

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

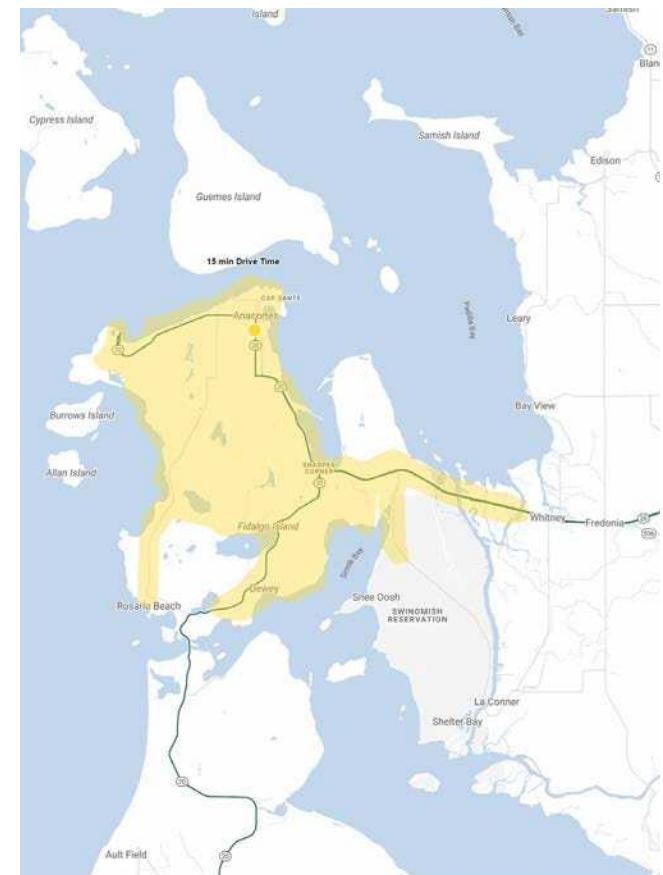
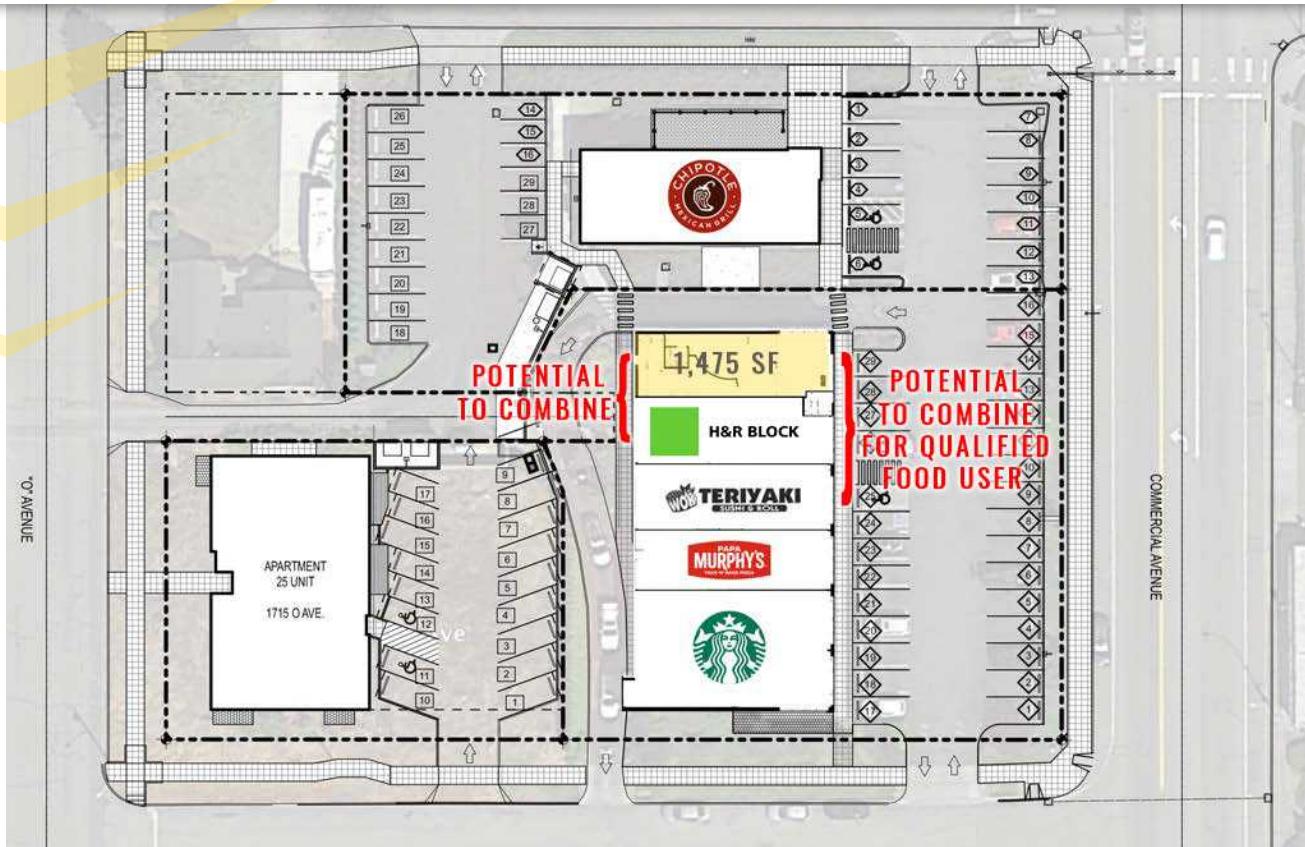
Centrally located along the Anacortes retail core, the property presents a rare vacancy opportunity. Anchored by Starbucks coffee, the strip retail center boasts strong national daily driver tenants to the center. Fidalgo Flats, Anacortes's newest apartment community has recently been completed and sits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

