



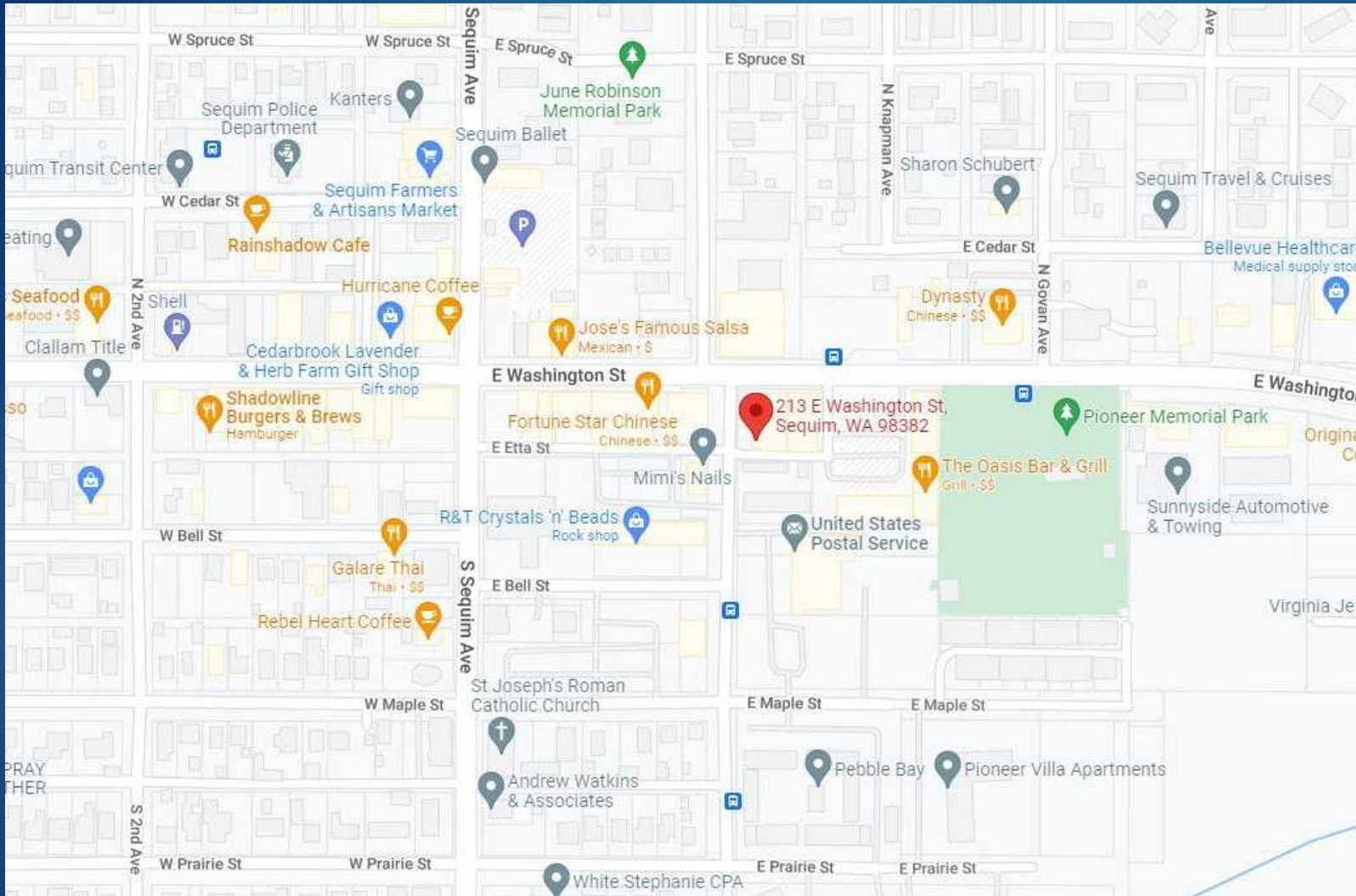
213 E Washington St
Sequim, WA 98382
Clallam County

6,240sf Retail/Office Space
.29 acre in the Heart of Downtown
Cap Rate 8.57%
Fully Leased / 4 Businesses

Offered at \$895,000



RE/MAX PRIME
TEAM McALEER



Downtown Sequim

S Sequim Ave is one of the main arteries that runs north/south and provides Hwy 101 access one mile S of the Washington / Sequim Ave intersection.

