

204 W WALNUT ST, NEWPORT, WA 99156

# FOR LEASE | END-CAP SPACE W/ DRIVE THRU

Marcus & Millichap



# FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

LEASE SPACE

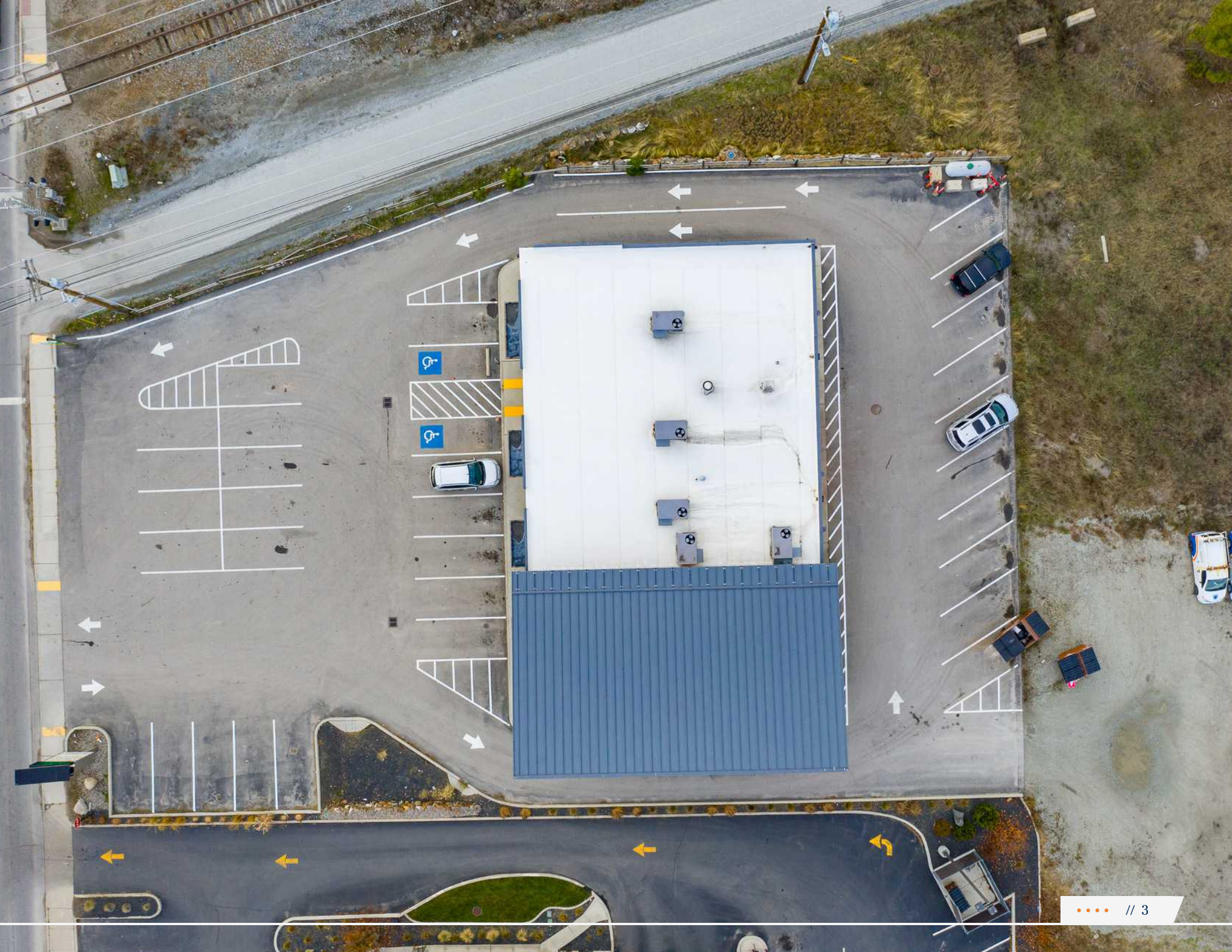


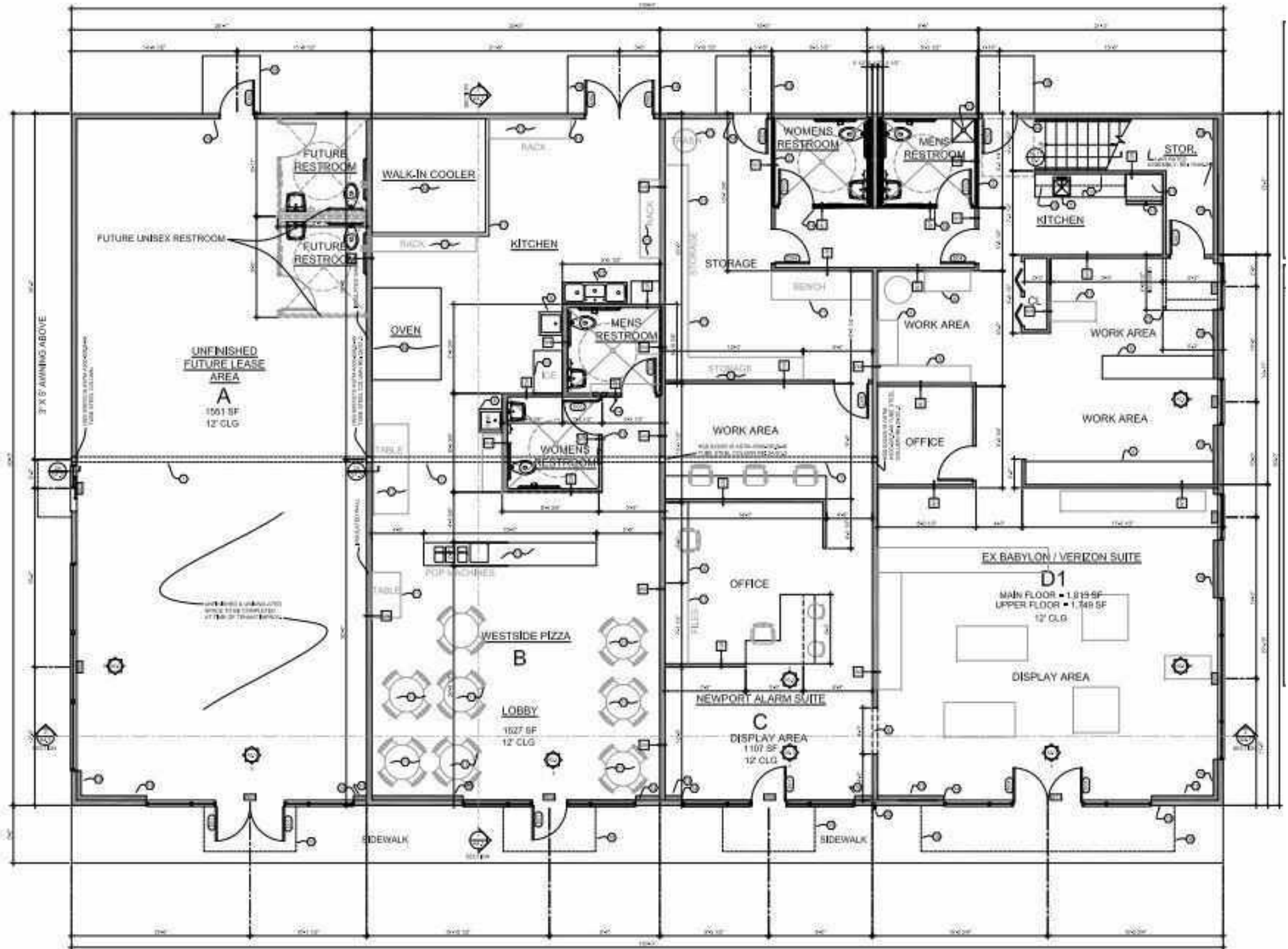
## LEASE INFORMATION

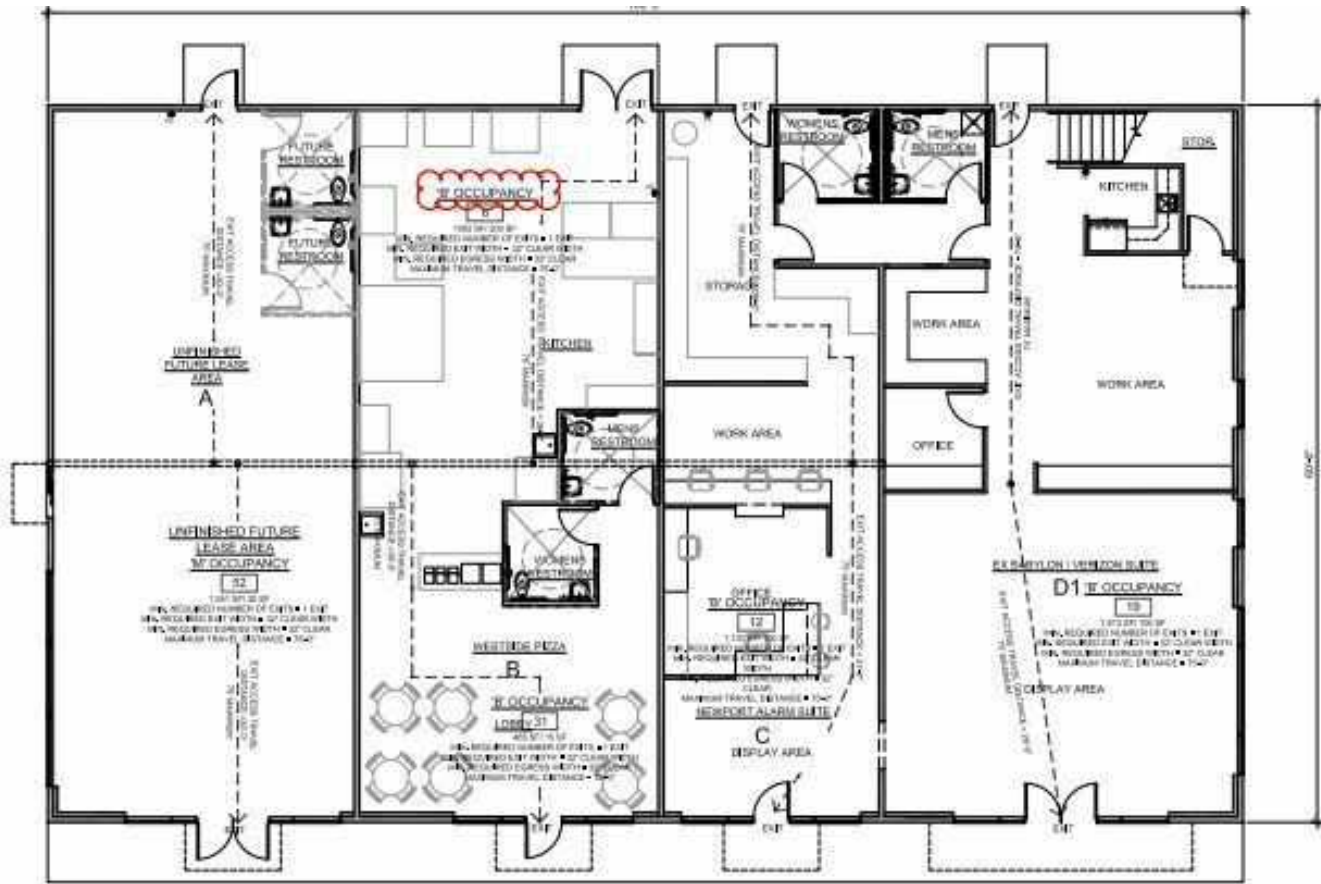
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	Suite A - 1,551 SF	Lease Rate:	\$22.50

## PROPERTY SUMMARY

**ADDRESS: 204 W WALNUT ST**      **YEAR BUILT: 2016**      **ZONING: HIGHWAY COMMERCIAL (C-2)**      **SIGNAGE AVAILABLE**      **DRIVE-THRU**

