

# CHIPOTLE NOW OPEN!



**FIDALGO SQUARE**  
1710 Commercial Avenue  
Anacortes, WA

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11621 97th Lane NE, Kirkland, Washington, 98034

# PROPERTY SUMMARY

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

## FIDALGO SQUARE

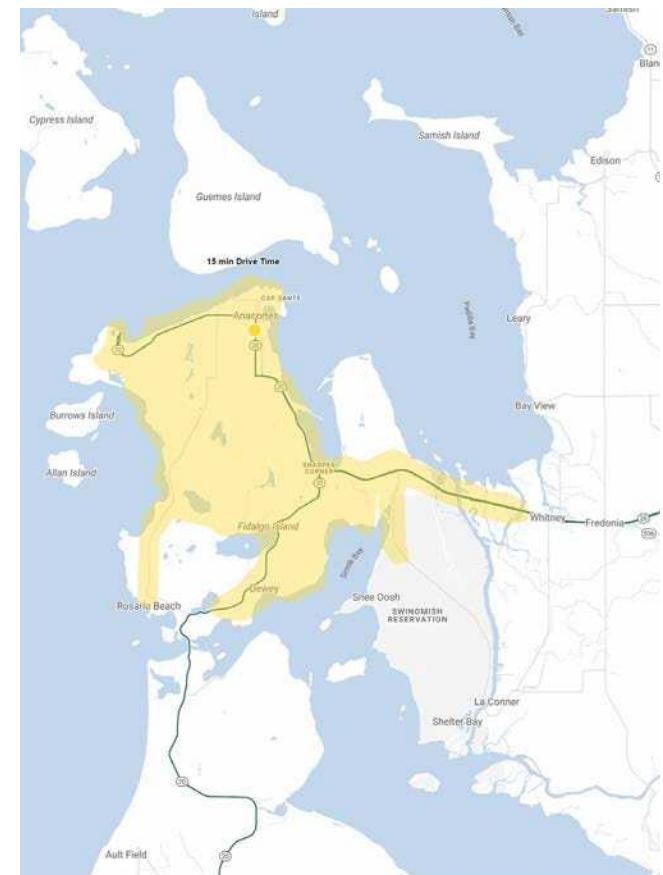
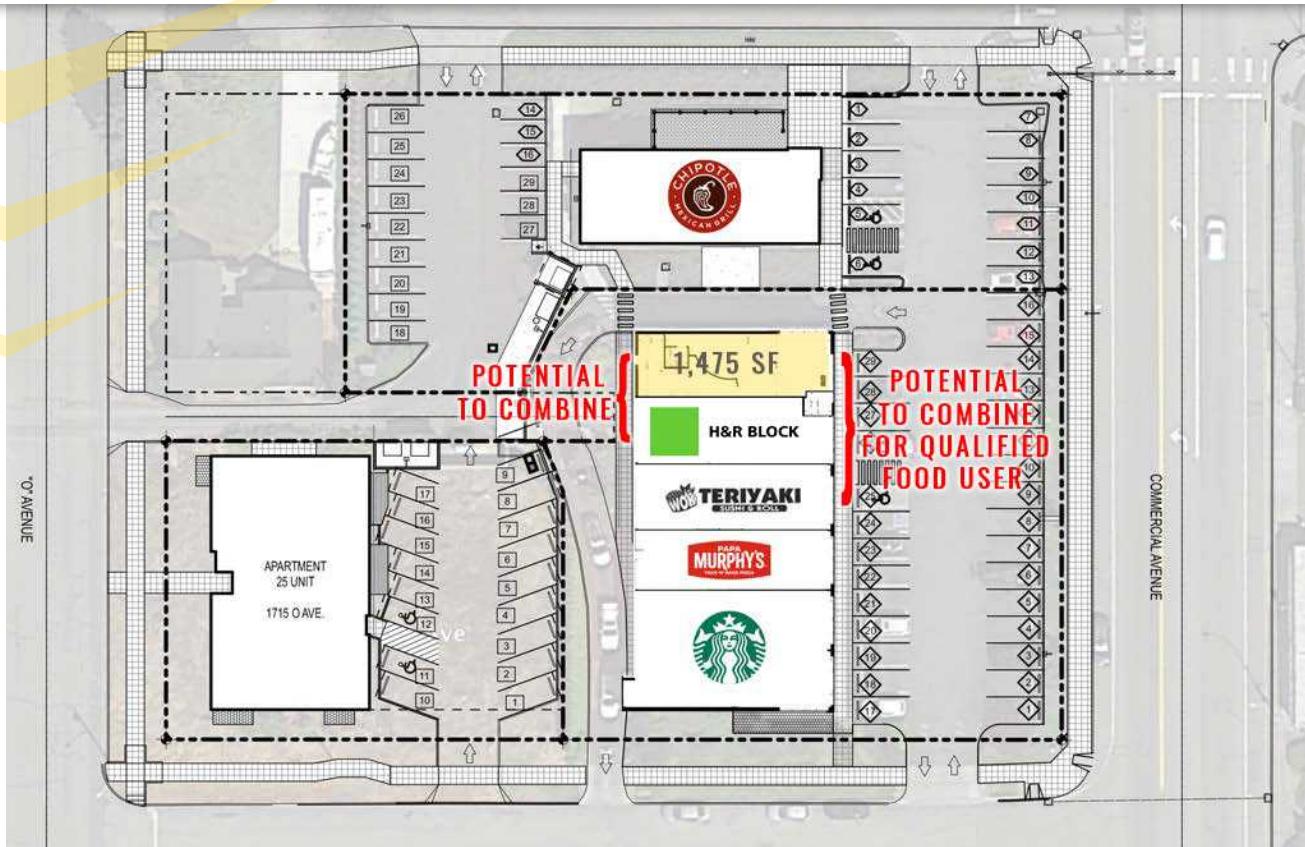
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Fidalgo Flats, Anacortes's newest apartment community has recently been completed and sits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

