

CHIPOTLE NOW OPEN!



# FIDALGO SQUARE

1710 Commercial Avenue  
Anacortes, WA

Dale Goong | Chandler Williams | Steve Erickson

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

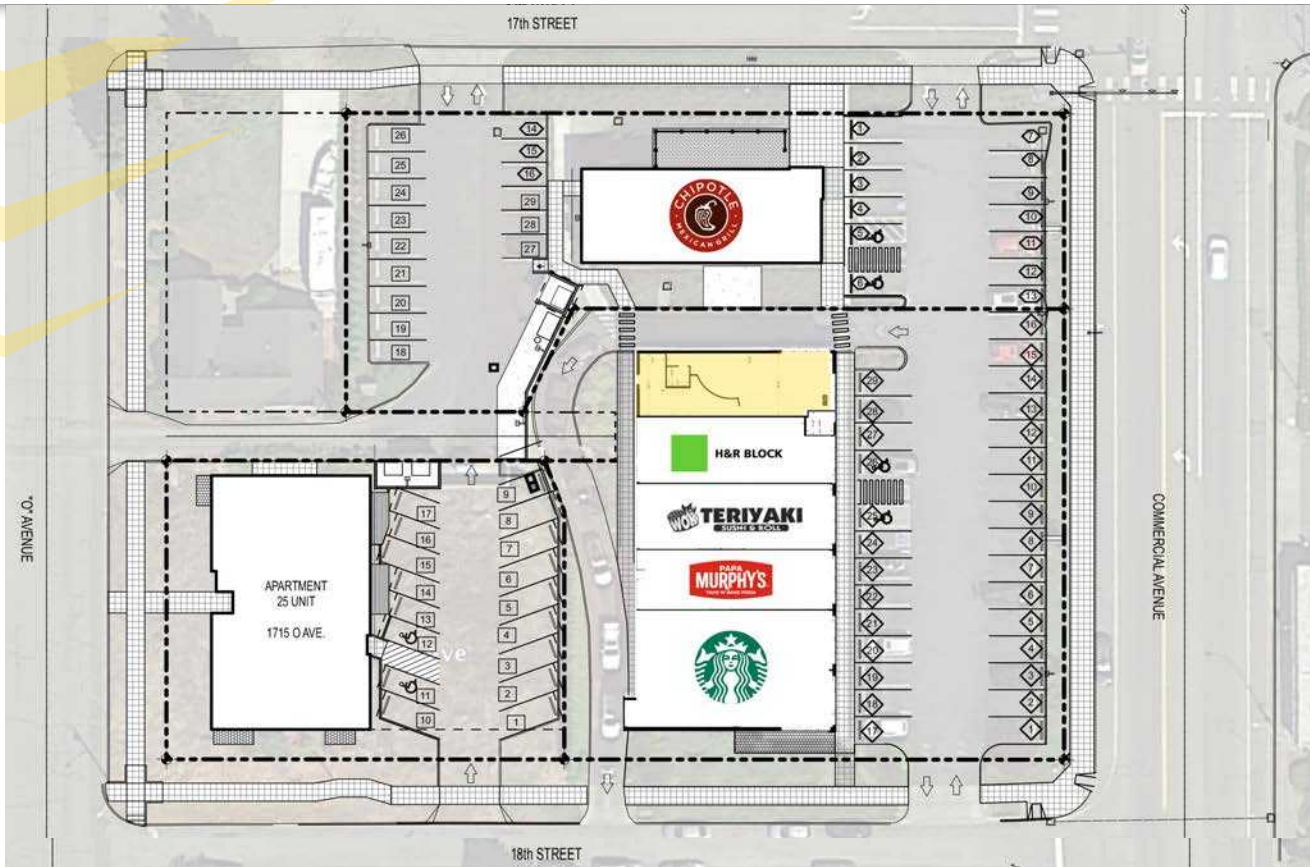
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Fidalgo Flats, Anacortes's newest apartment community has recently been completed and sits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

