

# 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



Jarrold Ball, CCIM  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
jb@learnedcommercial.com



*All info deemed reliable however verification recommended.*

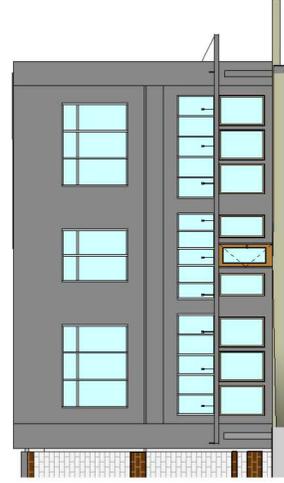
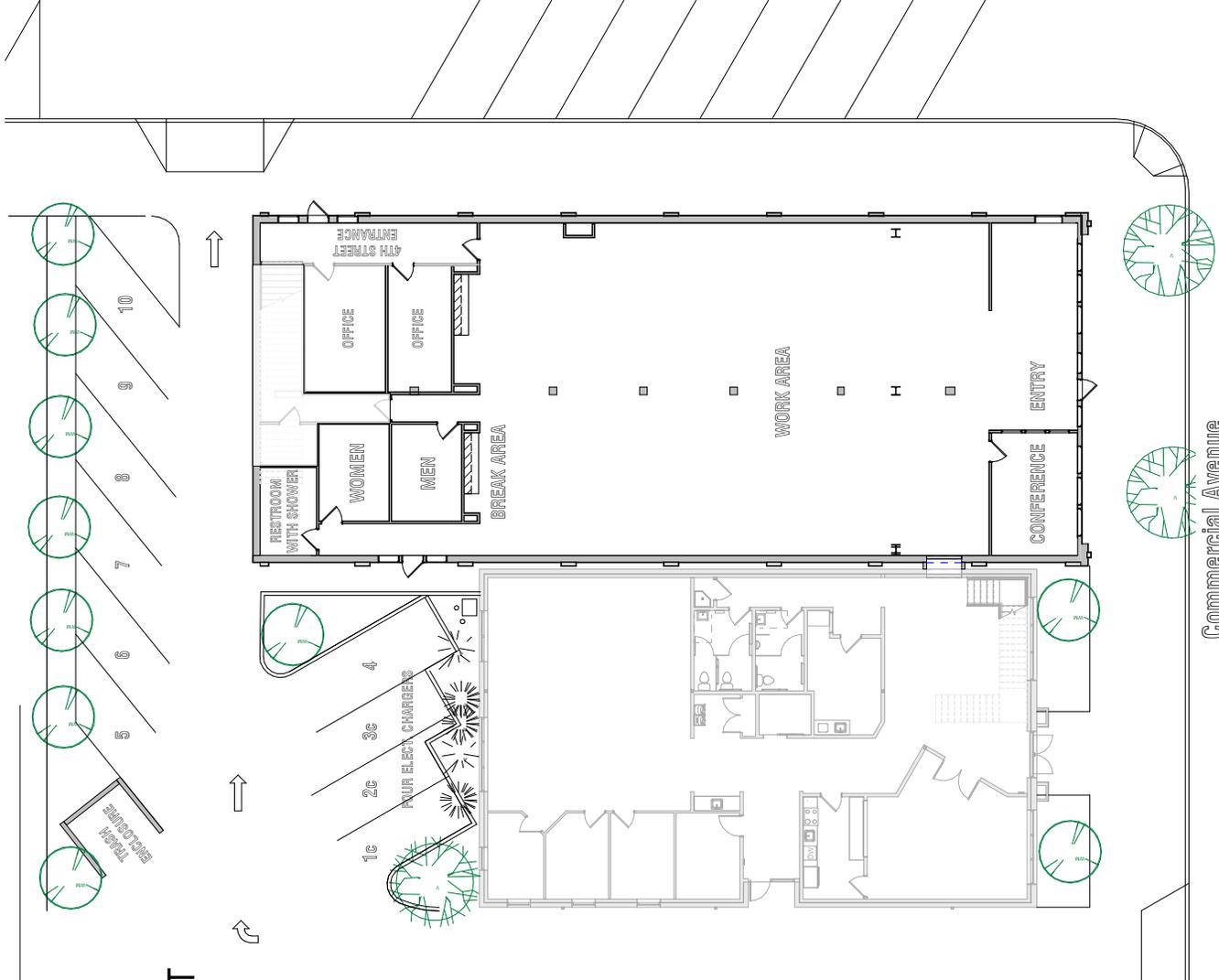
# 319 Commercial Avenue