DEMOGRAPHICS

THE MAKEUP OF OUR COMMUNITY

TOTAL POPULATION = 8,024

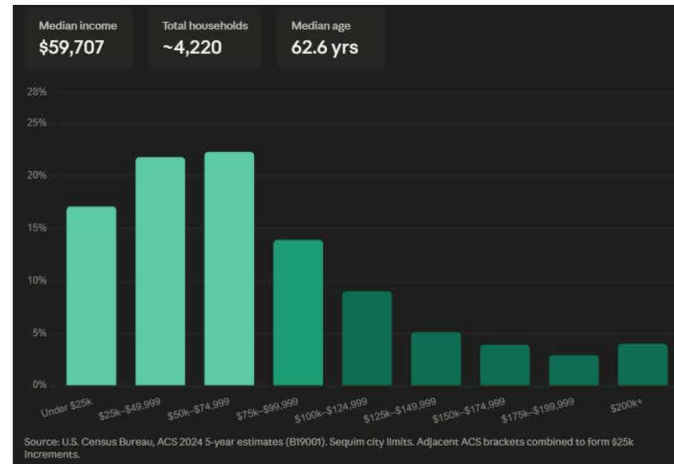
May 2024 Clallam County Demographic Profile. Sequim was the fastest growing city within the county, adding 1,418 people, and Sequim Dungeness Planning Region has been the fastest growing region since 2000.

TOTAL LAND AREA = 6.31 SQUARE MILES City of Sequim GIS

AVERAGE HOUSEHOLD SIZE = 1.85

MEDIAN AGE = 62.6

MEDIAN HOUSEHOLD INCOME = \$59,707



SNAPSHOT of SEQUIM

Sequim Area Overview

Close to Sequim Farmer's Market and Carrie Blake Park where many of the area's festivals take place

