



Windermere
COMMERCIAL

KeyBank 

1600

OFFERING MEMORANDUM
KEY BANK, ANACORTES

1600 COMMERCIAL AVE • ANACORTES, WA 98221



OFFERING SUMMARY

Absolute Net Lease with Key Bank on Commercial Avenue in Anacortes. Initial 20 year term ends August of 2030, tenant has three five-year options. Tenant is responsible for all property maintenance and costs, Landlord has zero operating or maintenance expense.

Property consist of two parcels totaling 18,000 square feet in size zoned Commercial, and the building is 4,425 square feet. Commercial Avenue has 14,000 cars per day on average and is Anacortes' main commercial area. Retention Pond on site to the west of the drive through.

Full lease available with an accepted offer.

BUILDING SIZE: 4,425 SF
LEASE: ABSOLUTE NET

PROPERTY: 18,000 SQFT
ZONING: COMMERCIAL



LEASE SUMMARY

INITIAL TERM	MONTHLY RENT	ANNUAL RENT
9/01/2010 - 08/31/2015	\$7,500.00	\$90,000.00
09/01/2015 - 8/31/2020	\$8,400.00	\$100,800.00
09/01/2020 - 08/31/2025	\$9,408.00	\$112,896.00
09/01/2025 - 08/31/2030	\$10,537.00	\$126,444.00
09/01/2030 - 08/31/2035	\$11,801.44	\$141,617.28
09/01/2035 - 08/31/2040	\$13,217.62	\$158,611.35
09/01/2040 - 08/31/2045	\$14,803.73	\$177,644.72



GEOGRAPHIC REGION

The City of Anacortes is located on Fidalgo Island in Skagit County and has a population of 20,451 living within 5 miles of the Anacortes Professional Center.

Anacortes is 15 miles from I-5 in Burlington Wa, 11 miles from NAS Whidbey Island, 60 miles from Seattle, 74 miles from SeaTac airport and 35 miles from the US Canadian Border in Blaine.

Fidalgo Island is also the gateway to the San Juan Islands, with Washington State Ferry System launching from Anacortes and an International Ferry connection with Vancouver Island BC in Canada.



HALFWAY BETWEEN SEATTLE AND VANCOUVER BC, ANACORTES IS IDEALLY LOCATED FOR BUSINESS ON BOTH SIDES OF THE BORDER.

DEMOGRAPHICS

THE GREATER ANACORTES AREA HAS A HIGHLY EDUCATED AND SKILLED GROWING WORKFORCE FOR YOUR COMPANY TO RECRUIT FROM.

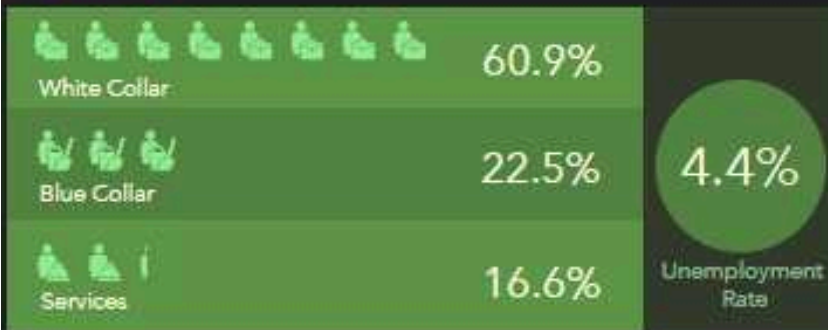
EDUCATION



INCOME



EMPLOYMENT



KEY FACTS



HOUSEHOLD INCOME (\$)