FIRST FLOOR PLAN

FIRST FLOOR: 5,687 SQUARE FEET

SECOND FLOOR: 5,965 SQUARE FEET

61.09% NNN



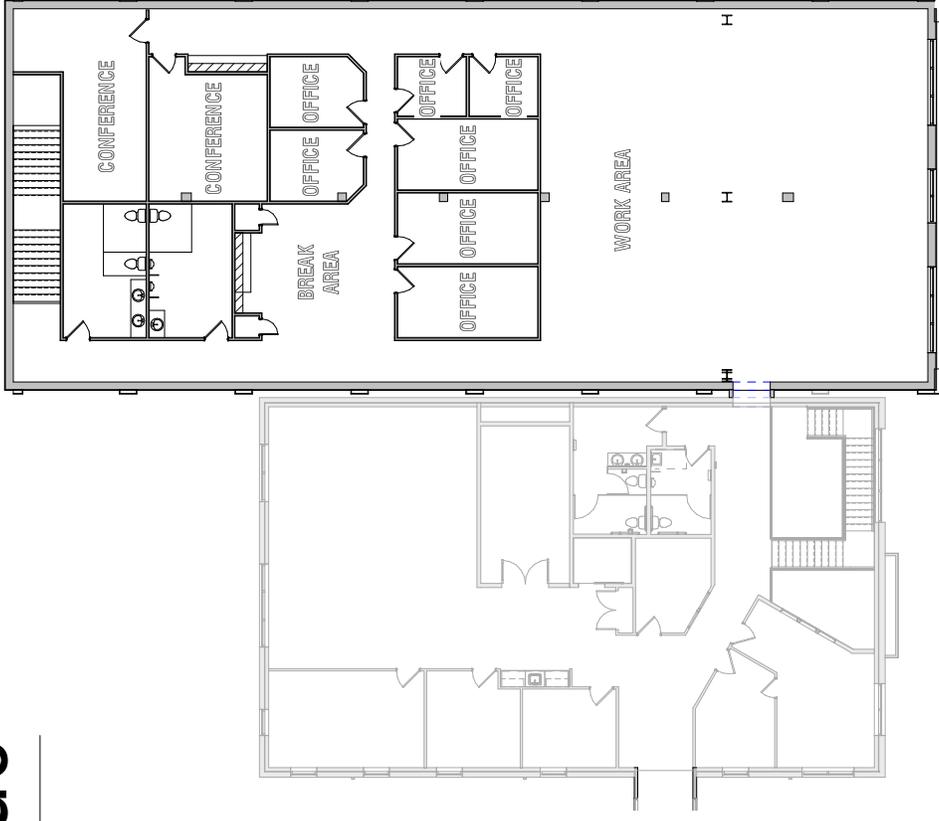
319 COMMERCIAL

Commercial Avenue

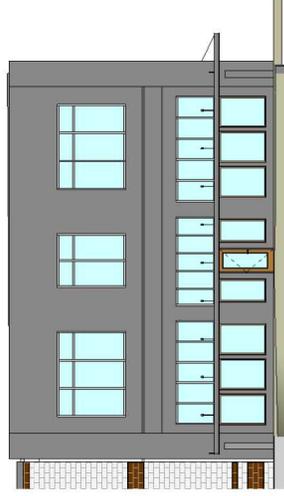
# 319 Commercial Avenue

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## SECOND FLOOR PLAN



319 COMMERCIAL



319 COMMERCIAL



# Anacortes Professional Center

# MOODY'S

Learned Commercial, Inc.

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



**Parcel  
Aerial**

# Anacortes Professional Center

317 Commercial Ave  
Anacortes, WA 98221



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MOODY'S  
ANALYTICS

Catylist

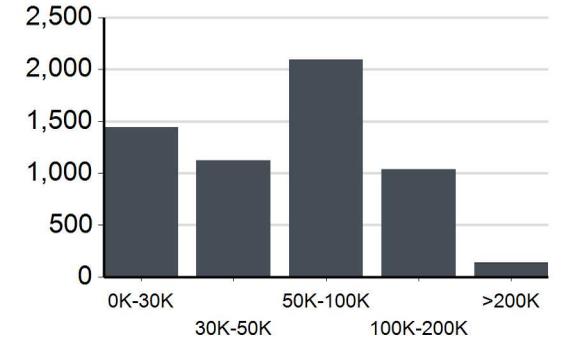
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material,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

