

319 COMMERCIAL AVE ANACORTES, WA

FOR LEASE

- Class-A office space on ground floor includes Commercial Ave lobby entrance with reception, separate entrances from 4th Street and Commercial
- Internal conference room, fiber internet, kitchenette, and shower room
- Ideal for law office, financial services, or similar business
- Space can be demised for two smaller tenants
- Office furniture available
- Located in historic downtown Anacortes
- Zoning CBD: Central Business District

*full written zoning code available upon request

- \$25.00 psf per year NNN



Jarrod Ball, CCIM
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LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



All info deemed reliable however verification recommended.

3RD ST.

四庫全書

11 12 13 14 15 16 17 18 19 20

VACATED 3RD STREET

P55D42	P55D43	P55D44	P55D45	P55D46	P55D47	P55D48	P55D49	P55D50	P55D51	P55D52	P55D53	P55D54	P55D55	P55D56	P55D57	P55D58	P55D59	P55D60	P55D61	P55D62	P55D63	P55D64	P55D65	P55D66	P55D67	P55D68	P55D69	P55D70	P55D71	P55D72	P55D73	P55D74	P55D75	P55D76	P55D77	P55D78	P55D79	P55D80	P55D81	P55D82	P55D83	P55D84	P55D85	P55D86	P55D87	P55D88	P55D89	P55D90	P55D91	P55D92	P55D93	P55D94	P55D95	P55D96	P55D97	P55D98	P55D99	P55D100
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HIST.

COMMERCIAL AVENUE

"Q" AVE.

DRD, #2862

VACATED 3RD STREET

DRD. #2862

P55D42	P55D43	P55D44	P55D45	P55D46	P55D47	P55D48	P55D49	P55D50	P55D51	P55D52	P55D53	P55D54	P55D55	P55D56	P55D57	P55D58	P55D59	P55D60	P55D61	P55D62	P55D63	P55D64	P55D65	P55D66	P55D67	P55D68	P55D69	P55D70	P55D71	P55D72	P55D73	P55D74	P55D75	P55D76	P55D77	P55D78	P55D79	P55D80	P55D81	P55D82	P55D83	P55D84	P55D85	P55D86	P55D87	P55D88	P55D89	P55D90	P55D91	P55D92	P55D93	P55D94	P55D95	P55D96	P55D97	P55D98	P55D99	P55D100
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1	9	8	7	6	4	3	2	1
P500050					P50048			

10	9	8	7	6	5	4	
		P54935		P56800		P56799	
		P54936					



Anacortes Professional Center

317 Commercial Ave
Anacortes, WA 98221



Jarrod Ball
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MOODY'S
ANALYTICS

Catylst

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 317 Commercial Ave, Anacortes, WA 98221

