

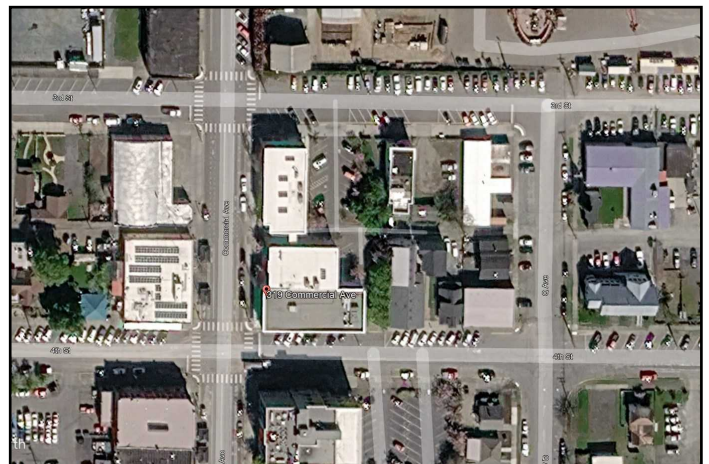
319 COMMERCIAL AVE ANACORTES, WA

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



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Learned Commercial, Inc.
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All info deemed reliable however verification recommended.

Anacortes Professional Center

MOODY'S

Learned Commercial, Inc. 108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



Anacortes Professional Center

317 Commercial Ave
Anacortes, WA 98221



Jarrod Ball
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MOODY'S
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Location Facts & Demographics

