



SAFeway

W WASHINGTON ST

N 5TH AVE

# FOR LEASE

520 W Washington Street  
Sequim, WA 98382



# SEQUIM RITE AID

Josh Parnell | Justin Holmes | Justice Knox | Lucy Malone

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



**520 W WASHINGTON STREET** a former Rite Aid offers strong visibility at a signalized intersection in central Sequim. The property is adjacent to a grocery-anchored center featuring Safeway and other national retailers, with additional major brands located nearby. Its central position within Sequim's primary retail corridor provides consistent traffic and solid exposure for a range of uses.

## TENANTS



## SUMMARY

**AVAILABLE**

**17,278 SF | \$17.00 PSF | + EST. NNN \$5.55 PSF**

- Prime location adjacent to a grocery-anchored center featuring Safeway, a branded fuel station, Chase Bank, and Burger King.
- Surrounded by major national retailers, including Walmart Supercenter, Home Depot, and Costco, drawing steady traffic from a broad regional trade area.
- Ample customer parking, with 62 dedicated on-site spaces plus 8 additional spaces in the lot immediately west of the Washington Street entrance.
- Existing drive-thru infrastructure providing added flexibility for a variety of uses.
- Multiple access points offering convenient ingress and egress from surrounding streets.

Regis - 2026



Drive Times

Population

Average HH Income

Daytime Population

10 Minutes

19,838

\$103,054

17,916

15 Minutes

26,837

\$108,348

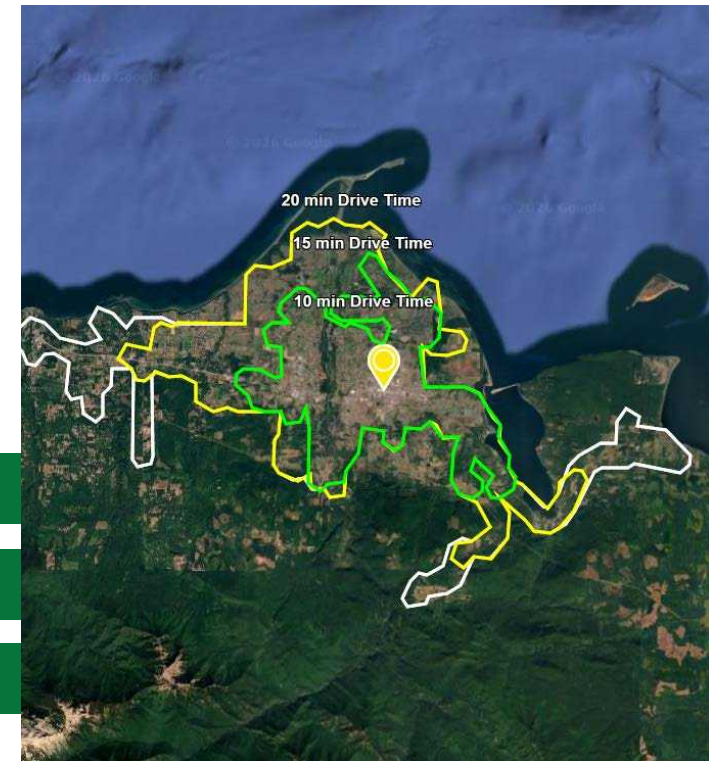
22,507

20 Minutes

29,360

\$109,020

23,851





PHOTOS



LOCATION DETAILS



Michaels ROSS DRESS FOR LESS ULTA

petco

US 101 17,514 CPD

THE HOME DEPOT

STARBUCKS

COSTCO WHOLESALE

Dominos

McDonald's

SOUND COMMUNITY BABY

BURGER KING

SAFeway

MURPHY'S

SUBWAY

Goodwill

WELLS FARGO

Woodside Pizza

CHASE

W WASHINGTON ST - 4,434 CPD

N 5TH AVE - 3,634 CPD

Walgreens



4,434 CPD  
W Washington St



3,634 CPD  
N 5th Ave



Central in Sequim's  
Primary Retail Core

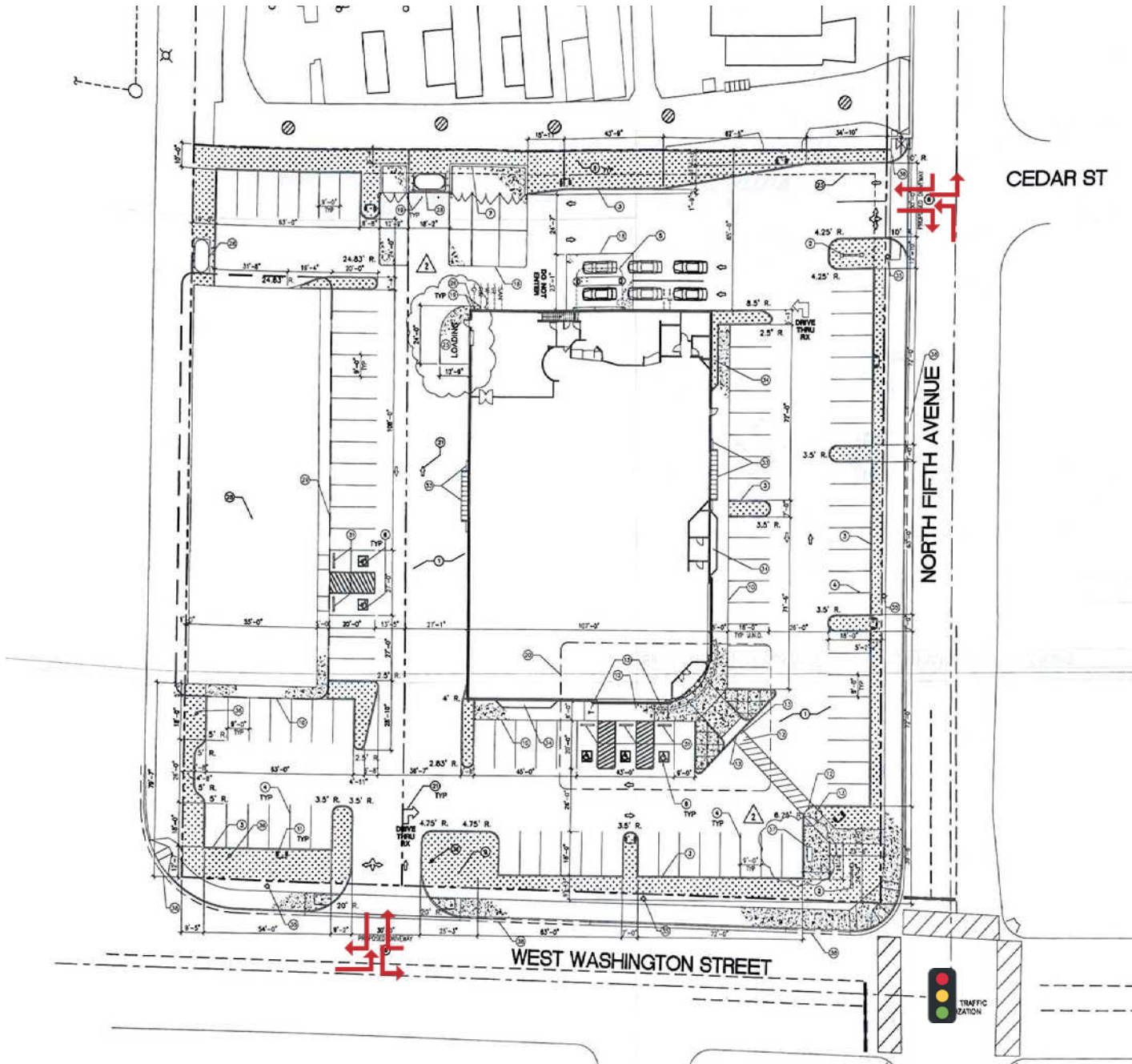


Adjacent to a grocery  
anchored center

# LOCATION DETAILS



# SITE PLAN



RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

**JOSH PARNELL**

📞 253.284.3630

✉️ [josh@firstwesternproperties.com](mailto:josh@firstwesternproperties.com)

**JUSTIN HOLMES**

📞 253.447.2282

✉️ [justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)

**JUSTICE KNOX**

📞 253.471.5501

✉️ [jknox@firstwesternproperties.com](mailto:jknox@firstwesternproperties.com)

**LUCY MALONE**

📞 253.284.3634

✉️ [lucy@firstwesternproperties.com](mailto:lucy@firstwesternproperties.com)



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