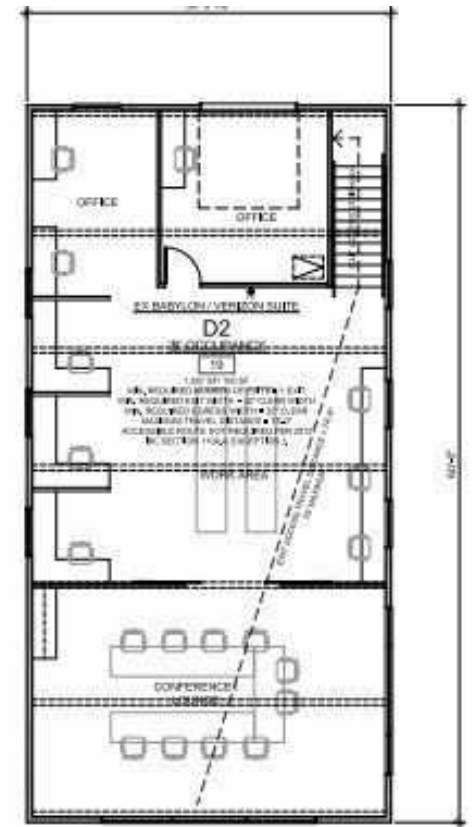






# 1 MAIN FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"



# 2 UPPER FLOOR CODE PLAN

SCALE: 1/4" = 1'-0"

PEND OREILLE RIVER

AutoZone

DOLLAR TREE

Burger King

SAFeway

McDonald's

stcu

US State Route 2 (12,000 ADT)

