For Lease

Ken's Korner Shopping Plaza

11042 WA-525, CLINTON, WA

5% Tenant Procuring Broker Fee
1% Additional Broker Fee for Accredited National Tenants

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NAI Puget Sound Properties

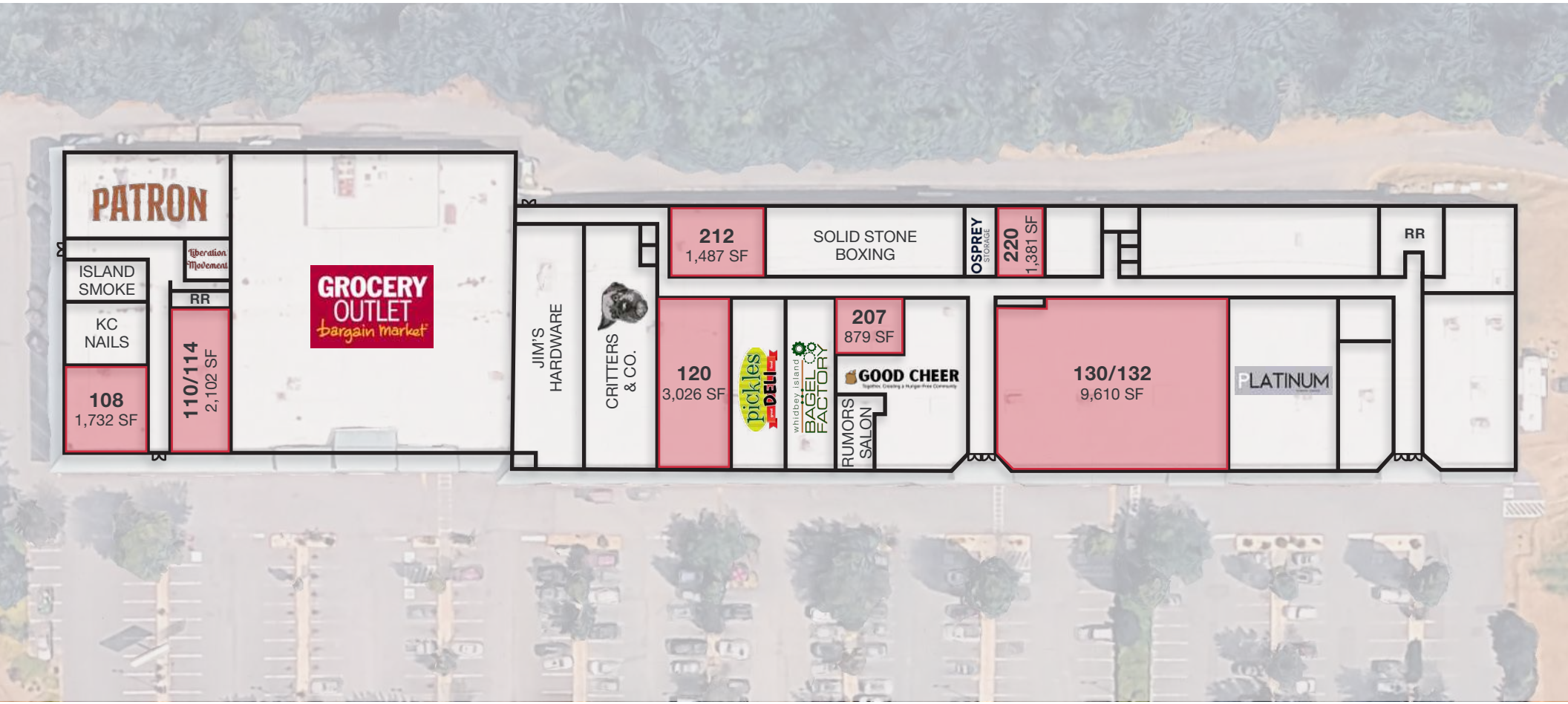
Property Highlights

+ Grocery anchored
+ High visibility and access
+ Ample parking spaces
+ Local and tourist appeal
+ Capital improvements coming

