

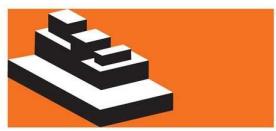
1609 R AVE ANACORTES, WA

FOR SALE

- 12,627 +/- sf retail building on 1.13 acres
- Occupied by Thrive Community Fitness
- Sale/leaseback: new 10-year lease with renewal options at closing. 2.5% annual rental rate increases
- Well maintained property with recent improvements
- Zoning MMU: Marine Mixed Use
- \$5,995,000

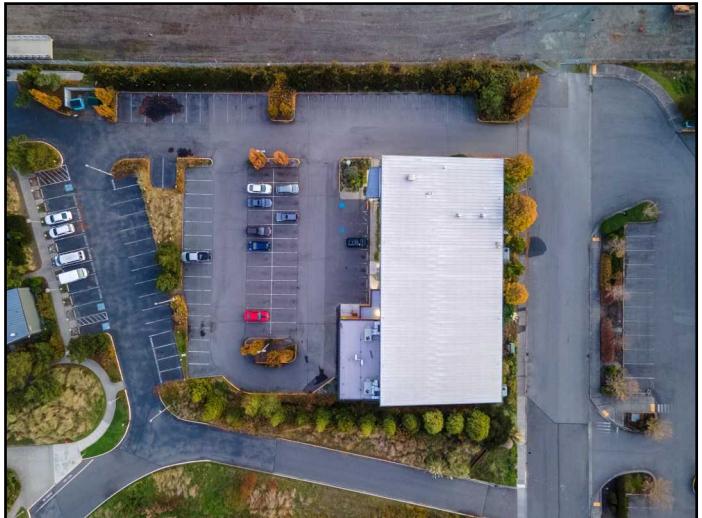


Clay Learned, CCIM, SIOR
Jarrod Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@learnedcommercial.com
jb@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



All info deemed reliable however verification recommended.

LEGAL DESCRIPTIONS

CONVEYANCE FROM LOT 2A INTO LOT 2B

ALL THAT PORTION OF LOT 2A, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR" ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2B, SAID "SEAFARER'S VIEW", THENCE NORTH 00° 00' 25" EAST ALONG THE WEST LINE OF SAID LOT 2A, 52.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE SOUTH 79° 00' 24" EAST ALONG SAID LINE, 201.32 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 00° 53' 55" WEST ALONG SAID LINE, 232.95 FEET TO THE SOUTH LINE OF SAID LOT 2A AND THE END OF SAID DESCRIBED LINE.

(CONTAINING 15,571 SQUARE FEET)

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE ABOVE DESCRIBED PROPERTY TO BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

LOT 2A BEFORE LOT LINE ADJUSTMENT

LOT 2A, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2B BEFORE LOT LINE ADJUSTMENT

LOT 2B, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2B, SAID "SEAFARER'S VIEW", THENCE NORTH 00° 00' 25" EAST, ALONG THE WEST LINE OF SAID LOT 2A, 52.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE SOUTH 79° 00' 24" EAST ALONG SAID LINE, 201.32 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 00° 53' 55" WEST ALONG SAID LINE, 232.95 FEET TO THE SOUTH LINE OF SAID LOT 2A AND THE END OF SAID DESCRIBED LINE.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2B AFTER LOT LINE ADJUSTMENT

LOT 2B, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10 TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 2A, SAID "SEAFARER'S VIEW", LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2B; THENCE NORTH 00° 00' 25" EAST, ALONG THE WEST LINE OF SAID LOT 2A, 52.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE, THENCE SOUTH 79° 00' 24" EAST ALONG SAID LINE, 201.32 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 00° 53' 55" WEST ALONG SAID LINE, 232.95 FEET TO THE SOUTH LINE OF SAID LOT 2A AND THE END OF SAID DESCRIBED LINE.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

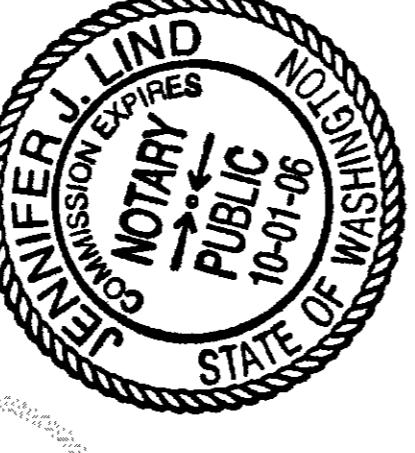
NOTES

EXAMINED AND ACCEPTED
THIS 25 DAY OF APRIL 2003.