- 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

21,299



DAYTIME POPULATION

7,822



HOUSEHOLDS

9,590



AVERAGE  
HOUSEHOLD INCOME

\$135,913



TOTAL NON-RETAIL ANNUAL  
CONSUMER EXPENDITURE

\$441.78M

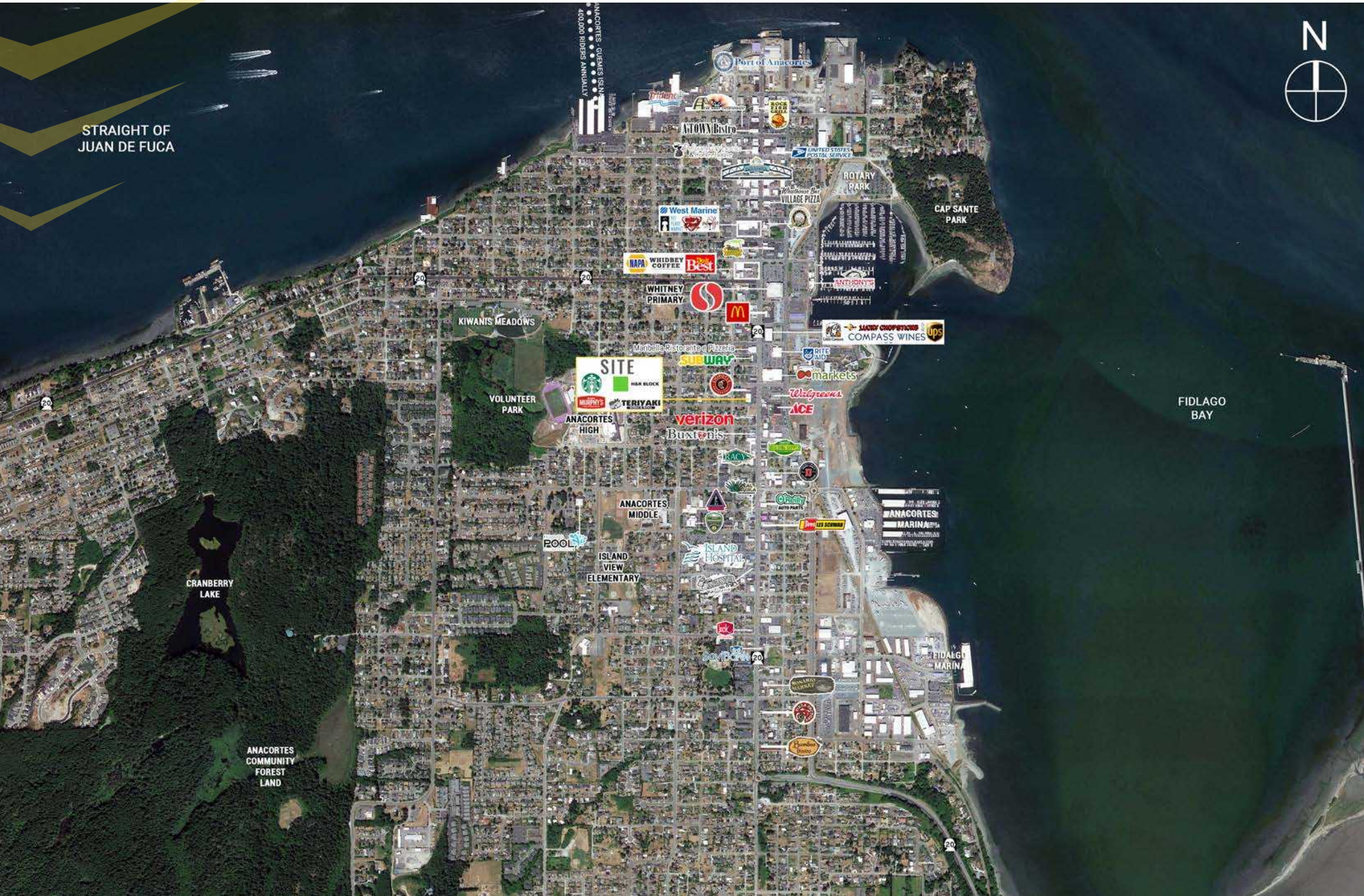


# PROPERTY SUMMARY

## MARKET AERIAL

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

STRAIGHT OF  
JUAN DE FUCA



CRANBERRY LAKE

ANACORTES  
COMMUNITY  
FOREST  
LAND

FIDLAGO  
BAY

ANACORTES FISHERIES (SMA)  
40,000 BUBBLES ANNUALLY

SITE

ANACORTES  
MARINA

FIDLAGO  
MARINA

STARBUCKS

ANACORTES  
HIGH

ANACORTES  
MIDDLE

ISLAND  
VIEW  
ELEMENTARY

ISLAND  
HOSPITAL

verizon

Buxton's

Subway

WHITNEY  
PRIMARY

West Marine

ANTOWN BISTRO

Port of Anacortes

LUCKY CHOPPER  
COMPASS WINES

Walgreens

ACE

ANACORTES  
MARINA

FIDLAGO  
MARINA

Walmart

McDonald's

Best

UPS

United States  
Postal Service

Rotary Park

Cap Sante  
Park

Kiwanis  
Meadows

Volunteer  
Park

Marbella Ristorante  
Pizzeria

Whidbey  
Coffee

NAPA

Whidbey  
Coffee

Best

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KIRKLAND | TACOMA | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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