# Location Facts & Demographics

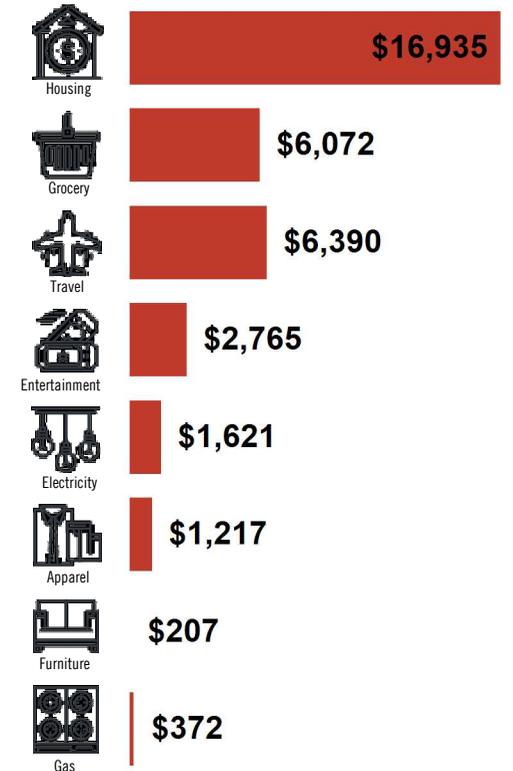
Demographics are determined by a 10 minute drive from 317 Commercial Ave, Anacortes, WA 98221