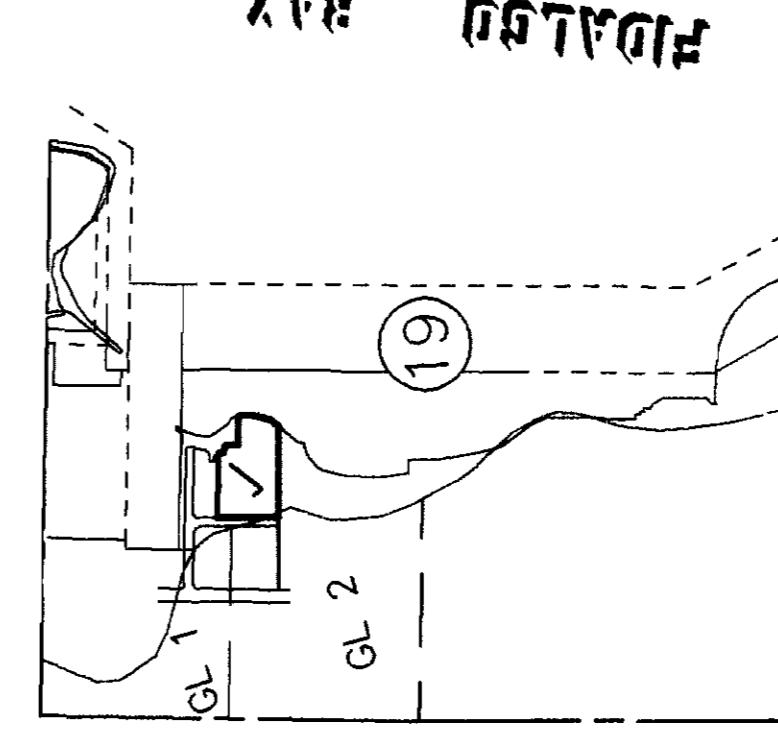
IAN MUNCE
SUBDIVISION ADMINISTRATOR

ACCEPTANCE

NOTARY PUBLIC
DATE 10/01/03



1. BASIS OF BEARING IS THE CENTERLINE OF "O" AVENUE BETWEEN FOUND MONUMENTS AT INTERSECTIONS OF 17TH STREET AND 11TH STREET BEING N 00° 01' 10" W PER RECORD OF SURVEY RECORDED IN BOOK 10, AT PAGES 113-118, UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA 1103 TOTAL STATION.
3. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH TITLE OWNERSHIP; THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.



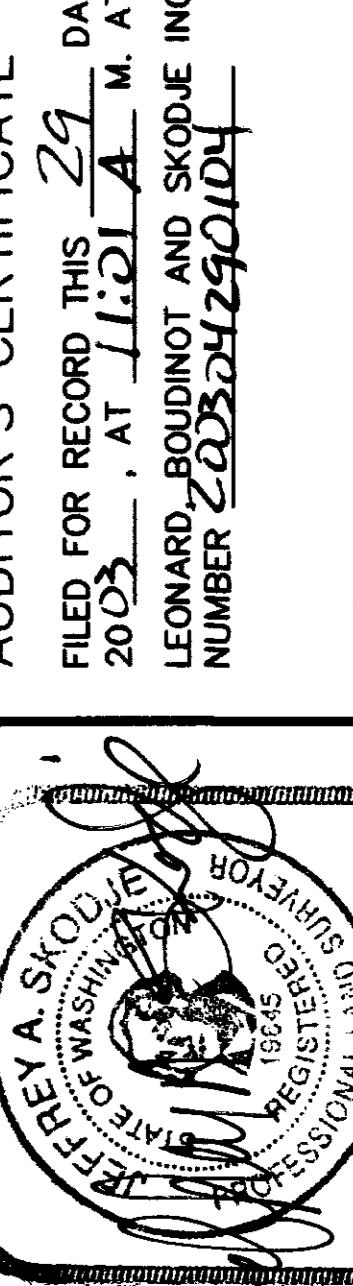
VICINITY MAP
(NOT TO SCALE)

SECTION 19, TWP. 35 N., RGE. 2 E., W.M.

