



FIDALGO SQUARE

1710 Commercial Avenue
Anacortes, WA

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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

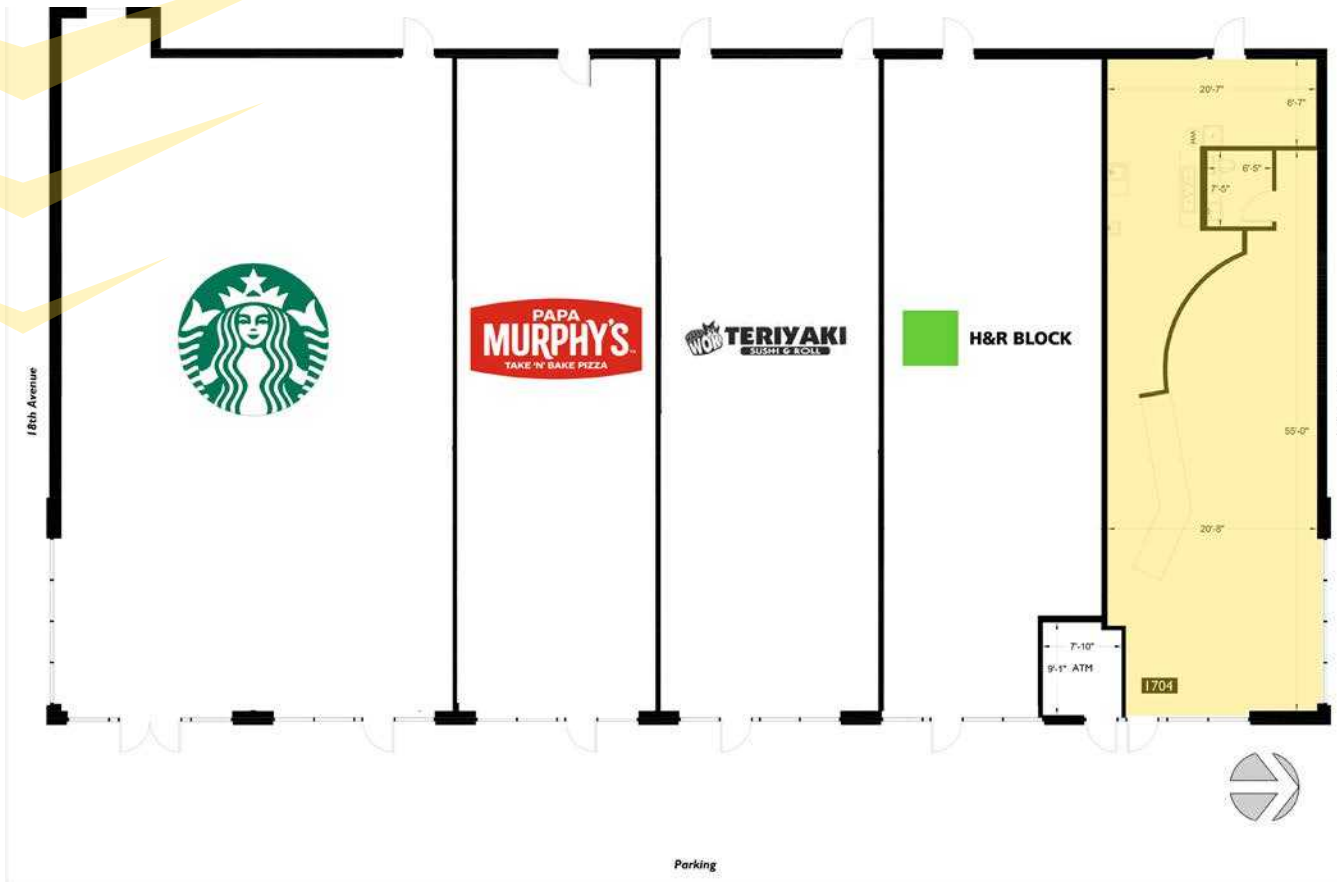
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Fidalgo Flats, Anacortes's newest apartment community has recently been completed and sits in the same city block, adding immediate population surrounding the center. Additionally, the site boasts 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