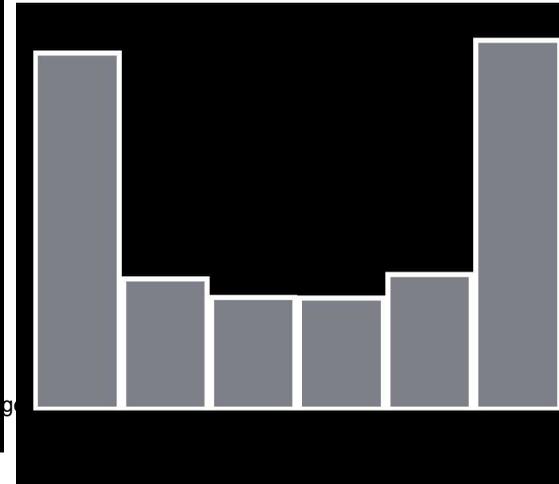
## INCOME BY HOUSEHOLD



## HH SPENDING

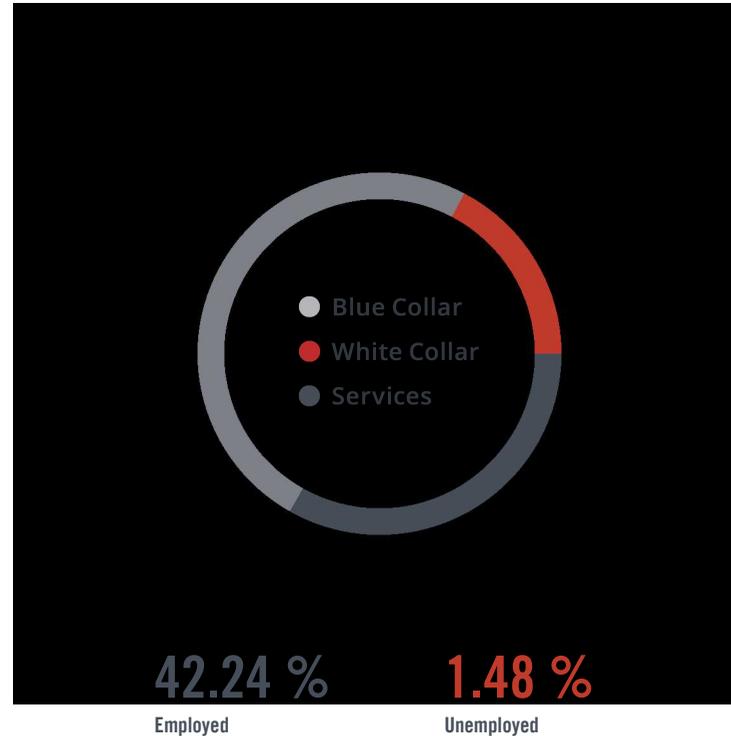


## GENDER & AGE



## 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 %

## CITY, STATE

**Anacortes, WA**

## POPULATION

**11,943**

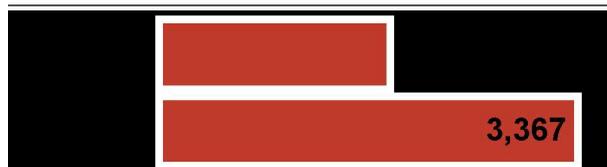
## AVG. HHSIZE

**2.22**

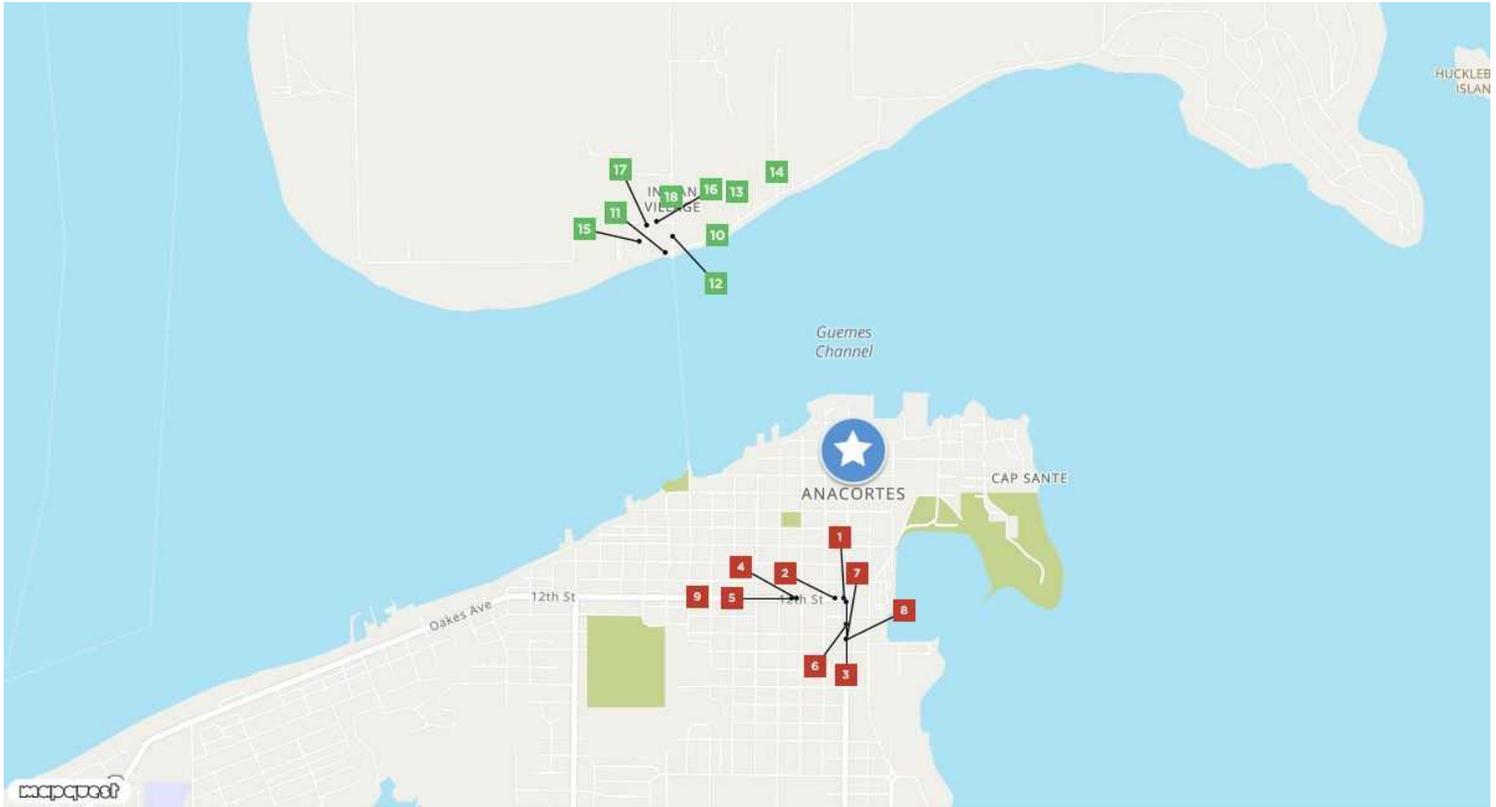
## MEDIAN HH INCOME

**\$55,597**

## HOME OWNERSHIP



## Traffic Counts



<b>12th Street</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">1</span>	<b>12th St</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">2</span>	<b>Commercial Avenue</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">3</span>	<b>12th Street</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">4</span>	<b>12th St</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">5</span>
I Ave	O 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
<b>Commercial Ave</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">6</span>	<b>WA 20 SPUR</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">7</span>	<b>WA 20 SPUR</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">8</span>	<b>12th St</b> <span style="background-color: #c00000; color: white; padding: 2px 5px;">9</span>	<b>S Shore Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">10</span>
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				
<b>Millet Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">11</span>	<b>Guemes Island Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">12</span>	<b>Kinnear Ln</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">13</span>	<b>Chestnut Ln</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">14</span>	<b>Beechnut Tree Ln</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">15</span>
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			
<b>S Shore Dr</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">16</span>	<b>Millet Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">17</span>	<b>Guemes Island Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">18</span>		
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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