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

CITY, STATE

Anacortes, WA

POPULATION

11,943

AVG. HH SIZE

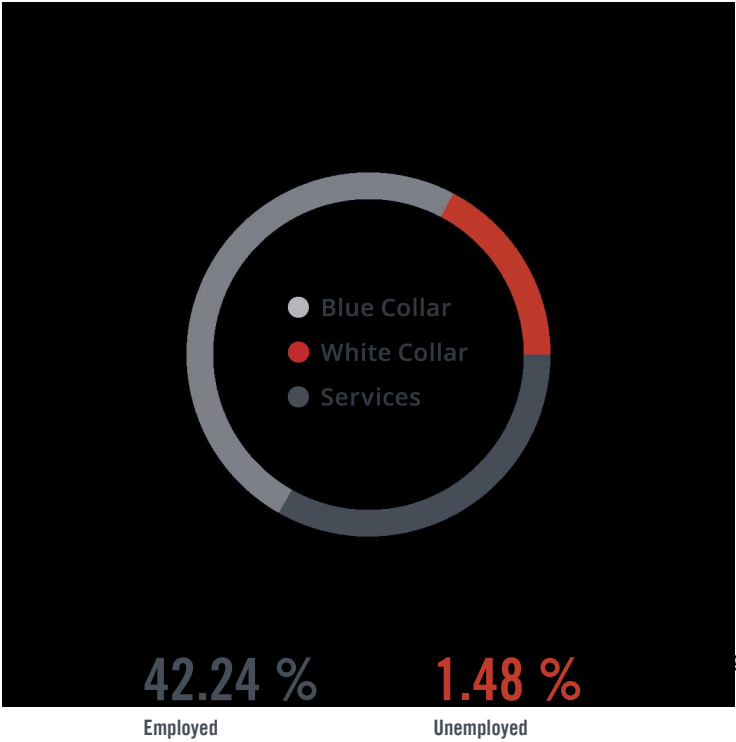
2.22

MEDIAN HH INCOME

\$55,597

HOME OWNERSHIP

3,367



Employed

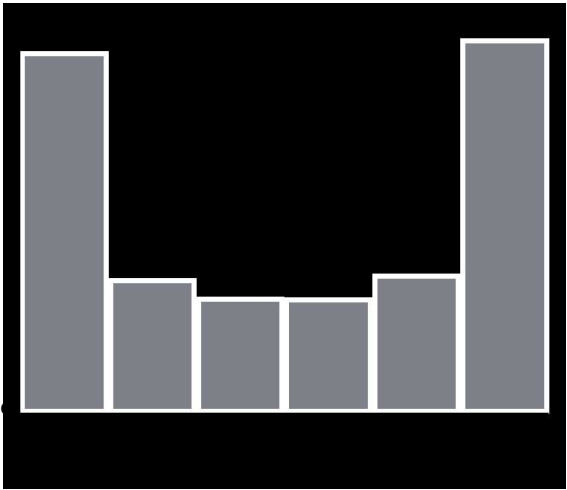
Unemployed

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 %

EDUCATION

High School Grad: 26.37 %

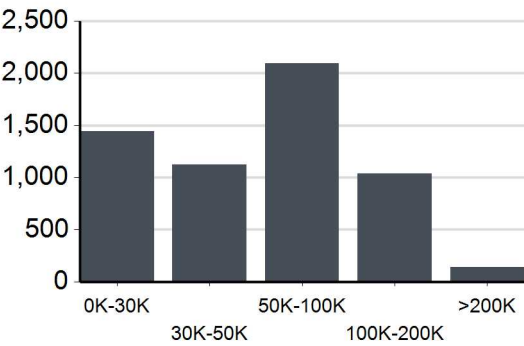
Some College: 28.09 %

Associates: 8.01 %

Bachelors: 29.29 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,935



Grocery

\$6,072



Travel

\$6,390



Entertainment

\$2,765



Electricity

\$1,621



Apparel

\$1,217



Furniture

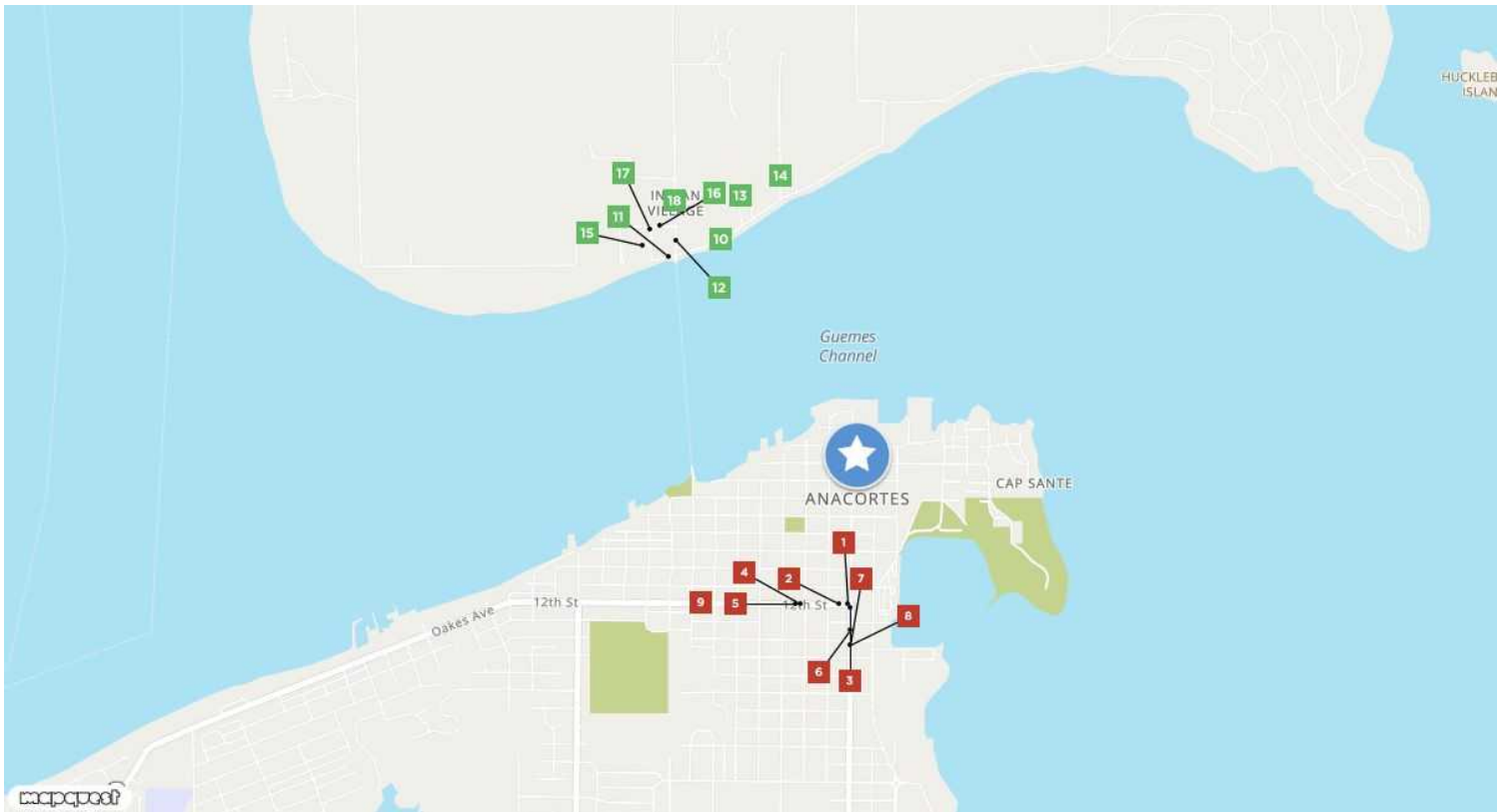
\$207



Gas

\$372

Traffic Counts



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



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