- End Cap: 1,475 SF
- Flexible Space Options: Combine spaces for 2,898 SF, or expand up to 4,237 SF for qualified food users.
- Contact Brokers for Information on Configuration Options and Rates
- NNN: \$9.00 PSF



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## 15 Drive Time



POPULATION



DAYTIME POPULATION



HOUSEHOLDS



AVERAGE  
HOUSEHOLD INCOME



TOTAL NON-RETAIL ANNUAL  
CONSUMER EXPENDITURE

21,866

8,233

9,839

\$136,898

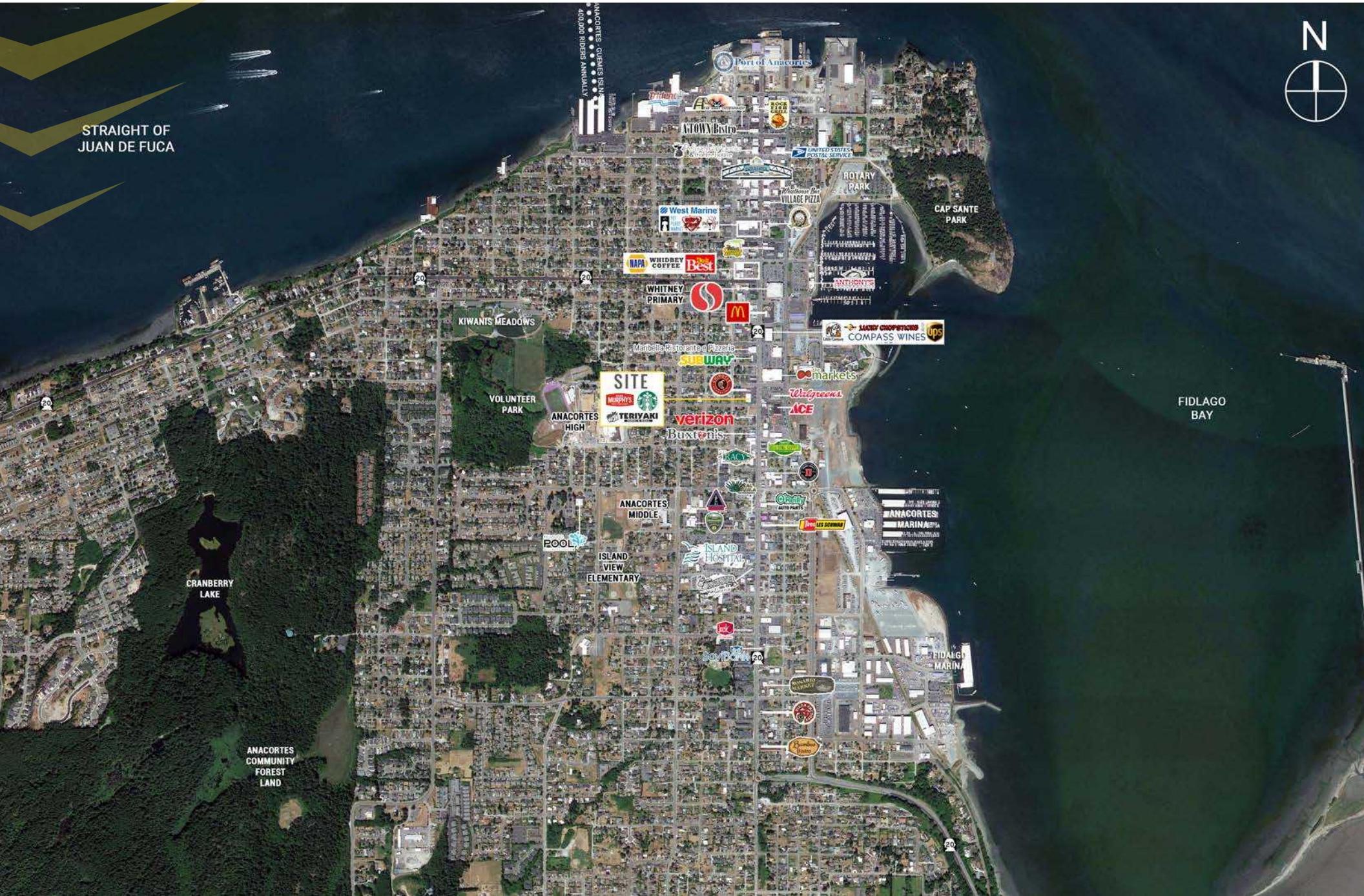
\$561.51M

# PROPERTY SUMMARY

## MARKET AERIAL

## | For Lease | Fidalgo Square

## STRAIGHT OF JUAN DE FUCA



KIRKLAND | TACOMA | PORTLAND | SEATTLE



## RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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