

FOR LEASE OR SALE

605 Simpson Avenue
Hoquiam, WA 98550



605 SIMPSON AVENUE

Jameson Sullivan | Jake Thurber

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6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

The retail building located at **605 Simpson Avenue** in Hoquiam is located in Downtown Hoquiam just off of Simpson Avenue and visible from US Highway 101. Close to many local businesses, schools, and amenities this property offers a unique opportunity for any lessee or owner/user. The property has two dock high doors on the rear side of the property and a grade level door in the front of the property for deliveries. Approximately 30 minutes away from popular coastal destinations Ocean Shores and Seabrook, known for their beaches and tourist attractions.

SUMMARY

Opportunity Type	Lease or Sale
Parcel Number	051803800100
Parcel Size	44,475 SF 1.02 Acres
Building Size	16,266 SF
Zoning	C2 Downtown Commercial
County	Grays Harbor County
Jurisdiction	City of Hoquiam
Traffic Counts	11,038 CPD - Simpson Avenue

FOR LEASE OR SALE

- Landlord installing new roof
- Abundant surface area parking
- **Lease:** \$10 - \$12 modified gross
- **Sale:** Call listing brokers for more info

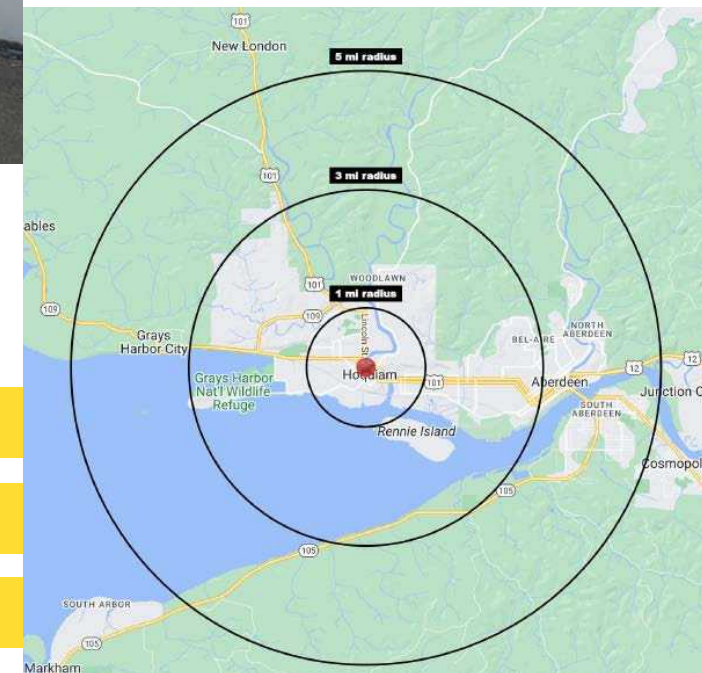


• Truck Bay with Loading Door

• Downtown Zoning (C2):

The general purposes of the downtown commercial district are to accommodate a mix of uses that have occurred over time in the city's downtown area. This district makes provision for retail uses on the ground floor of structures and promotes a mix of uses on the upper floors of historic buildings including residences, hotels, art studios, and professional offices.

Click [HERE](#) for More Information on C2 Zone.



