



FIDALGO SQUARE

1710 Commercial Avenue
Anacortes, WA

Steve Erickson | Dale Goong | Chandler Williams

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

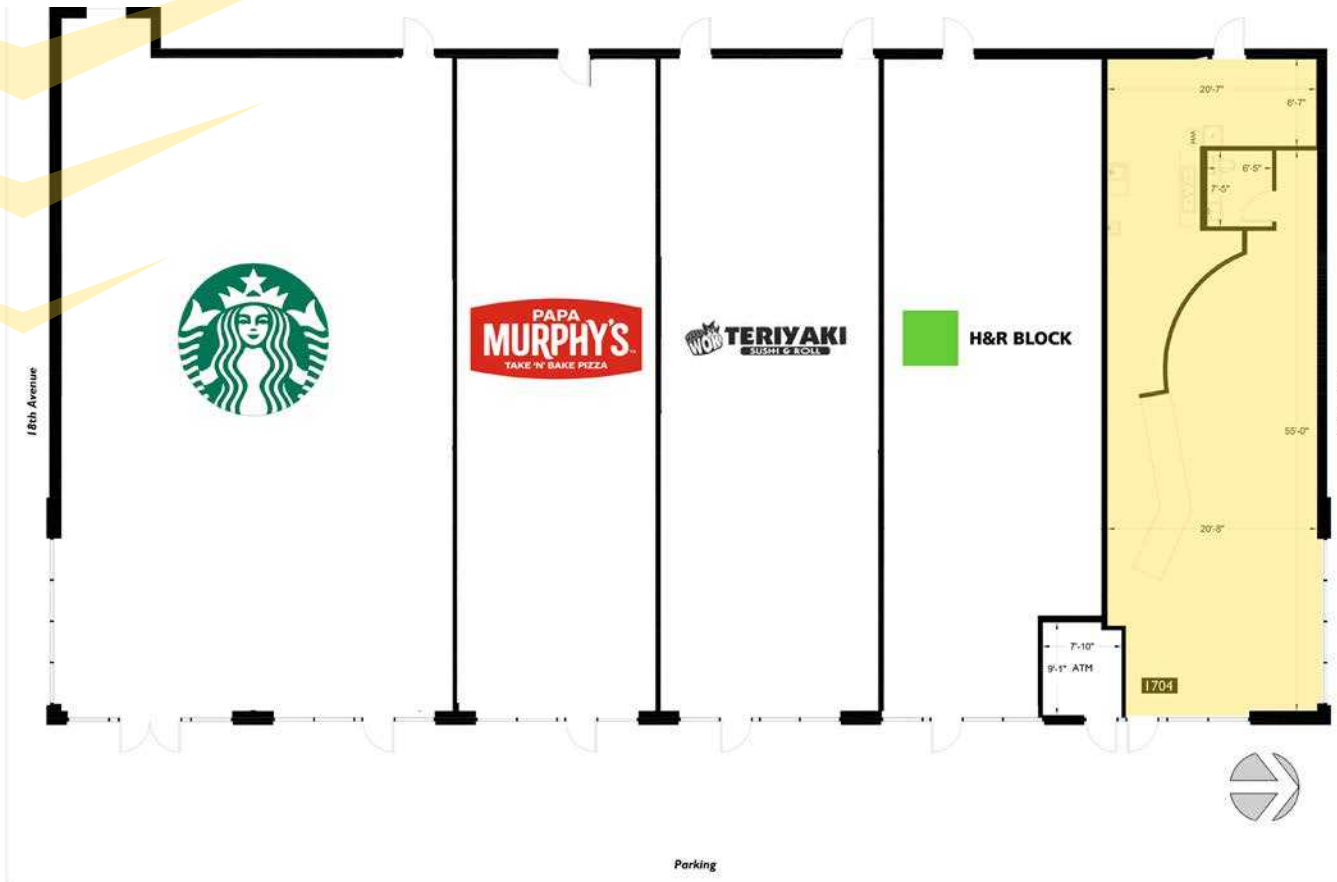
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Fidalgo Flats, Anacortes's newest apartment community has recently been completed and sits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