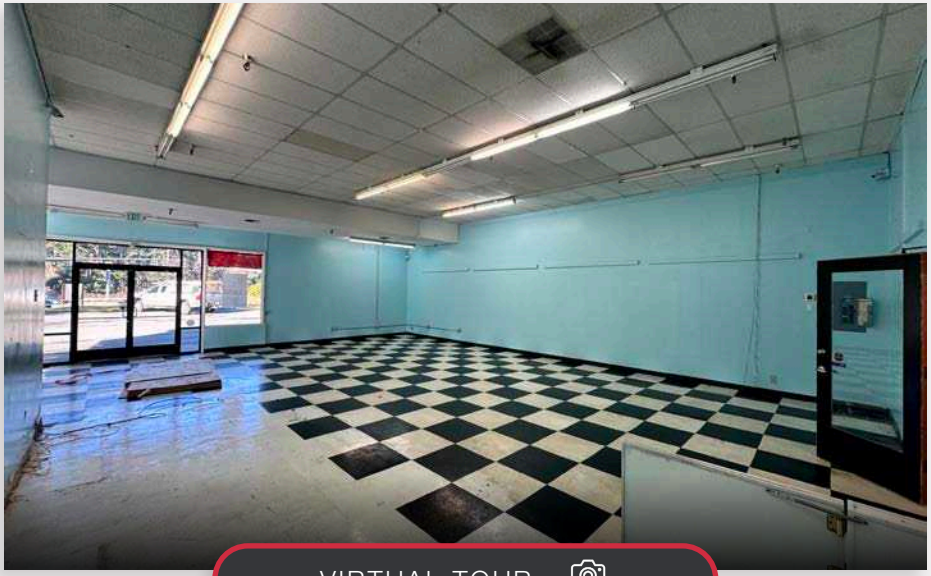
PROPERTY	Ken's Korner Shopping Plaza
ADDRESS	11042 WA-525 Clinton, WA 98236
TOTAL SF	89,755 SF
AVAILABLE SPACE	1,381 - 9,600 SF Contiguous
LEASE RATE	Call for Rates
ESTIMATED NNN	$4.06/SF/YR
ZONING	Rural Center
LAND DESIGNATION	Mixed-Use RAID

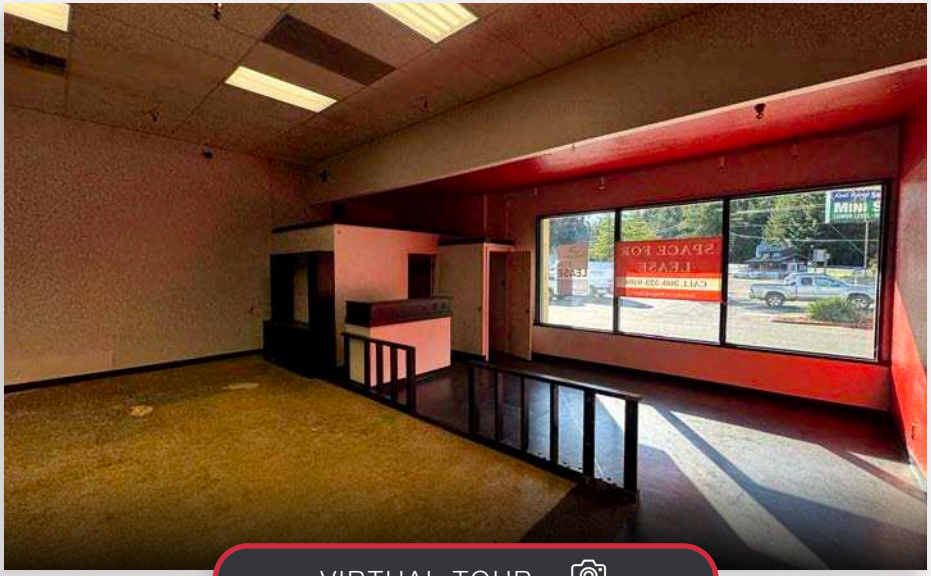
Property Availability

SUITE	108	110/114	120	130/132	207	212	220
STATUS	Vacant	Vacant	Vacant	Available	Vacant	Vacant	Vacant
SIZE (SF)	1,732	2,102	3,026	9,610	879	1,487	1,381



Available Suites





SUITE **108**

Strong corner visibility and WA-525 exposure. Food uses are acceptable.

