

CHIPOTLE NOW OPEN!



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

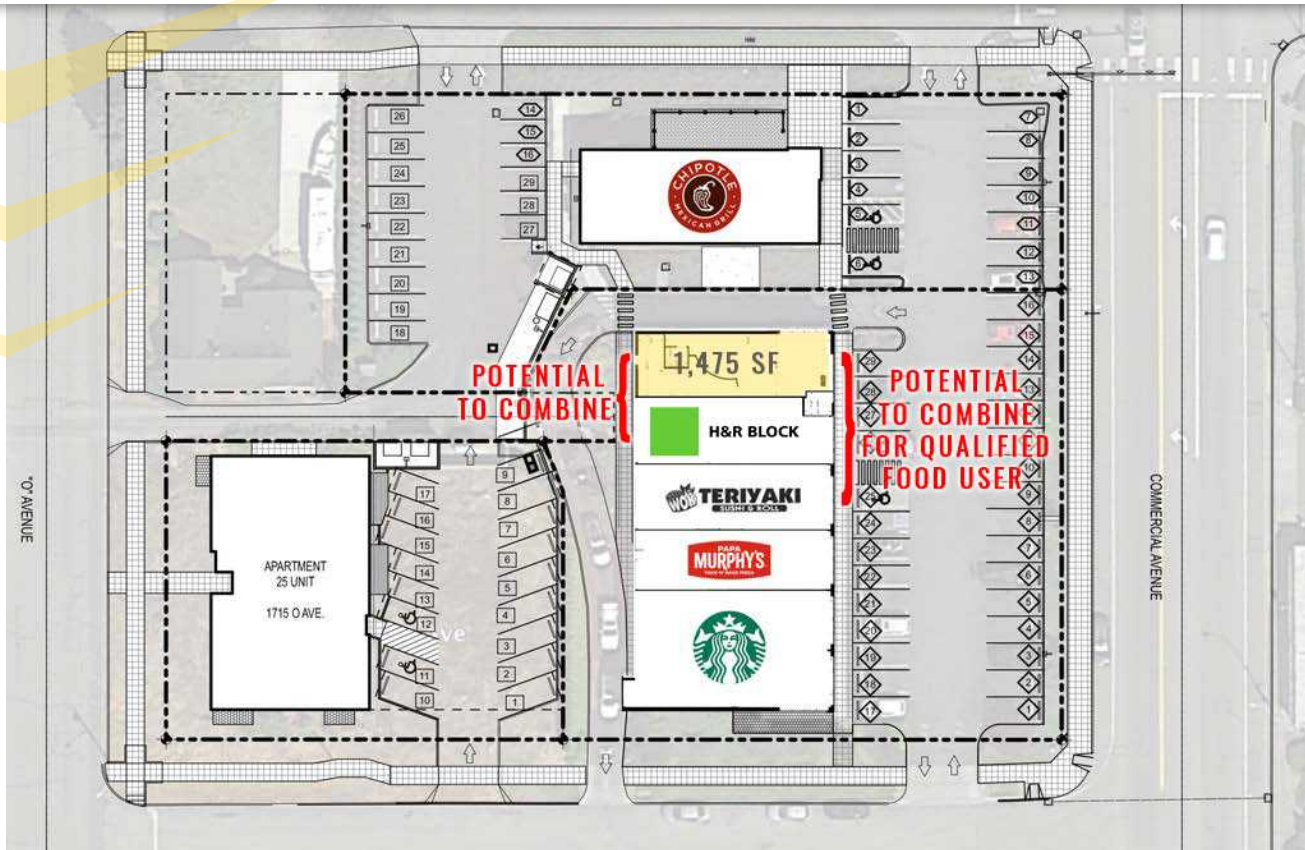
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Fidalgo Flats, Anacortes's newest apartment community has recently been completed and sits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