Parcel 1

Parcel 2

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RETAILER MAP

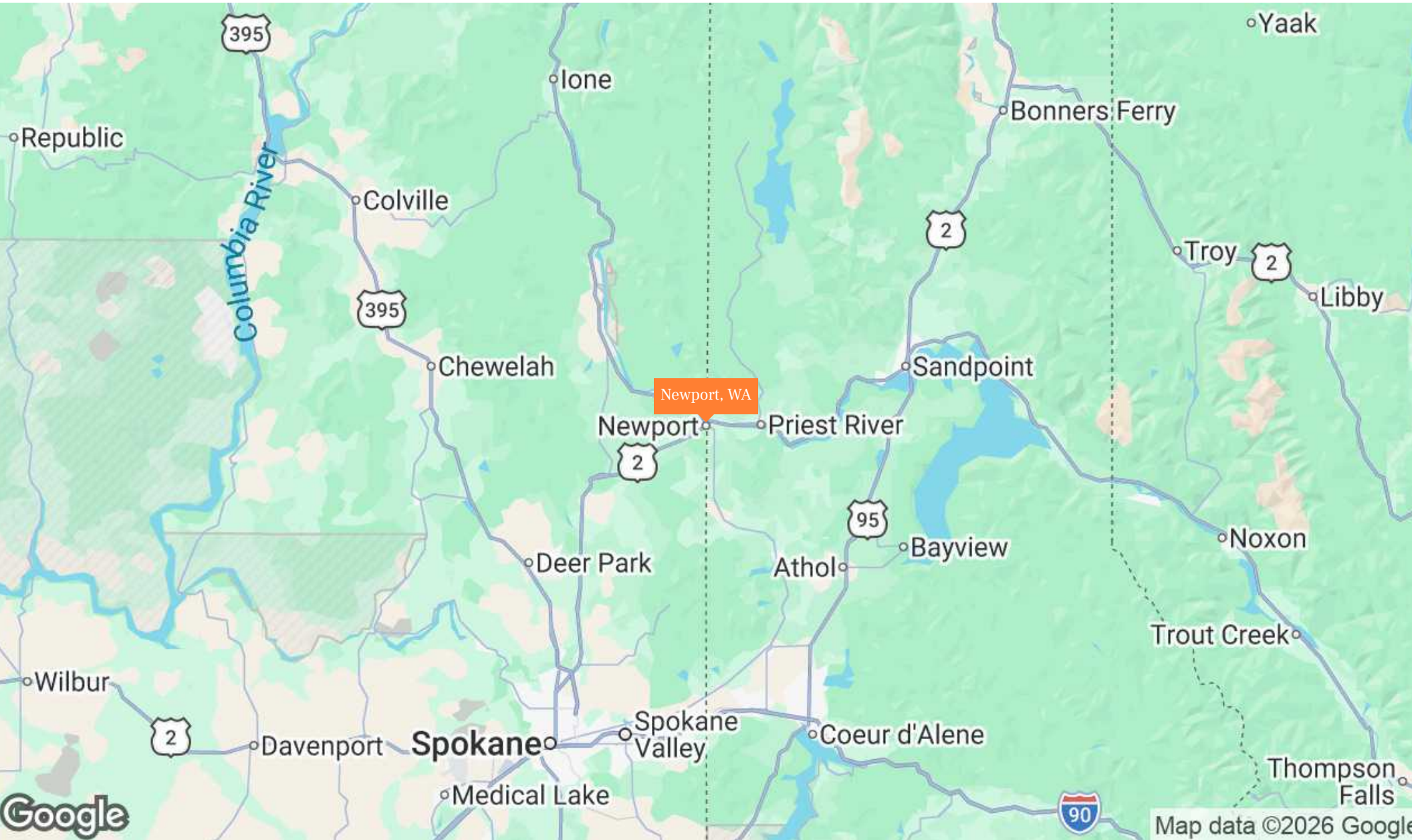


Imagery ©2026 Airbus CNES / Airbus Maxar



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REGIONAL MAP



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## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	2,594	4,239	6,243
<b>2025 Estimate</b>			
Total Population	2,572	4,200	6,177
<b>2020 Census</b>			
Total Population	2,466	4,017	5,893
<b>2010 Census</b>			
Total Population	2,515	4,026	5,820
<b>Daytime Population</b>			
2025 Estimate	2,361	3,767	5,371
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	1,016	1,674	2,484
<b>2025 Estimate</b>			
Total Households	1,001	1,646	2,441
Average (Mean) Household Size	2.4	2.4	2.4
<b>2010 Census</b>			
Total Households	971	1,593	2,358
<b>2010 Census</b>			
Total Households	1,002	1,587	2,298
<b>Occupied Units</b>			
2030 Projection	1,160	1,916	2,871
2025 Estimate	1,144	1,886	2,824
<b>HOUSEHOLDS BY INCOME</b>			
<b>2025 Estimate</b>			
\$150,000 or More	5.8%	7.2%	8.1%
\$100,000-\$149,999	11.7%	10.8%	11.3%
\$75,000-\$99,999	14.3%	14.1%	15.1%
\$50,000-\$74,999	14.8%	15.4%	15.3%
\$35,000-\$49,999	16.2%	16.2%	15.6%
Under \$35,000	37.1%	36.2%	34.6%
Average Household Income	\$63,383	\$66,083	\$68,934
Median Household Income	\$48,562	\$50,185	\$53,075
Per Capita Income	\$26,073	\$27,117	\$28,213

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$64,208	\$64,841	\$66,733
<b>Consumer Expenditure Top 10 Categories</b>			
Housing	\$23,348	\$23,501	\$24,088
Transportation	\$9,990	\$10,522	\$11,082
Food	\$9,545	\$9,501	\$9,661
Personal Insurance and Pensions	\$8,493	\$8,388	\$8,622
Entertainment	\$3,349	\$3,353	\$3,430
Cash Contributions	\$2,644	\$2,903	\$3,088
Apparel	\$1,637	\$1,697	\$1,764
Education	\$1,088	\$1,051	\$1,072
Personal Care Products and Services	\$852	\$869	\$897
Alcoholic Beverages	\$547	\$559	\$581
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	2,572	4,200	6,177
Under 20	26.1%	24.2%	23.1%
20 to 34 Years	16.6%	15.4%	14.7%
35 to 39 Years	5.9%	5.8%	5.7%
40 to 49 Years	11.5%	11.7%	11.7%
50 to 64 Years	17.7%	19.4%	20.2%
Age 65+	22.3%	23.5%	24.6%
Median Age	41.0	43.0	45.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	1,786	2,999	4,481
Elementary (0-8)	2.5%	2.8%	2.8%
Some High School (9-11)	7.6%	8.0%	7.9%
High School Graduate (12)	41.2%	38.5%	36.7%
Some College (13-15)	28.8%	29.2%	29.5%
Associate Degree Only	7.0%	7.7%	8.3%
Bachelor's Degree Only	10.5%	10.6%	11.1%
Graduate Degree	2.4%	3.2%	3.7%

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## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 6,177. The population has changed by 6.13 percent since 2010. It is estimated that the population in your area will be 6,243 five years from now, which represents a change of 1.1 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 45.0, compared with the U.S. average, which is 40.0. The population density in your area is 78 people per square mile.



### HOUSEHOLDS

There are currently 2,441 households in your selected geography. The number of households has changed by 6.22 percent since 2010. It is estimated that the number of households in your area will be 2,484 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.4 people.



### INCOME

In 2025, the median household income for your selected geography is \$53,075, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 40.30 percent since 2010. It is estimated that the median household income in your area will be \$59,185 five years from now, which represents a change of 11.5 percent from the current year.