MOODY'S

CITY, STATE

Anacortes, WA

POPULATION

11,943

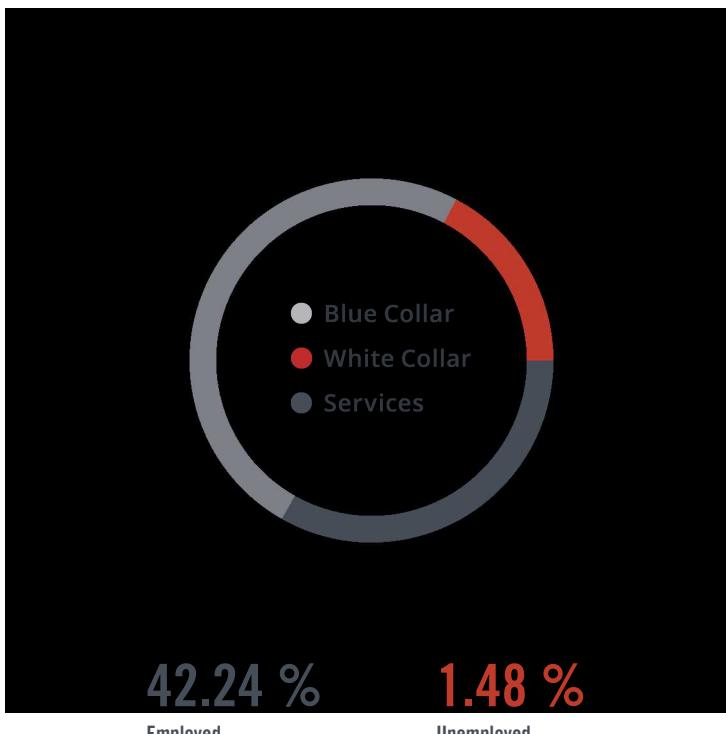
AVG. HH SIZE

2.22

MEDIAN HH INCOME

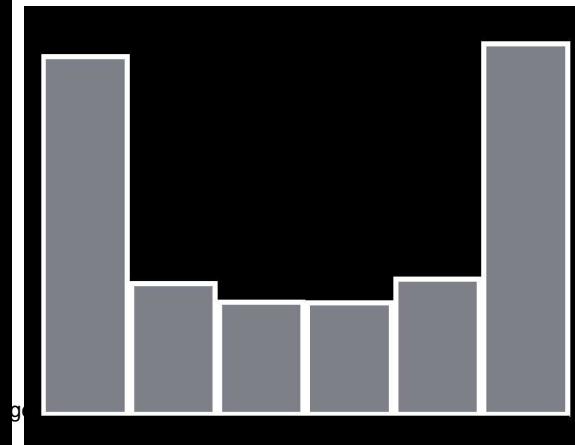
\$55,597

HOME OWNERSHIP



GENDER & AGE

47.74 % 52.26 %



RACE & ETHNICITY

White: 89.45 %

Asian: 0.36 %

Native American: 0.18 %

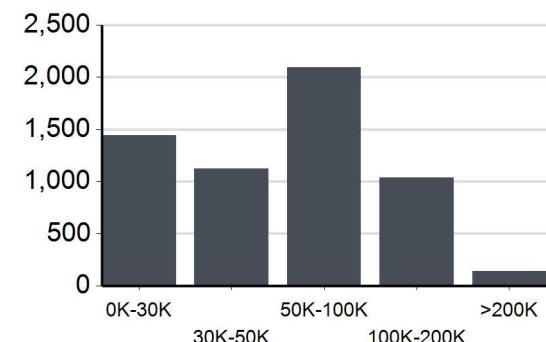
Pacific Islanders: 0.00 %

African-American: 0.12 %

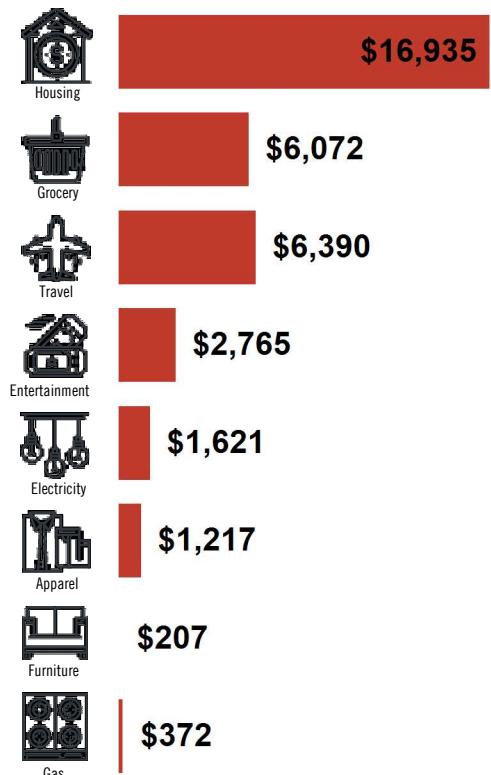
Hispanic: 5.85 %

Two or More Races: 4.04 %

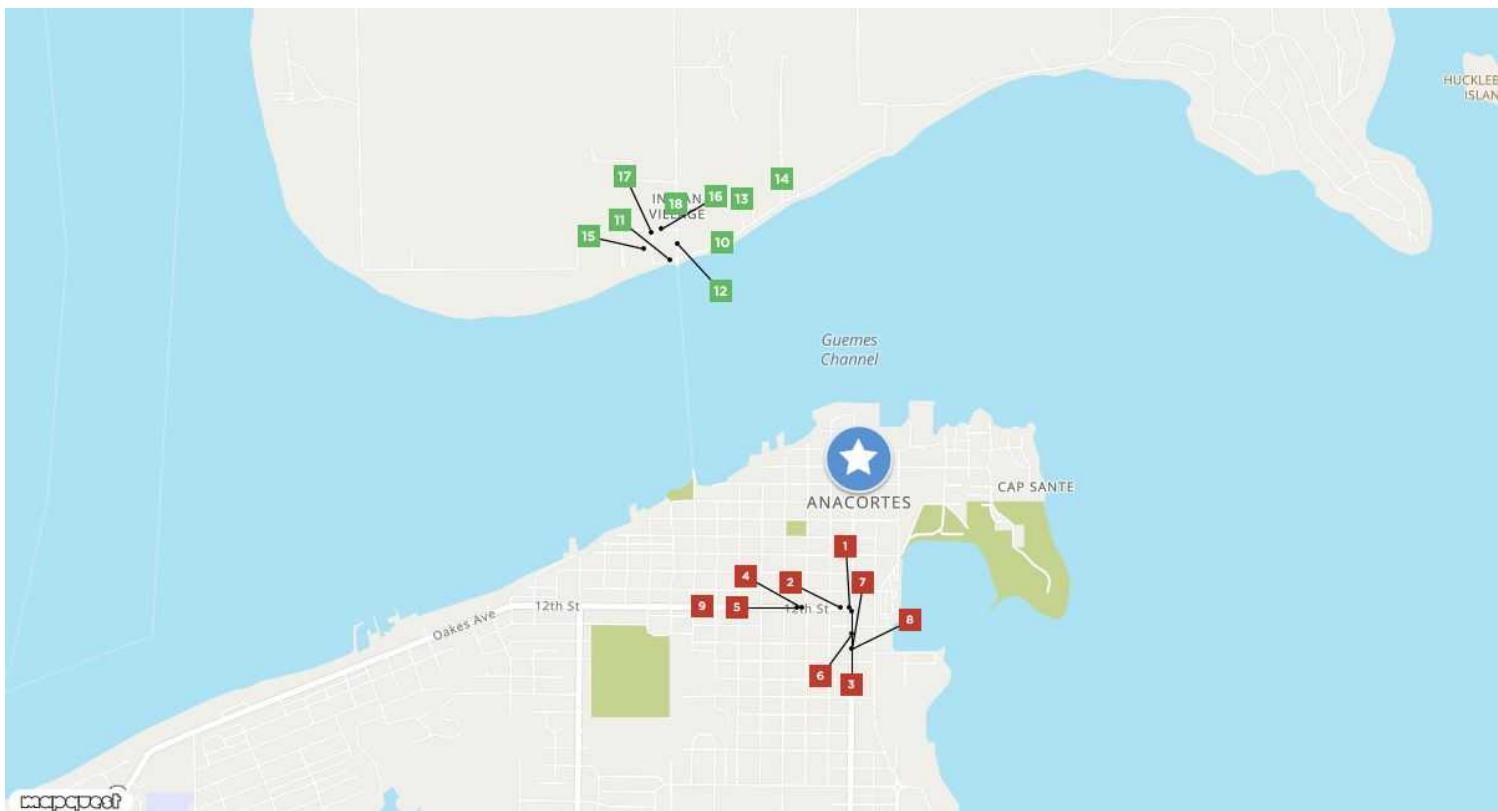
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



12th Street	1	12th St	2	Commercial Avenue	3	12th Street	4	12th St	5
I Ave		0 Ave		13th St		D Ave		N Ave	
Year: 2022	10,878	Year: 2018	12,000	Year: 2022	14,444	Year: 2022	13,288	Year: 2018	15,000
Year: 2021	10,878	Year: 2017	12,000	Year: 2021	14,444	Year: 2021	13,288	Year: 2017	15,000
Year: 2019	12,000	Year: 2015	11,000	Year: 2018	15,000	Year: 2019	15,000	Year: 2015	14,000
Commercial Ave	6	WA 20 Spur	7	WA 20 Spur	8	12th St	9	S Shore Rd	10
13th St		14th St		14th St		I Ave		Kinnear Ln	
Year: 2010	15,000	Year: 2022	13,169	Year: 2021	13,169	Year: 2005	15,000	Year: 2011	324
Year: 2005	17,000							Year: 1996	276
Year: 2004	18,000								
Millet Rd	11	Guemes Island Rd	12	Kinnear Ln	13	Chestnut Ln	14	Beechnut Tree Ln	15
Guemes Island Rd		S Shore Dr		S Shore Rd		S Shore Rd		Millet Rd	
Year: 2001	40	Year: 2015	567	Year: 1997	50	Year: 1997	50	Year: 1997	50
		Year: 2011	594						
		Year: 2009	716						
S Shore Dr	16	Millet Rd	17	Guemes Island Rd	18				
Guemes Island Rd		Beechnut Tree Ln		Pheasant Run					
Year: 2015	338	Year: 2001	20	Year: 2015	567				
Year: 1994	200			Year: 2011	594				
				Year: 2009	716				



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