Population



Average HH Income



Daytime Population

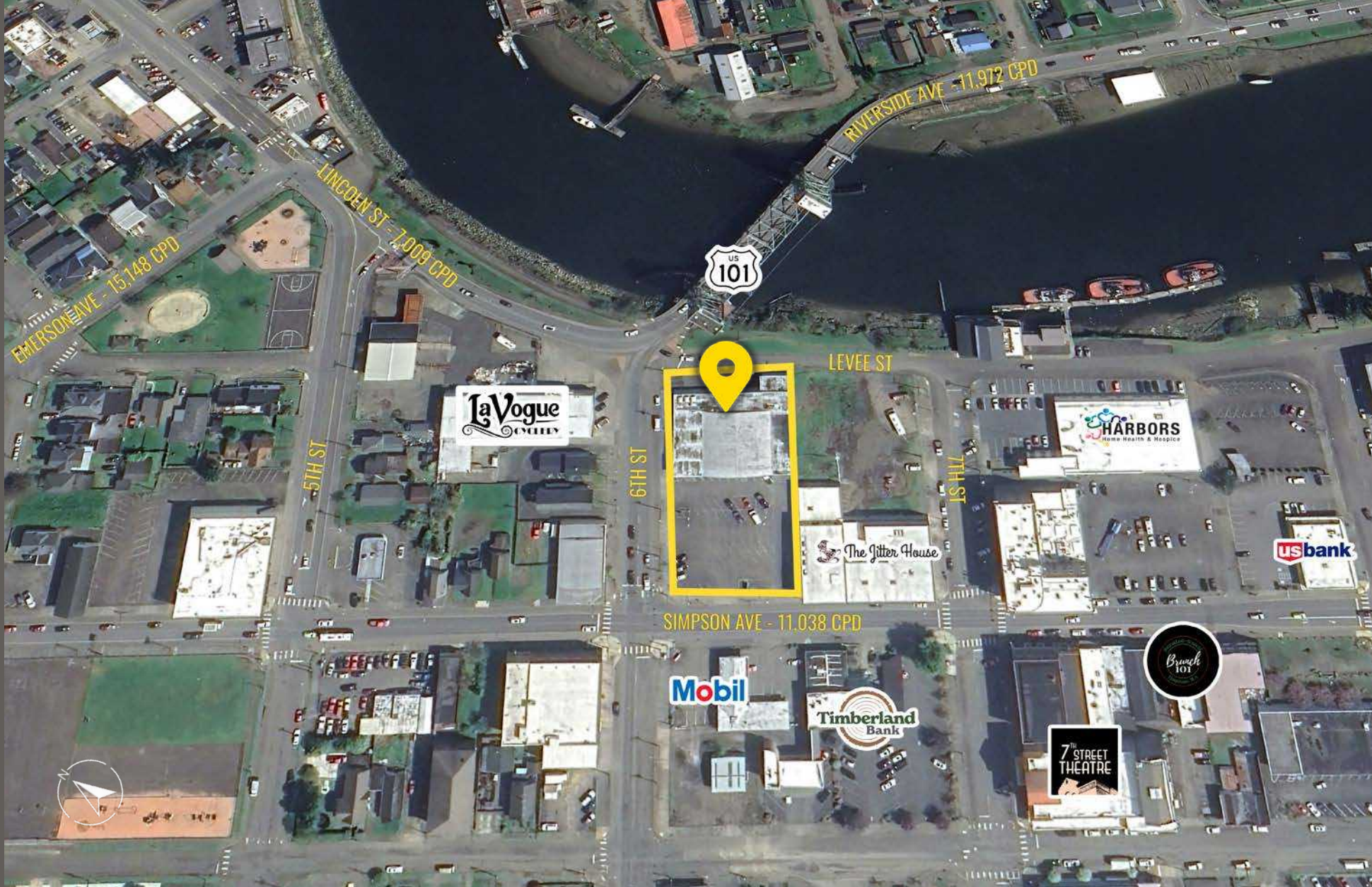
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	6,363	\$88,496	4,954
Mile 3	16,057	\$89,316	13,214
Mile 5	27,808	\$86,378	23,602