The current year per capita income in your area is \$28,213, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$68,934, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 2,302 people in your selected area were employed. The 2010 Census revealed that 44.4 percent of employees are in white-collar occupations in this geography, and 33 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



### HOUSING

The median housing value in your area was \$348,753 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 1,674.00 owner-occupied housing units and 624.00 renter-occupied housing units in your area.



### EDUCATION

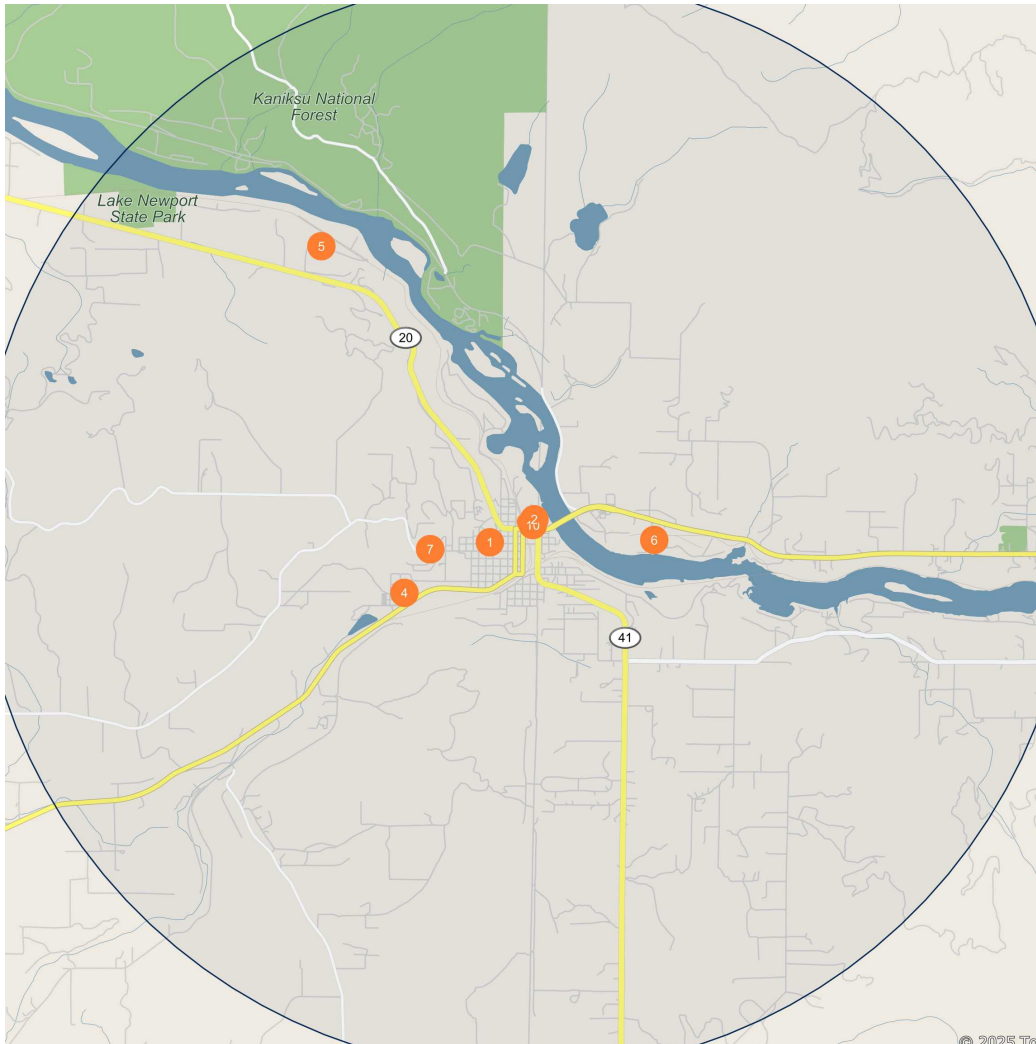
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 14.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 19.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 46.7 percent in the selected area compared with the 19.6 percent in the U.S.

