

# FOR LEASE

Retail/Office/Industrial  
on hard corner for a  
single tenant.



## 2615 Commercial Ave

(Hwy 20) - Anacortes, WA

*Highly visible retail/office/industrial property  
situated in the heart of Anacortes' vibrant  
commercial district.*

### PROPERTY HIGHLIGHTS

- + 2 buildings
- + 3,309 SF of office/store
- + 1,508 SF of shop/warehouse
- + Zoning: C (City of Anacortes)
- + Single tenant only
- + Traffic count = 16,000 vehicles daily
- + Ground leases will be considered

#### BOB SWAIN, CCIM

Partner  
+1 206 794 0443  
bswain@nai-psp.com



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BUILDING SF

**4,817 SF**

LOT SF

**19,117** on hard corner

ASKING RENT/MO

**\$7,000**

TYPE

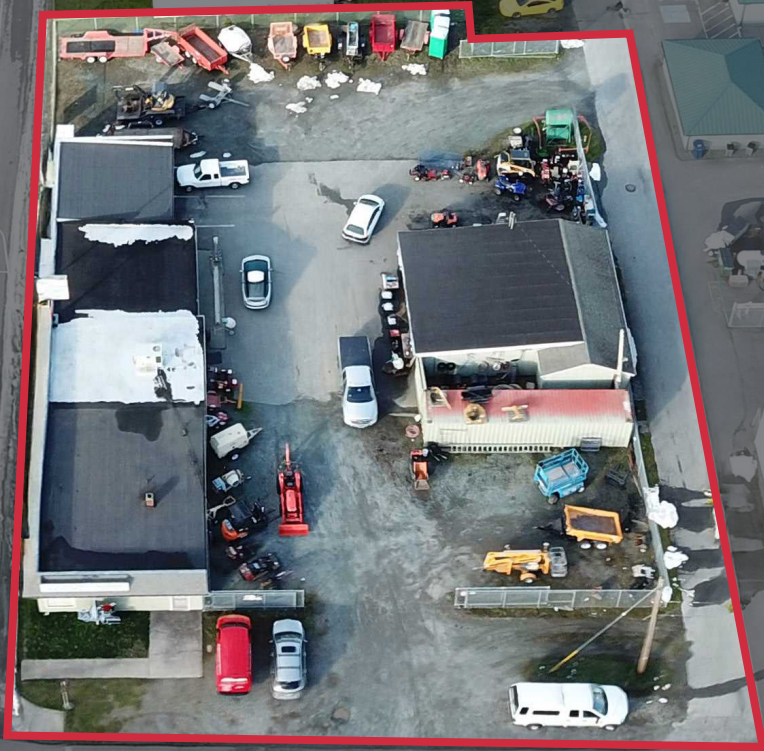
**NNN=\$1,500/Mo**

*Broker is an ownership partner in  
the property.*

[nai-psp.com](http://nai-psp.com)



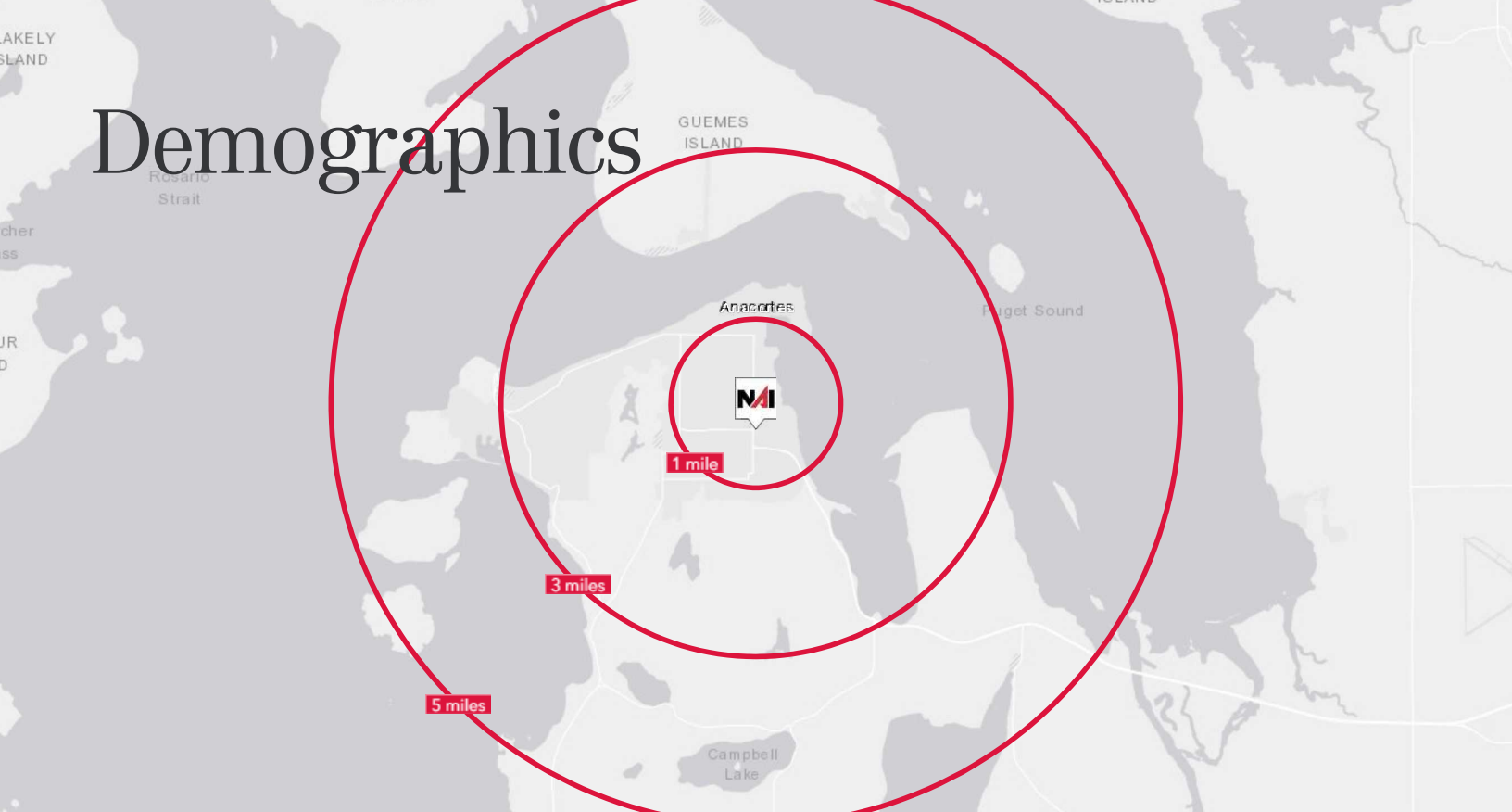
*Retail/Office/  
Industrial space for  
lease in Anacortes.*



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# Demographics




## 2616 COMMERCIAL AVE, ANACORTES, WA

|                    | 1 MILE   | 3 MILES  | 5 MILES  |
|--------------------|----------|----------|----------|
| Population         | 6,971    | 17,266   | 21,413   |
| 2029 Population    | 7,101    | 17,774   | 22,045   |
| Daytime Population | 8,808    | 19,273   | 23,395   |
| Households         | 3,017    | 7,580    | 9,514    |
| Median Age         | 45.8     | 50.6     | 52.4     |
| Median HH Income   | \$72,085 | \$91,540 | \$94,616 |



**82**

**WALK SCORE**

**89**

**BIKE SCORE**

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