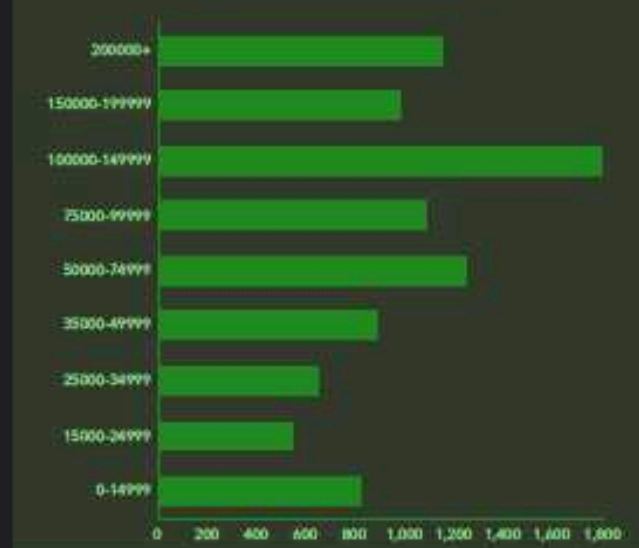




PHOTO GALLERY

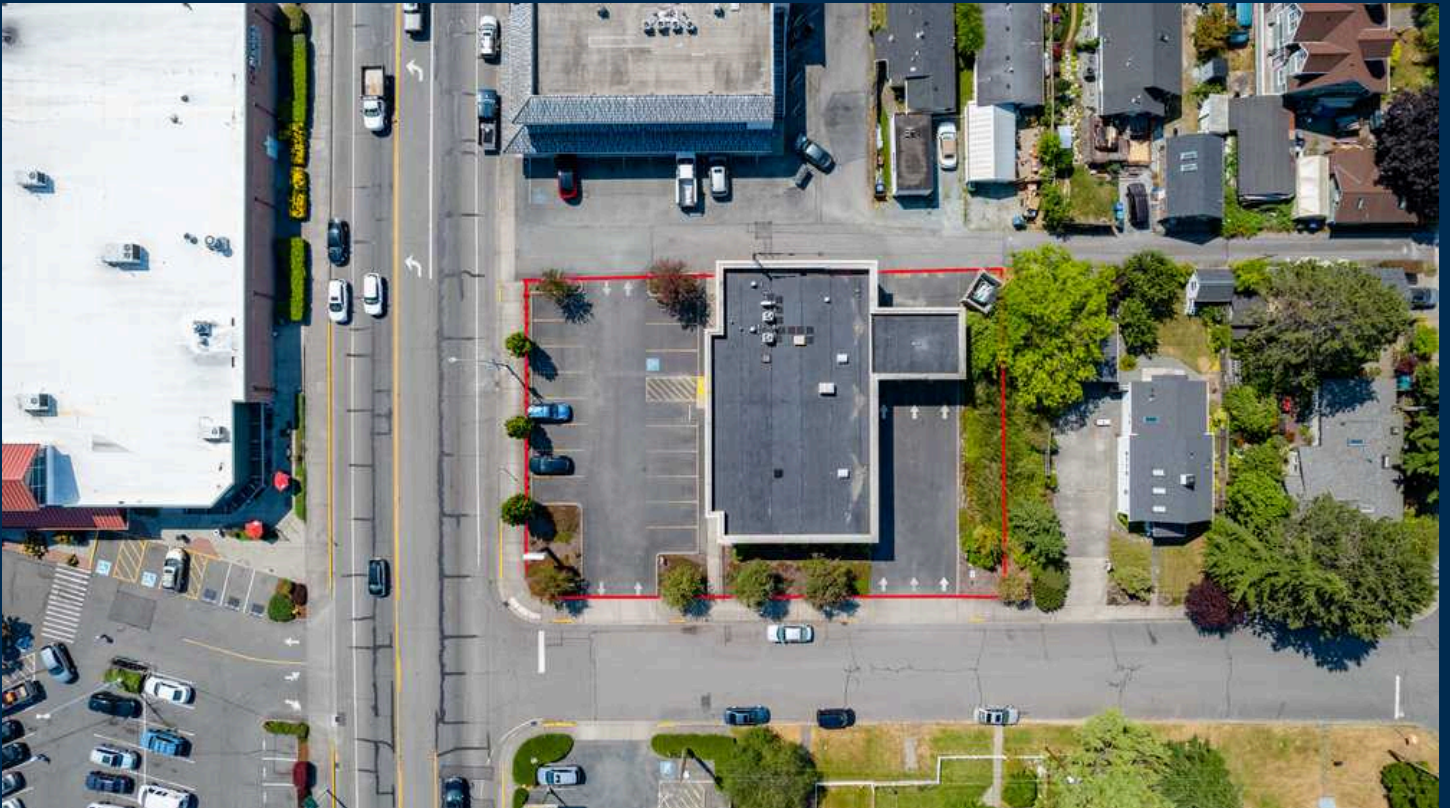


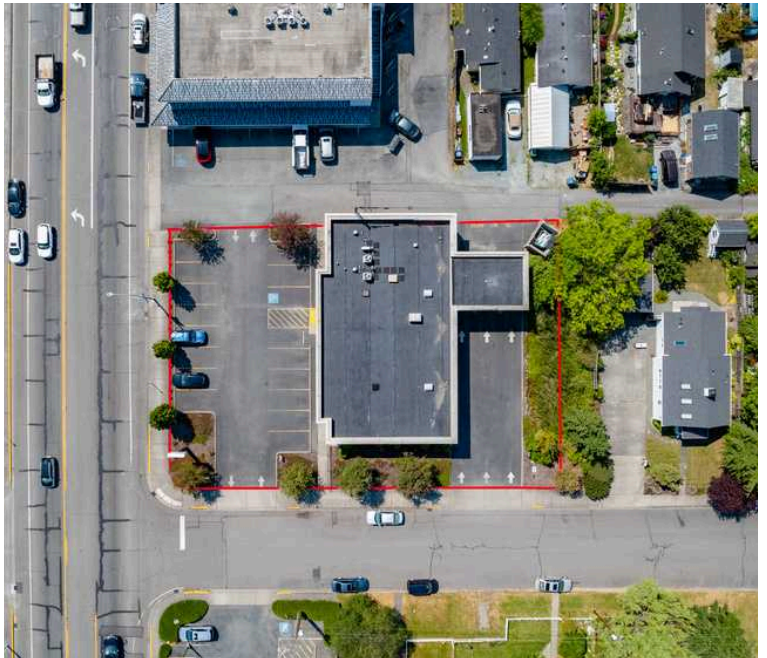


PHOTO GALLERY





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COMMERCIAL



Nate Scott

Owner/Manager

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360-708-2354



Julie Birkle

Broker

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WINDERMERE NORTH SOUND
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WindermereNorthSound.com/CRE