

FOR LEASE

FORMER RITE AID

600 S LINCOLN ST
PORT ANGELES, WA 98362

SUBJECT
PROPERTY

S PEABODY ST

E 5TH ST

E 6TH ST

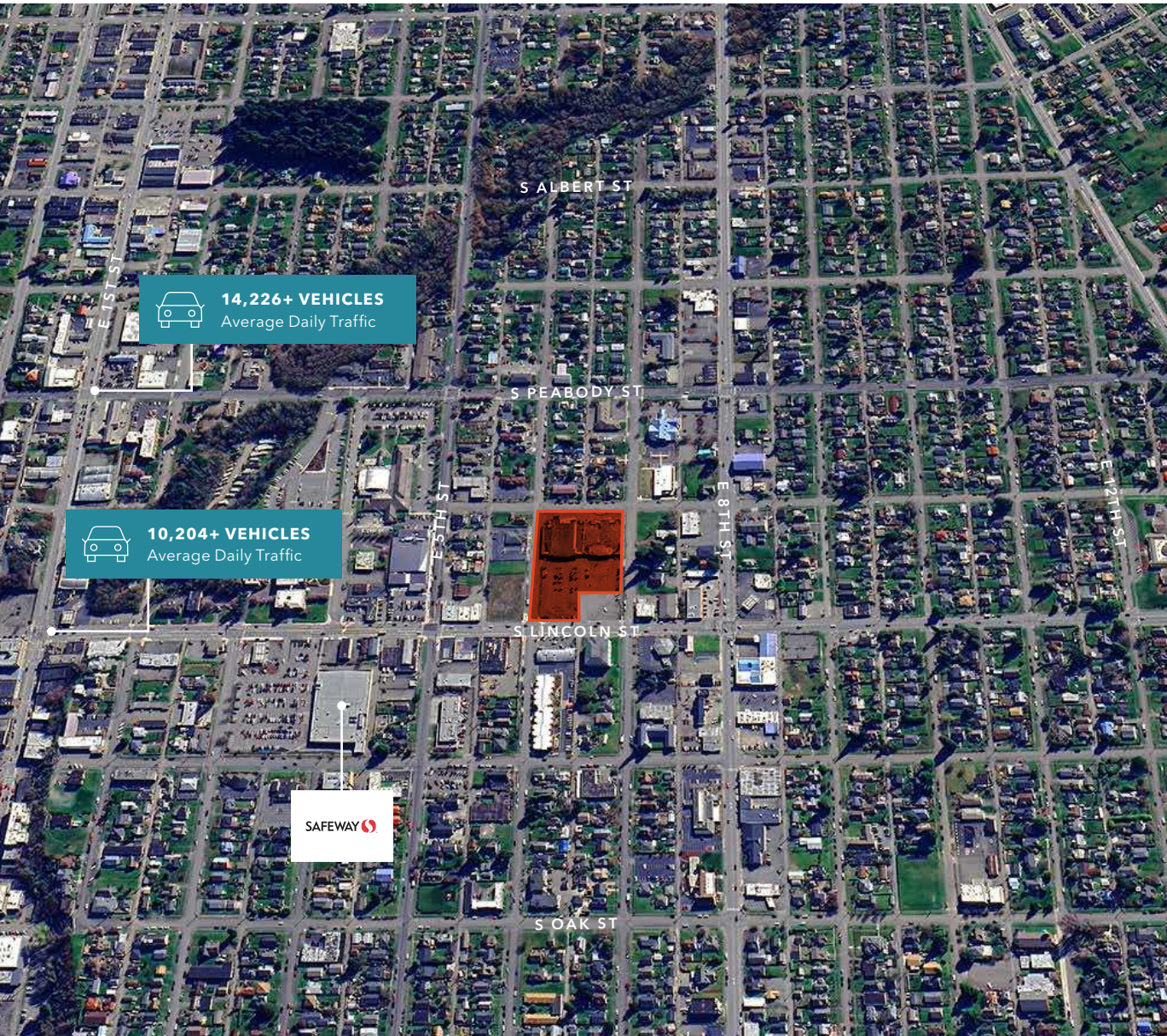
E 7TH ST

E 8TH ST

S LINCOLN ST

KIDDER.COM

km Kidder
Mathews



Property Features

BUILDING SIZE	44,231 SF
GOODWILL	22,841 SF
FORMER RITE AID	21,390 SF
ACCESS POINTS	3
BASE RENT	\$10.00 PSF
NNN	Call for details