BOUNDARY LINE ADJUSTMENT SURVEY FOR SHARED HEALTHCARE SYSTEMS, INC.

IN LOTS 2A AND 2B OF PLAT OF "SEAFARER'S VIEW"
PORTIONS OF GOVT LOTS 1 & 2, SECTION 19, T.35N., R.2E., W.M. AND OF PLATE 10, ANACORTES TIDE AND SHORE LANDS
DWN BY: MC DATE: APRIL 2003
FIELD BOOK: 627, P.46
BY DEPUTY: JEFFREY A. SKODDE, P.L.S.
SKAGIT COUNTY AUDITOR

SHEET 1 OF 2



SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE
REQUEST OF SHARED HEALTHCARE SYSTEMS, INC.
JEFFREY A. SKODDE, P.L.S.
CERTIFICATE NO. 19845 DATE 4-29-03

200304290104
Skagit County Auditor
4/29/2003 Page 1 of 211:01AM



Thrive Fitness

1609 R Ave

Anacortes, WA 98221

Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS | Catalyst

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1609 R Ave, Anacortes, WA 98221

CITY, STATE

Anacortes, WA

POPULATION

11,616

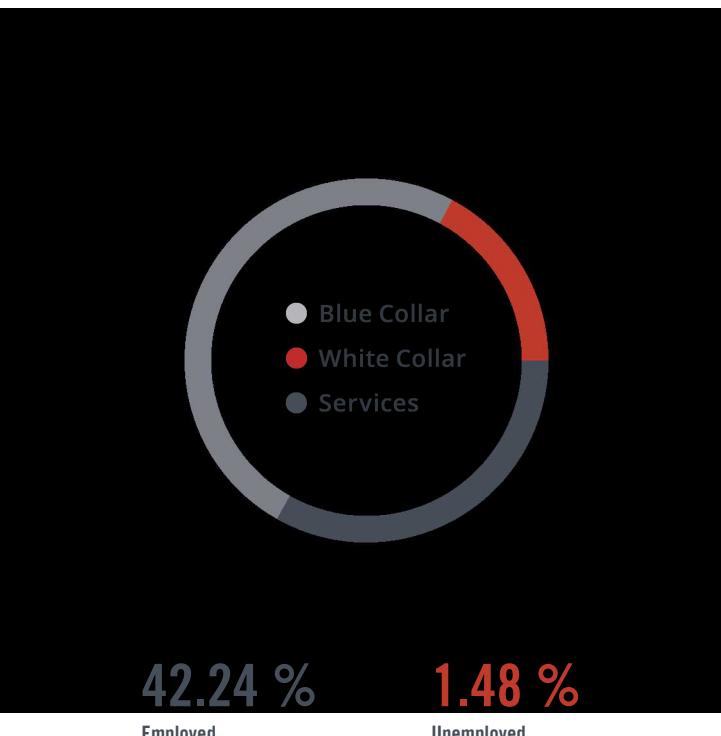
AVG. HH SIZE

2.22

MEDIAN HH INCOME

\$55,597

HOME OWNERSHIP

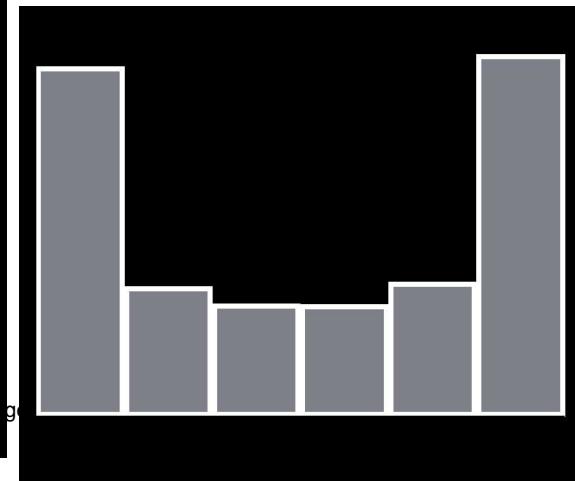


EDUCATION

High School Grad:	26.48 %
Some College:	28.22 %
Associates:	7.95 %
Bachelors:	28.92 %