- 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



PROPERTY SUMMARY

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



15 Drive Time



POPULATION



DAYTIME POPULATION



HOUSEHOLDS



AVERAGE
HOUSEHOLD INCOME



TOTAL NON-RETAIL ANNUAL
CONSUMER EXPENDITURE

21,866

8,233

9,839

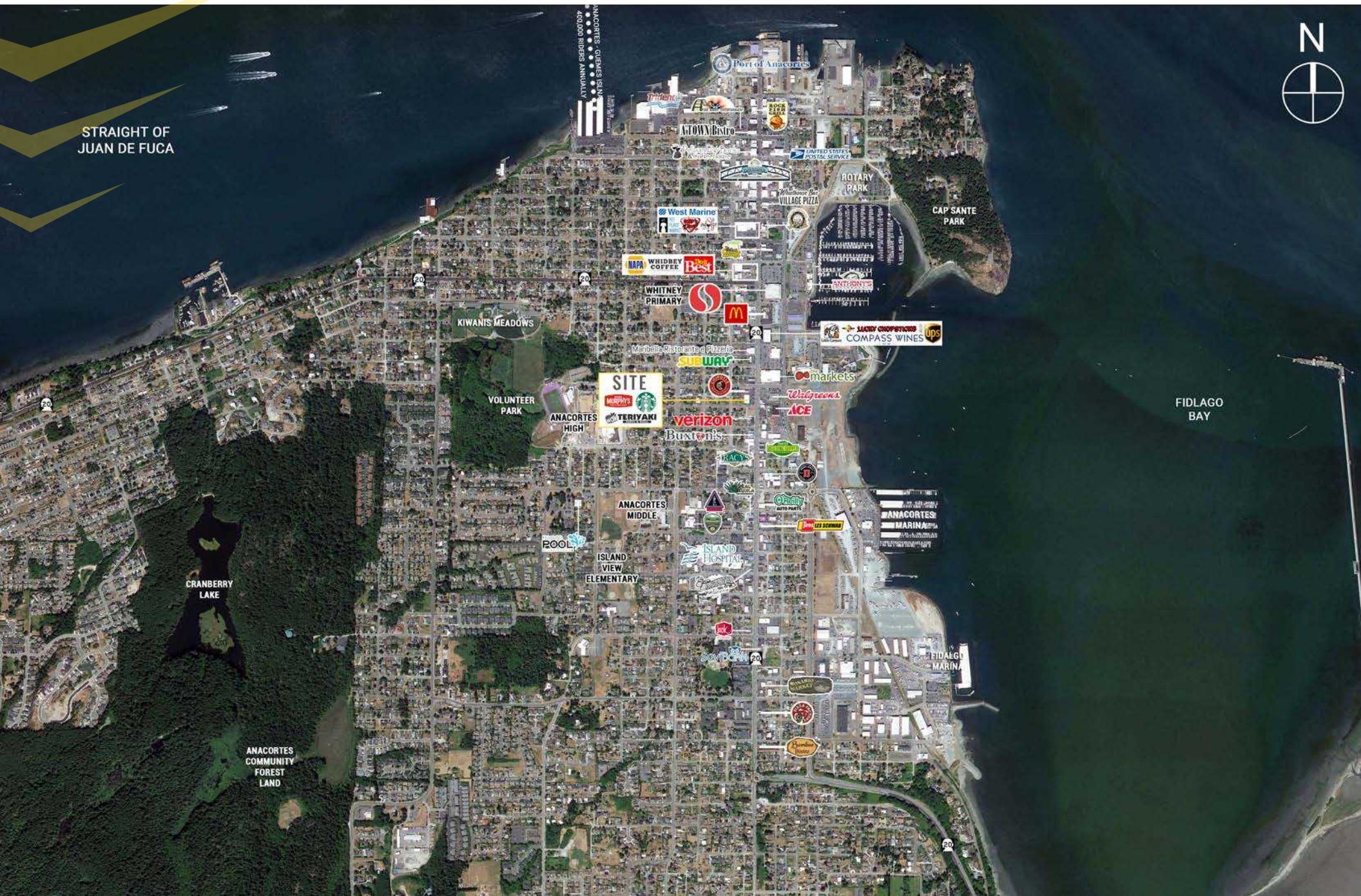
\$136,898

\$561.51M

PROPERTY SUMMARY

MARKET AERIAL

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



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

DALE GOONG

425.250.3275

dale@fwp-inc.com

CHANDLER WILLIAMS

206.518.1170

chandler@fwp-inc.com

STEVE ERICKSON

425.822.5522

serickson@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.