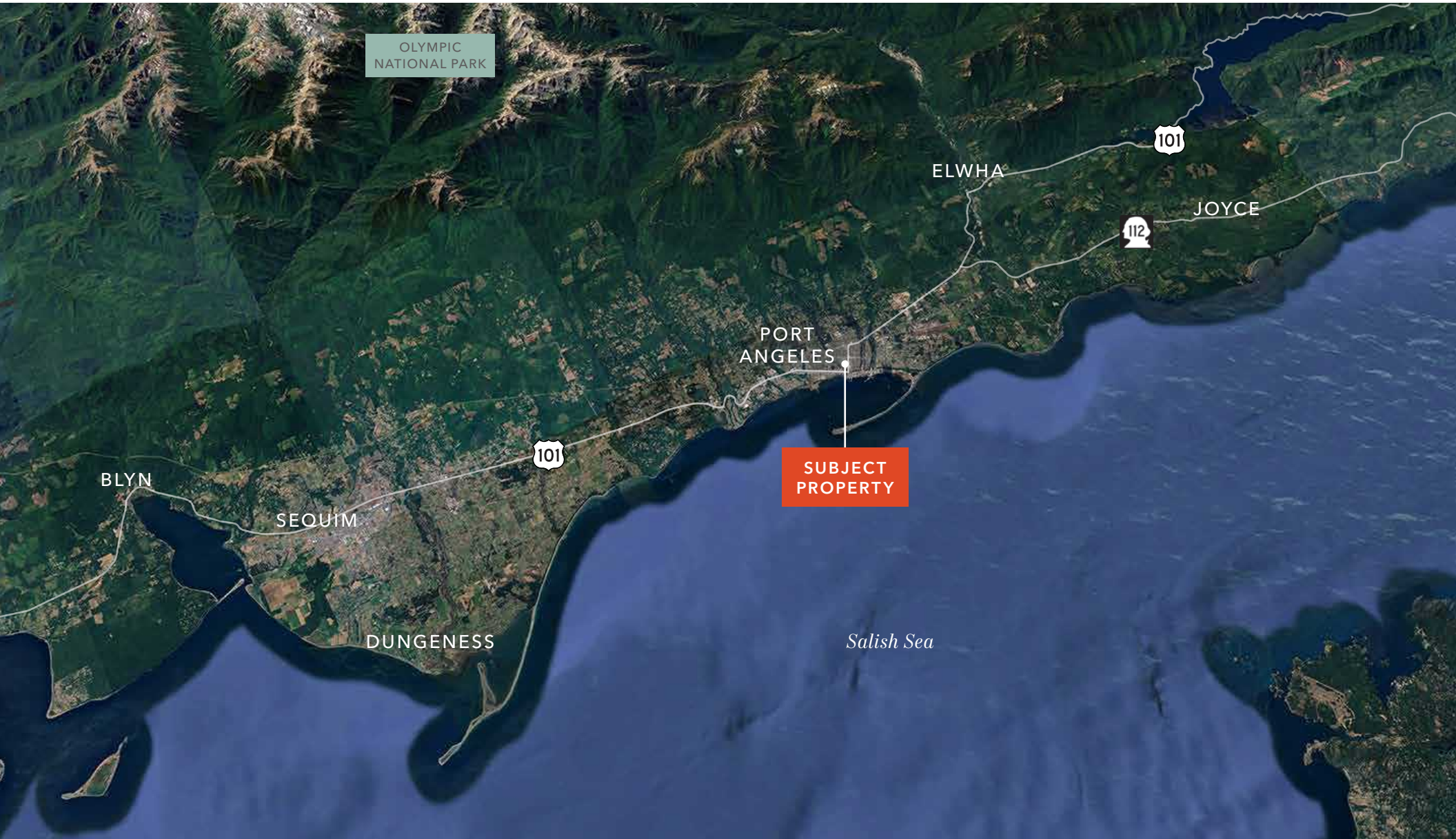
FORMER RITE AID

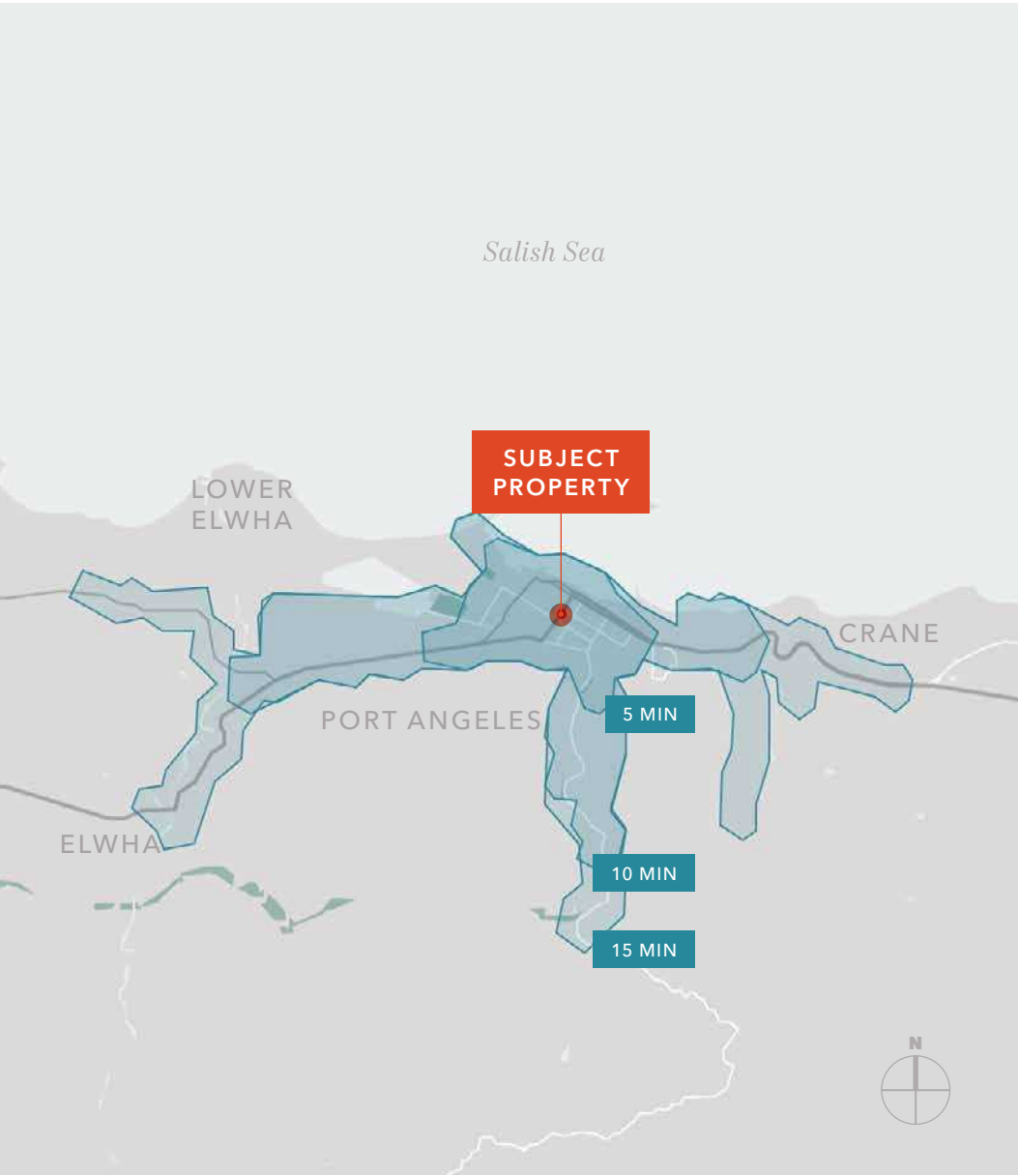


Salish Sea

AVAILABLE FOR LEASE

KIDDER MATHEWS





DEMOGRAPHICS

POPULATION

	5 Min	10 Min	15 Min
2025 ESTIMATED	13,594	18,118	19,497
2030 PROJECTED	13,576	18,152	19,557
2020 CENSUS	13,865	18,484	19,873
2010 CENSUS	13,519	17,819	19,160

MEDIAN AGE & GENDER

	5 Min	10 Min	15 Min
MEDIAN AGE	42.7	43.8	44.4
% FEMALE	50.0%	49.9%	49.9%
% MALE	50.0%	50.1%	50.1%

HOUSEHOLDS

	5 Min	10 Min	15 Min
2025 ESTIMATED HOUSEHOLDS	6,341	8,350	8,966
2030 PROJECTED HOUSEHOLDS	6,274	8,286	8,909
2025 AVERAGE INCOME	\$81,365	\$83,266	\$85,597
2030 AVERAGE INCOME PROJ.	\$80,622	\$82,515	\$84,840

Data Source: ©2025, Sites USA

FORMER RITE AID



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