GENDER & AGE

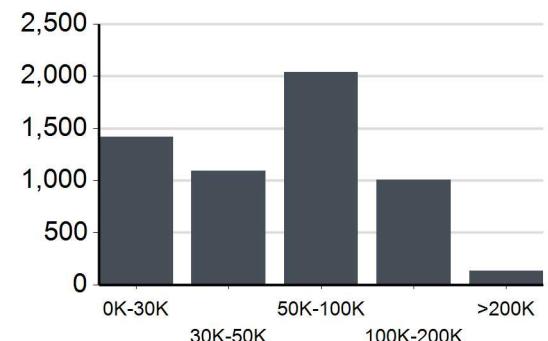
47.75 %  52.25 % 



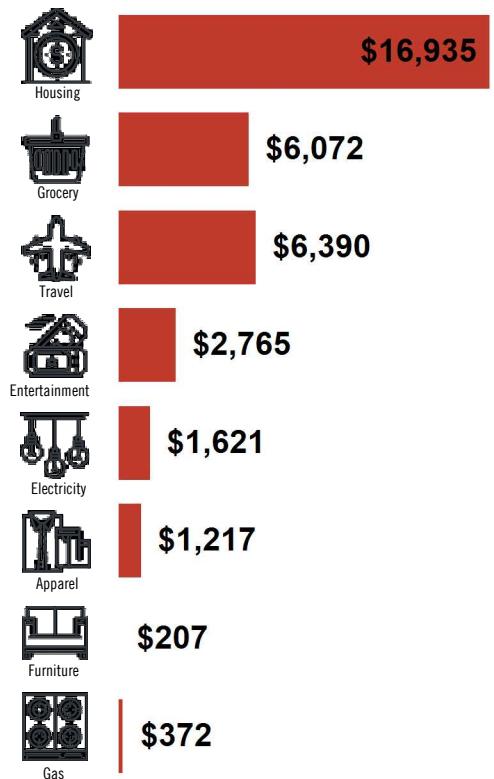
RACE & ETHNICITY

White:	87.63 %
Asian:	0.35 %
Native American:	0.21 %
Pacific Islanders:	0.00 %
African-American:	0.18 %
Hispanic:	6.99 %
Two or More Races:	4.63 %

