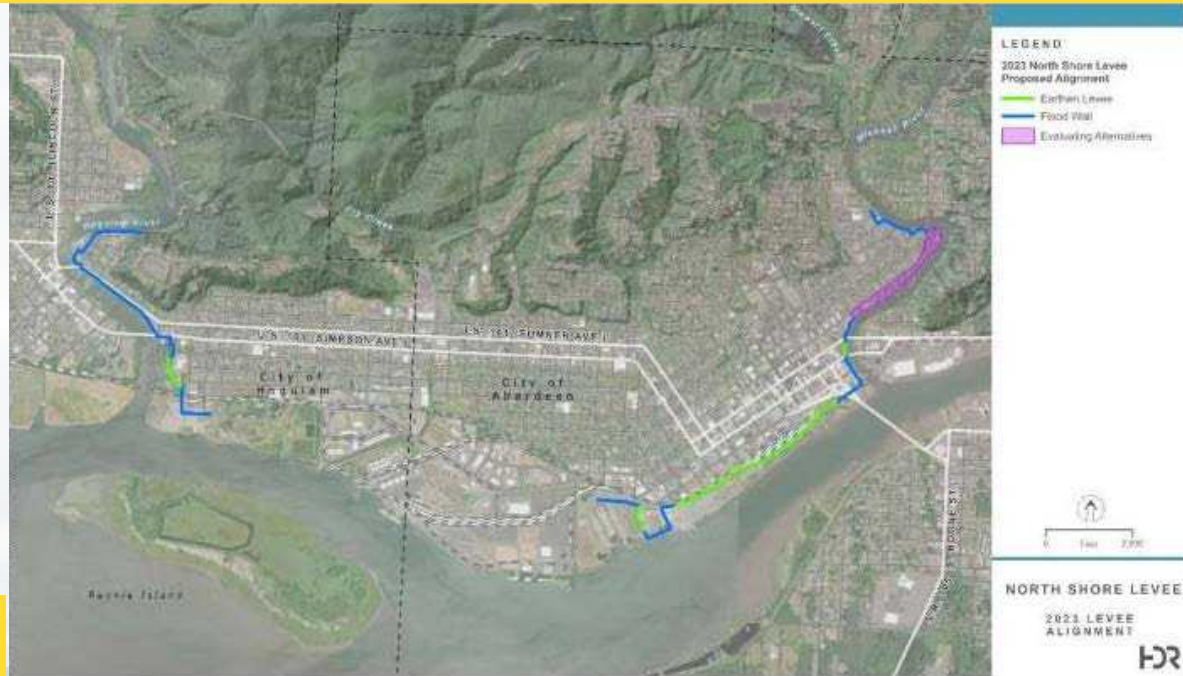
THE NORTH SHORE LEVEE will construct a 6.2-mile levee across the two cities, providing critical flood protection and removing over 3,100 properties from FEMA's mapped Special Flood Hazard Area. The project will build resiliency in the face of future flood events, retaining existing businesses, jobs, and residents who have been on the decline in the community. The total construction cost of the North Shore is estimated to be at least \$78 million.

Additional information:

- > Permits are expected to be obtained by fall of 2025.
- > Construction completed by Early 2027.
- >> [Project Summary Online](#)



NSL PROPOSED ALIGNMENT



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

EMERSON AVE - 15,794 CPD

JAMESON SULLIVAN

📞 253.471.5508

✉️ jsullivan@firstwesternproperties.com

JAKE THURBER

📞 425.822.5522

✉️ jthurber@fwp-inc.com

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