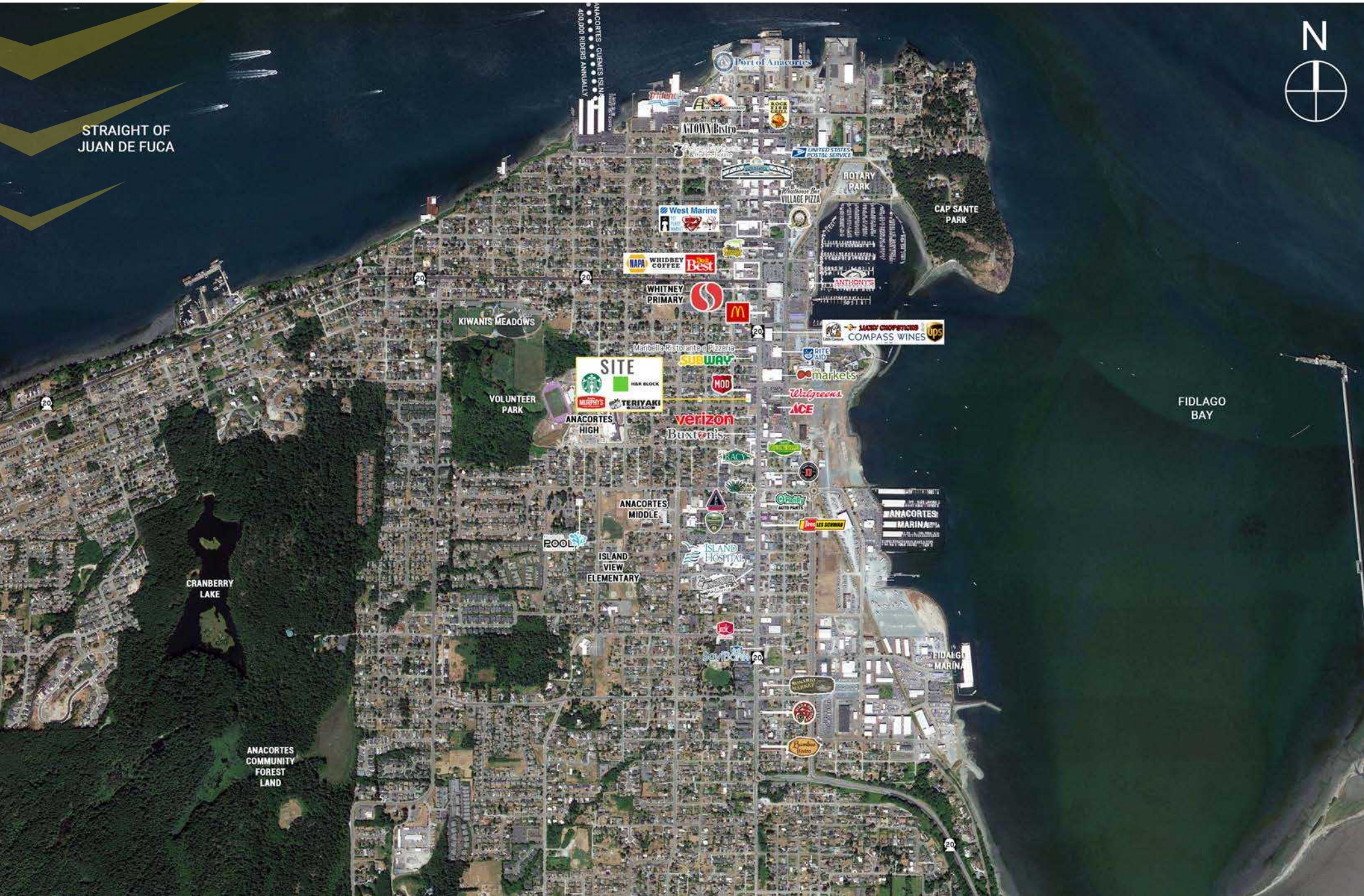
\$441.97M

PROPERTY SUMMARY

MARKET AERIAL

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

STRAIGHT OF
JUAN DE FUCA



FIDALGO
BAY

CRANBERRY
LAKE

ANACORTES
COMMUNITY
FOREST
LAND

KIWANI'S
MEADOWS

VOLUNTEER
PARK

SITE

ANACORTES
HIGH

ANACORTES
MIDDLE

ISLAND
VIEW
ELEMENTARY

FIDALGO
MARINA

ANACORTES
MARINA

20

20

20

20

20

ANACORTES EMBERS (SMA)
40,000 BLDGS ANNUALLY

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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