ADDITIONAL PHOTOS



LOCATION DETAILS



Located in
Downtown Hoquiam



Visible from
SR-101

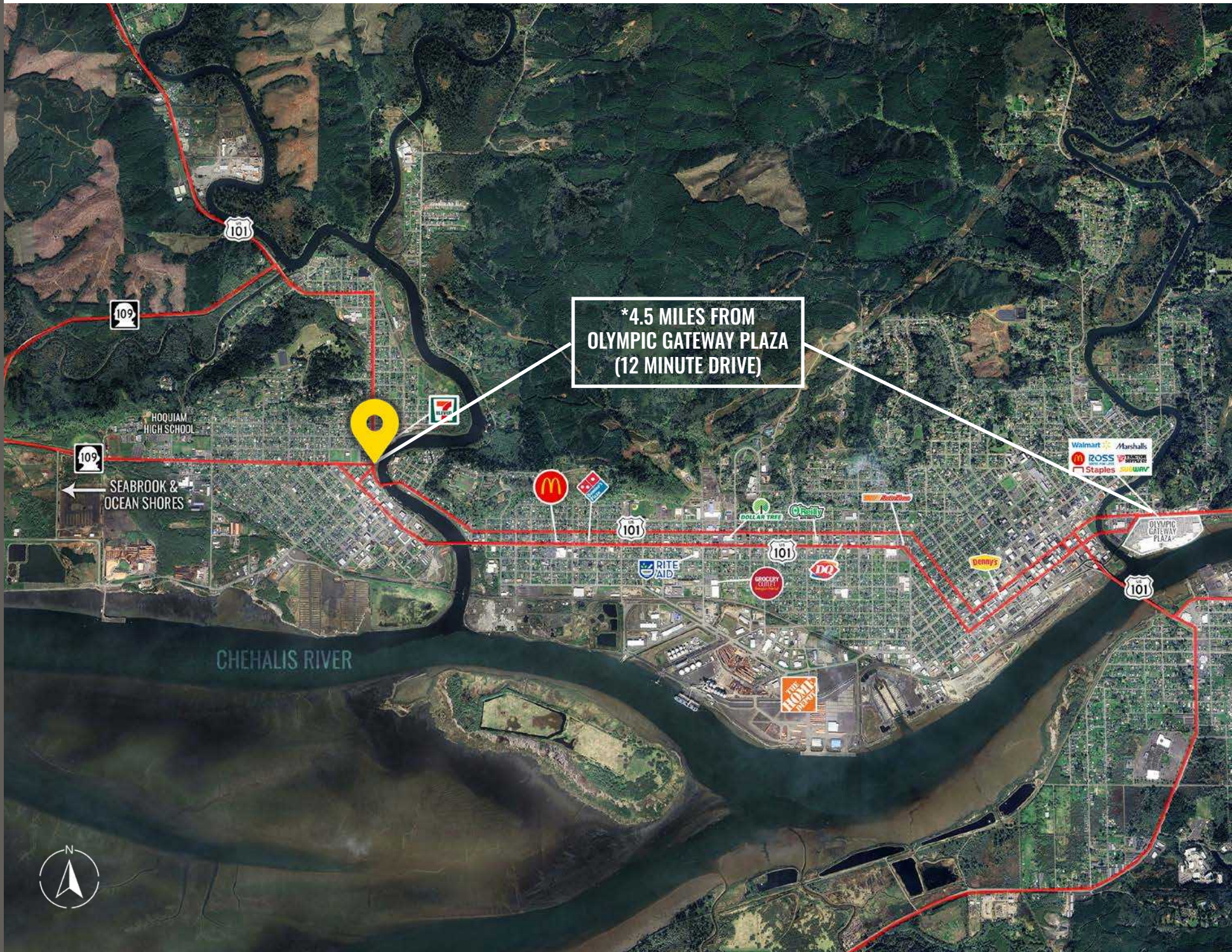


11,038 CPD
Simpson Avenue



11,972 CPD
SR-101

LOCATION AERIAL

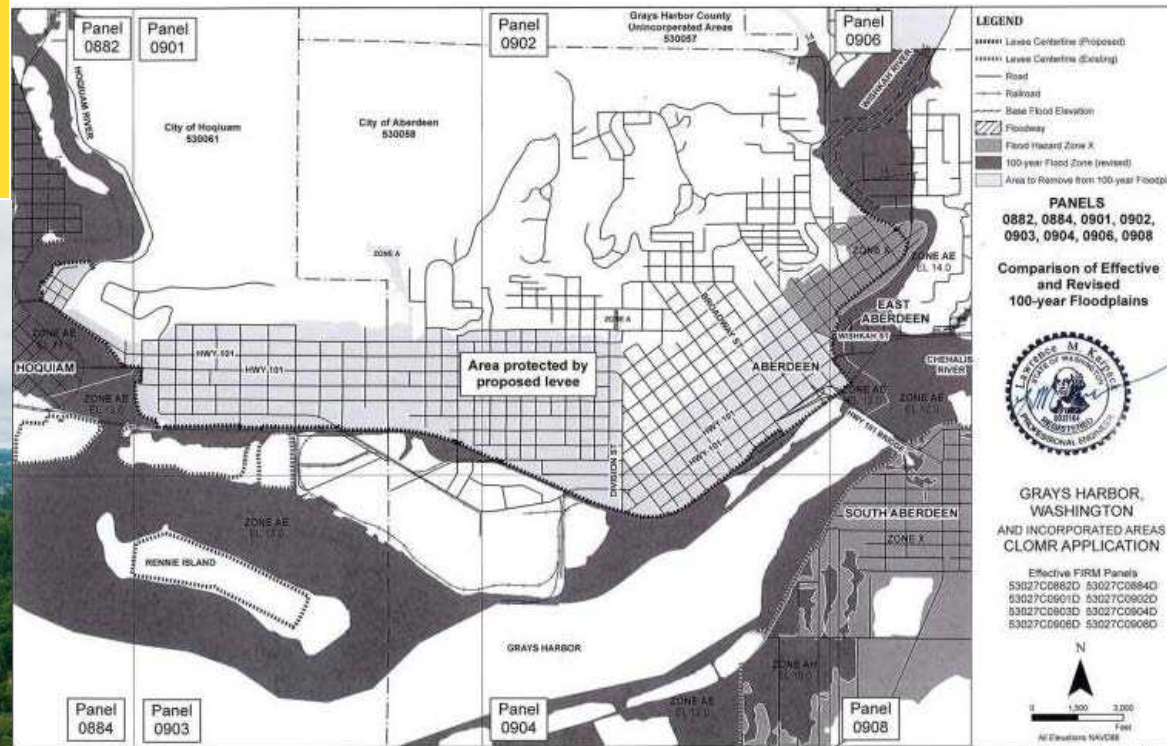
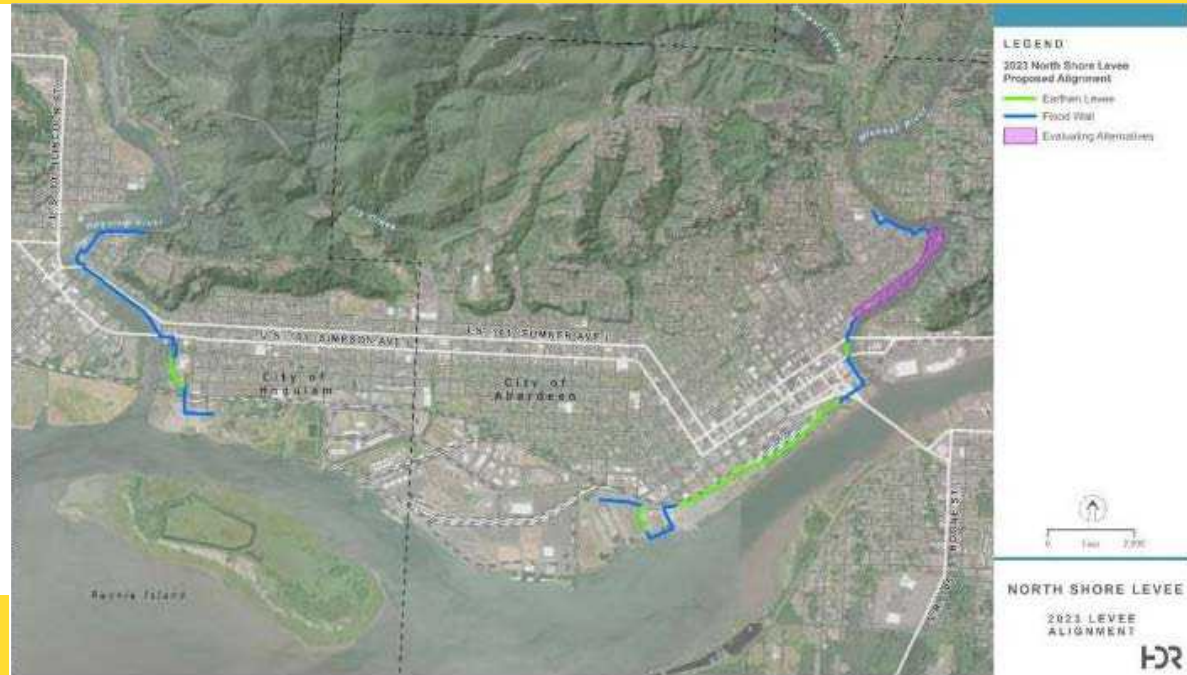


THE NORTH SHORE LEVEE will construct a 6.2-mile levee across the two cities, providing critical flood protection and removing over 3,100 properties from FEMA's mapped Special Flood Hazard Area. The project will build resiliency in the face of future flood events, retaining existing businesses, jobs, and residents who have been on the decline in the community. The total construction cost of the North Shore is estimated to be at least \$78 million.

Additional information:

- > Permits are expected to be obtained by fall of 2025.
- > Construction completed by Early 2027.
- >> [Project Summary Online](#)

NSL PROPOSED ALIGNMENT




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.




AVAILABLE
SIGNAGE

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