21,866



DAYTIME POPULATION

8,233



HOUSEHOLDS

9,839



AVERAGE
HOUSEHOLD INCOME

\$136,898



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE

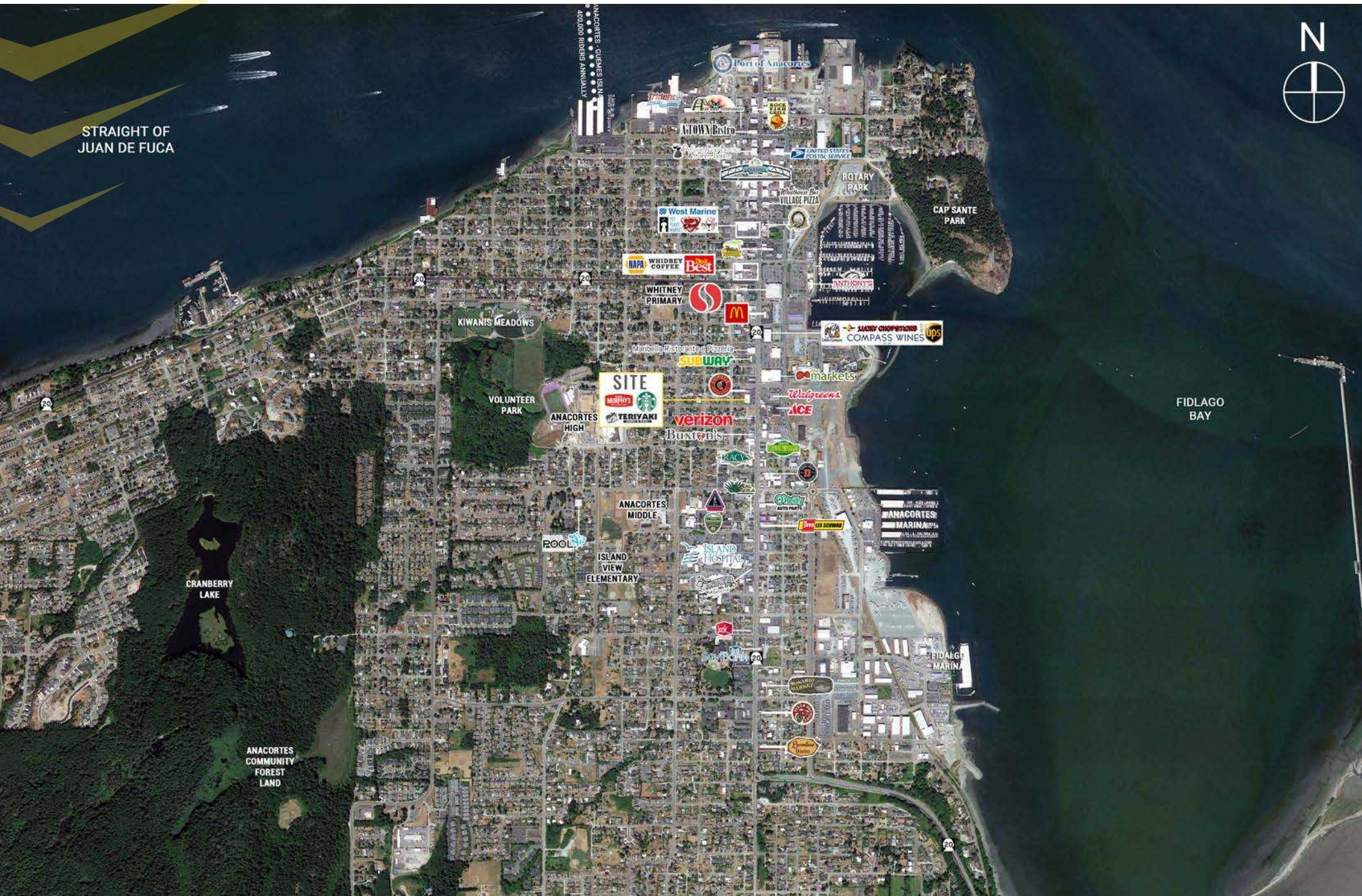
\$561.51M

PROPERTY SUMMARY

MARKET AERIAL

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

STRAIGHT OF
JUAN DE FUCA



CRANBERRY
LAKE

ANACORTES
COMMUNITY
FOREST
LAND

KIWANIS MEADOWS

VOLUNTEER
PARK

ANACORTES
HIGH

SITE

ANACORTES
MIDDLE

ISLAND
VIEW
ELEMENTARY

ISLAND
HOSPITAL

FIDALGO
MARINA

FIDALGO
BAY

ROTARY
PARK

CAP SANTE
PARK

KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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