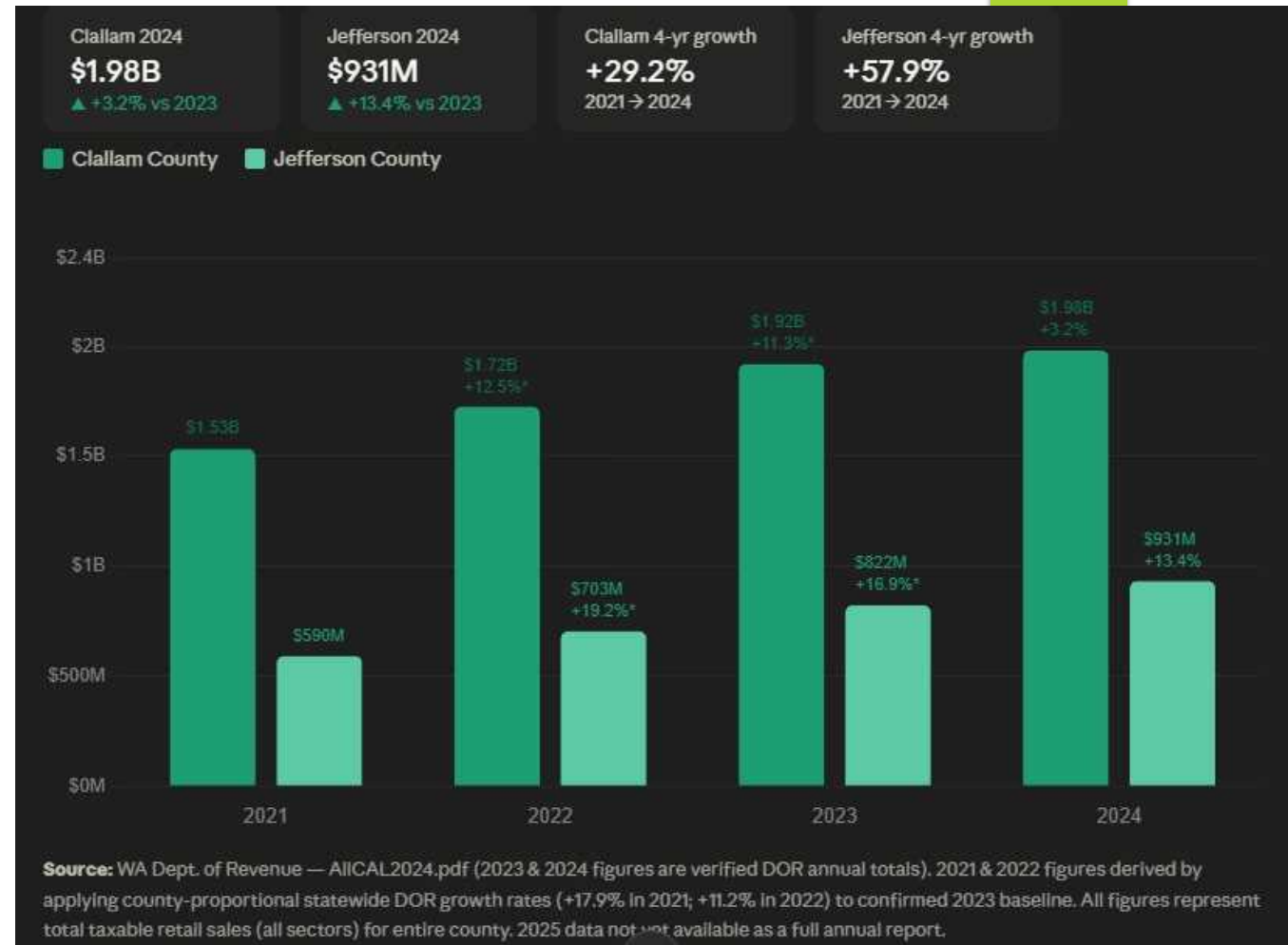
Seattle via ferry is about a 2 hour trip. Black Ball Ferry Line sails from Port Angeles to Victoria, BC in 90 minutes

2021 to 2024

Taxable Retail Sales Grew Substantially Overall

▶ Jefferson County Taxable Retail Sales increased 13.4% from 2023 to 2024

▶ Clallam County Taxable Retail Sales increased 3.2% from 2023 to 2024



2021 to 2024 Comparison of Taxable Retail Sales



Location	2021	→ 2022*	→ 2023	→ 2024	4-yr total
Uninc. Clallam	\$686M	+3.7%	+7.0%	+4.5%	+15.9%
Port Angeles	\$492M	+7.4%	+5.0%	+0.1%	+12.9%
Sequim	\$503M	-2.3%	+2.2%	+4.0%	+3.8%
Forks	\$91M	+10.0%	+0.3%	+7.0%	+18.0%

Sources: 2021 figures computed from WA DOR quarterly PDFs (Q1-Q4 allq*2021.pdf). 2023 & 2024 figures from WA DOR AICCAL2024.pdf (verified). 2022* estimated using location-specific quarterly growth rates from DOR Q1/Q2 2022 data. All figures = total taxable retail sales, all sectors, for each jurisdiction.



Current Businesses Holding Leases

	Area Leased	Lease Ends	Monthly Rent
La Petite Maison Blanche	1200sf	December 2026	\$1650
Edward Jones	1200sf	March 2026	\$2026
Pedego Bikes	2540sf approx	September 2028	\$1815
Beal Carpet	1300sf approx	Month-to-Month	\$900
			\$6,391

Income & Expenses		
Rent Income	\$6,391	Monthly
	\$76,692	Annual
Expenses		
Dues / subscriptions	\$192	
Cleaning/maintenance	\$2,010	
Insurance	\$6,581	
Taxes	\$2,563	
Utilities	\$5,545	
Total	\$16,891	
Net Income	\$59,801	

Income and Expenses

Photo Gallery