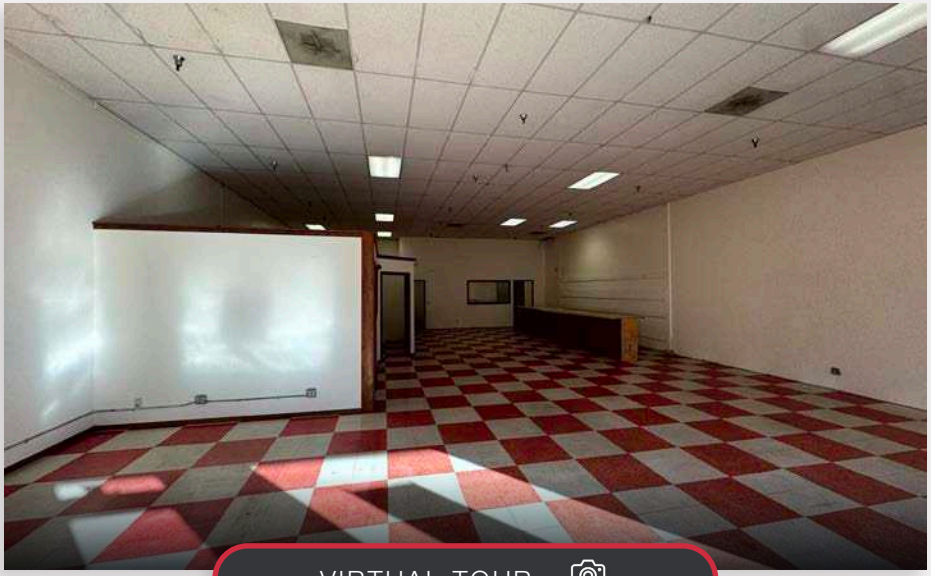
SIZE	LEASE RATE
1,732 SF	Call for Rates

SUITE **110/114**

Small and simple layout ideal for ferry-driven impulse traffic and experiential retail.

SIZE	LEASE RATE
2,102 SF	Call for Rates

Available Suites



SUITE **120**

Perfect for professional office or services, urgent care, or medical/dental uses.

SIZE	LEASE RATE
3,026 SF	Call for Rates

SUITE **130/132**

Currently used as Mini self storage. Large open space suitable for department store, community center, multi-physician medical clinic, indoor recreation, or outdoor gear rental.

SIZE	LEASE RATE
9,610 SF	Call for Rates

Available Suites

SUITE **207**

No retail visibility. Best for small professional office uses.

SIZE	LEASE RATE
879 SF	Call for Rates

SUITE **212**

No retail visibility and is currently built out as a commercial kitchen.

SIZE	LEASE RATE
1,487 SF	Call for Rates

SUITE **220**

No retail visibility. Best for small professional office uses.

SIZE	LEASE RATE
1,381 SF	Call for Rates

Property Overview

Strategically located along State Route 525, Ken's Korner serves as a primary retail destination for Clinton and the surrounding South Whidbey community. The center is anchored by a mix of daily-needs retail, food and beverage, and service-oriented tenants, creating consistent foot traffic and a stable commercial environment. Available suites offer flexible configurations suitable for a variety of commercial uses.

The center benefits from strong visibility and accessibility along the island's primary north-south corridor and is conveniently located near the Mukilteo-Clinton ferry terminal. Available spaces provide a range of opportunities for retail, restaurant, service, and medical users seeking presence within an established community shopping center.

Planned capital improvements include HVAC repairs, parking lot resealing, upgraded plaza signage, and targeted renovations throughout the site. The property's Mixed-Use RA zoning supports a wide range of commercial and residential uses, enhancing long-term adaptability and tenant demand. Future infrastructure initiatives, including a proposed trail connection between Clinton and Ken's Korner, have the potential to increase connectivity, accessibility, and consumer traffic to the site. Combined with the expected Q3 2026 opening of Grocery Outlet, these factors position Ken's Korner for meaningful revitalization and sustained growth.

SOUTH WHIDBEY ISLAND DEMOGRAPHICS

POPULATION	12,380
2030 POPULATION	12,556
DAYTIME POPULATION	10,654
HOUSEHOLDS	5,700
MEDIAN AGE	58.6
MEDIAN HH INCOME	$105,721

Join the pulse of South Whidbey Island's retail scene, alongside other major retailers at the heart of it all.

Property Proximity

CLINTON TO KEN'S CORNER TRAIL

Project Description:
The proposed Clinton to Ken's Corner Trail project will construct a 10-foot wide, paved non-motorized multi-use trail along SR525 in the Clinton community from Deer Lake Road to Langley/Cultus Bay Road.

Years:
2025-2027

Oak Harbor
45 min

Coveland
35 min

STANWOOD

MARYSVILLE

Langley
7 min

Freeland
10 min

Bayview
7 min

Mukilteo
Ferry Termina
15 min

Ken's Korner
Shopping Plaza

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EXCLUSIVELY LISTED BY:

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