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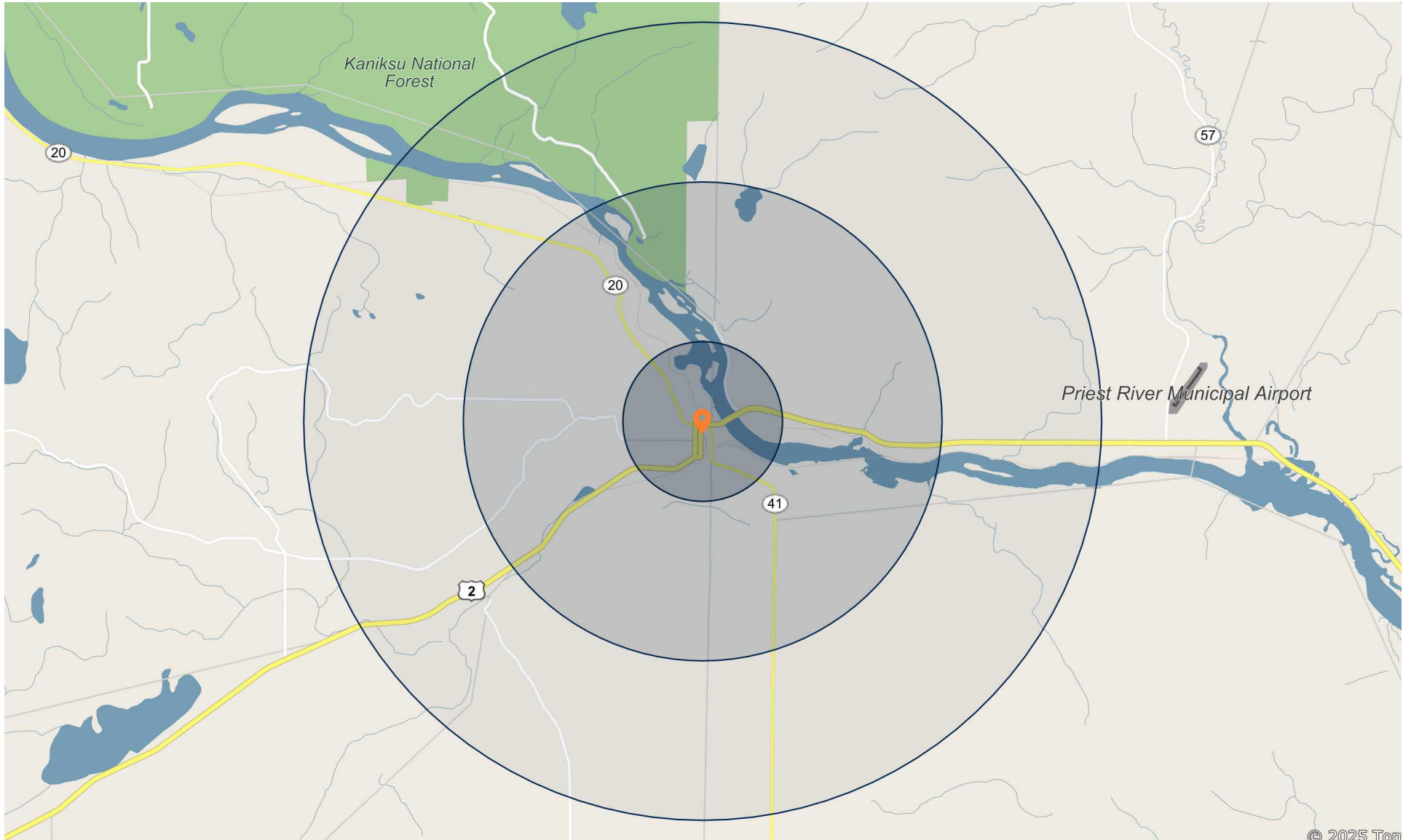
### Major Employers

### Employees

1	County Prre Orlle Pub Hosp Dst-Newport Hospital and Hlth Svcs	306
2	Safran Cabin Inc-Safran Cabin Materials	125
3	Safran Cabin Inc-	119
4	Durham School Services L P-	87
5	L3harris Interstate Elec Corp-	64
6	Tri-Pro Forest Products Inc-	61
7	Washington State Dept Scial HI-Adoption Services	61
8	Washington State Dept Scial HI-Public Assistance Food Stamps	61
9	Washington State Dept Scial HI-	61
10	Podi Inc-McDonalds	55

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DEMOGRAPHICS





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# EXCLUSIVELY LISTED BY

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