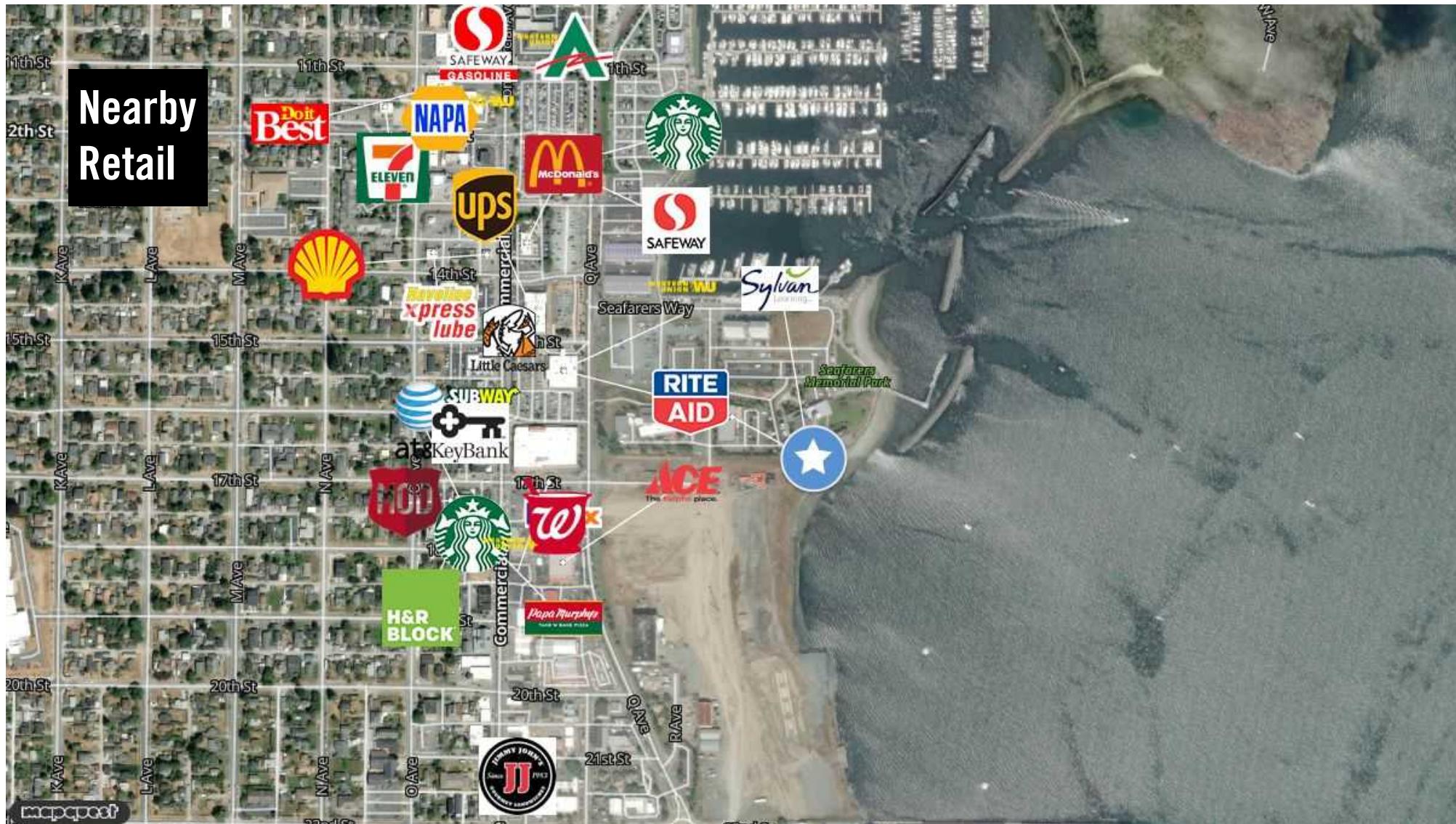
INCOME BY HOUSEHOLD



HH SPENDING



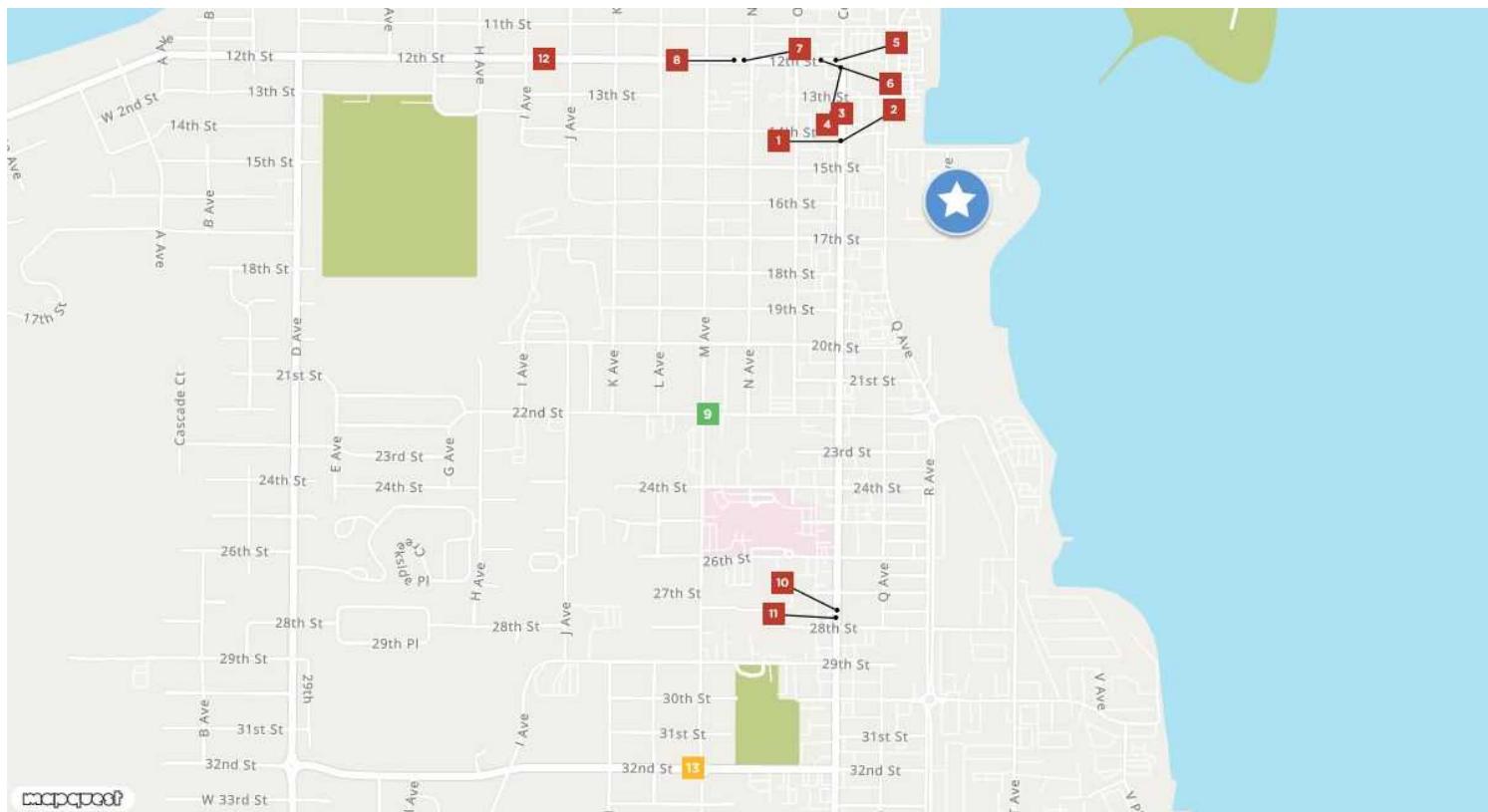
Nearby Retail



Clay Learned
clay@claylearned.com
360-770-1388

MOODY'S
ANALYTICS | Catalyst

Traffic Counts



WA 20 SPUR	1	WA 20 SPUR	2	Commercial Ave	3	Commercial Avenue	4	12th Street	5
14th St		14th St		13th St		13th St		I Ave	
Year: 2021	13,169	Year: 2022	13,169	Year: 2010	15,000	Year: 2022	14,444	Year: 2022	10,878
				Year: 2005	17,000	Year: 2021	14,444	Year: 2021	10,878
				Year: 2004	18,000	Year: 2018	15,000	Year: 2019	12,000
12th St	6	12th Street	7	12th St	8	22nd St	9	Commercial Ave	10
0 Ave		D Ave		N Ave		M Ave		28th St	
Year: 2018	12,000	Year: 2022	13,288	Year: 2018	15,000	Year: 1998	2,890	Year: 2018	16,000
Year: 2017	12,000	Year: 2021	13,288	Year: 2017	15,000			Year: 2017	16,000
Year: 2015	11,000	Year: 2019	15,000	Year: 2015	14,000			Year: 2015	15,000
Commercial Avenue	11	12th St	12	32nd St	13				
15th St		I Ave		M Ave					
Year: 2022	13,594	Year: 2005	15,000	Year: 1998	6,821				
Year: 2021	13,594								
Year: 2019	16,000								

19.40.040 Mixed-use zones established.

A. *Central Business District (CBD).*

1. This designation applies to the existing downtown commercial district in Anacortes. The purpose of this zone is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. The CBD zone is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.

2. Use of this zone is appropriate for areas designated central business district in the comprehensive plan.

B. *Commercial (C).*

1. This designation provides for a wide variety of general-service and retail commercial uses, and mixed uses serving local and regional residents and the traveling public.

2. Use of this zone is appropriate for areas designated commercial in the comprehensive plan.

C. *Marine Mixed-Use (MMU).*

1. This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high-amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.

2. Use of this zone is appropriate for areas designated marine mixed-use in the comprehensive plan.

D. *Commercial Marine (CM).*

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primary importance.

2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

E. *Commercial Marine 2 (CM2).*

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways is of primary importance. This designation provides for a mix of commercial and industrial uses.

2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

F. *Public Use (P).*

1. This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.
2. Use of this zone is appropriate for any designation within the city, provided the site is appropriately located to accommodate common public uses. (Ord. 3040 § 2 (Att. A), 2019)

The Anacortes Municipal Code is current through Ordinance 5004, passed September 8, 2025.

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

[City Website: www.cityofanacortes.org](http://www.cityofanacortes.org)

[City Telephone: \(360\) 293-1900](tel:(360)293-1900)

[Hosted by General Code.](#)