PROPERTY SUMMARY

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



15 Drive Time



POPULATION

22,214



DAYTIME POPULATION

7,806



HOUSEHOLDS

9,429



AVERAGE
HOUSEHOLD INCOME

\$139,376



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE

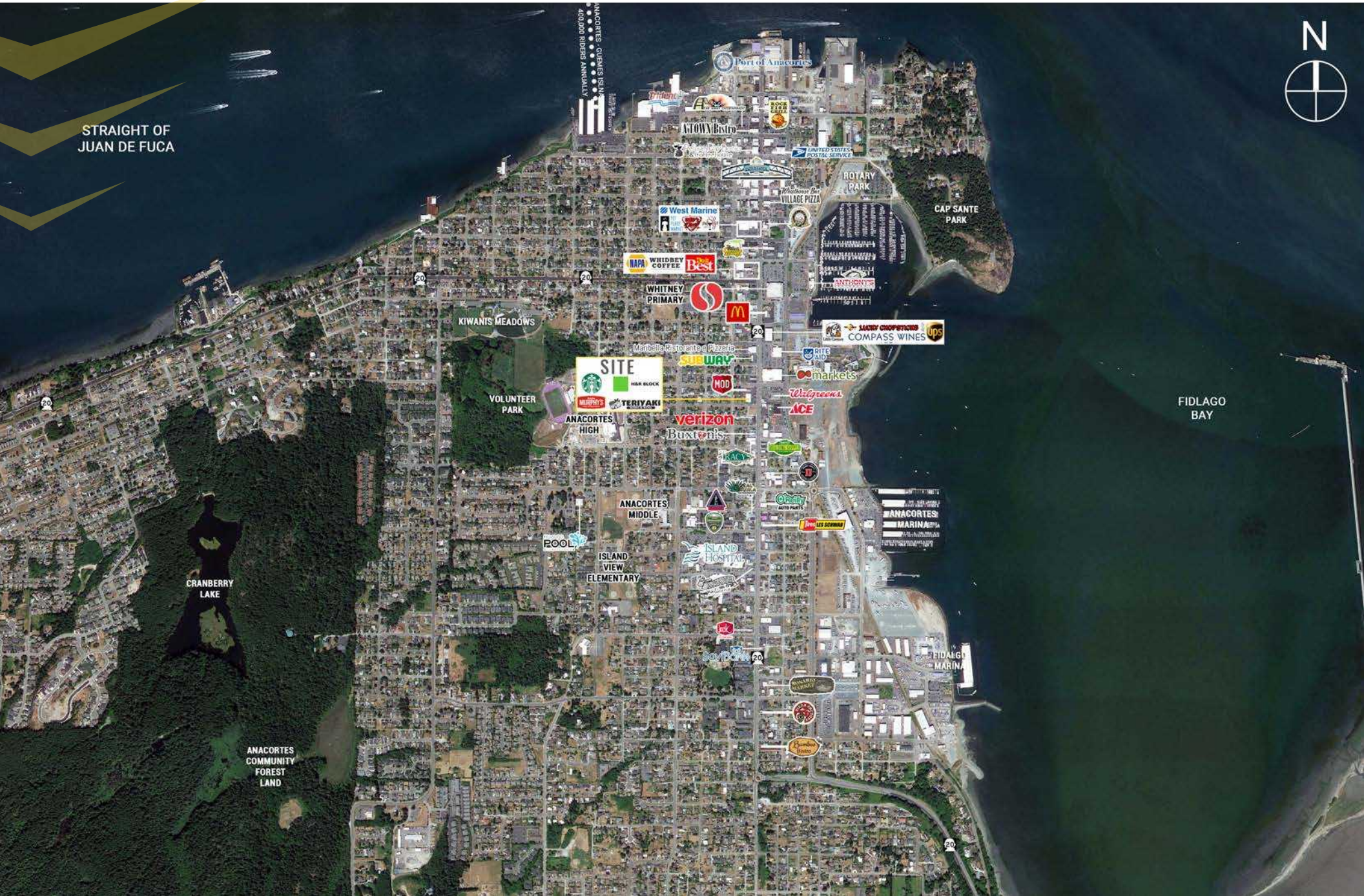
\$441.97M

PROPERTY SUMMARY

MARKET AERIAL

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

STRAIGHT OF
JUAN DE FUCA



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

CHANDLER WILLIAMS

425.250.3274
chandler@fwp-inc.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.