

FOR LEASE

1250 W Washington St
Sequim, WA 98382



RIVERBEND CENTER II

Jamie Firth | Justin Holmes

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1250 W WASHINGTON ST:

2,332 SF DRIVE-THRU

1,444 SF AVAILABLE

CALL FOR RATE DETAILS

- Highly visible end-cap available with drive-thru
- Neighboring tenants include Walmart, The UPS Store and Sherwin Williams; Among others!
- Walmart has expanded into a Supercenter
- Riverbend Center is just moments away from Highway 101
- NNN's are estimated at \$9.98 PSF



Population



Average HH Income

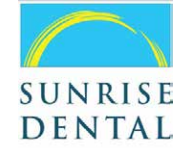


Daytime Population

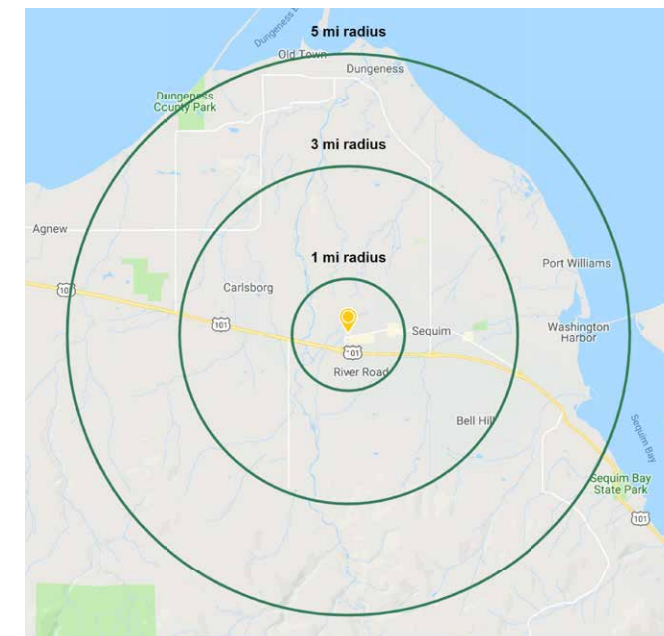
Regis - 2020

	Population	Average HH Income	Daytime Population
Mile 1	3,309	\$63,146	4,033
Mile 3	17,753	\$69,702	18,122
Mile 5	28,826	\$75,073	23,888

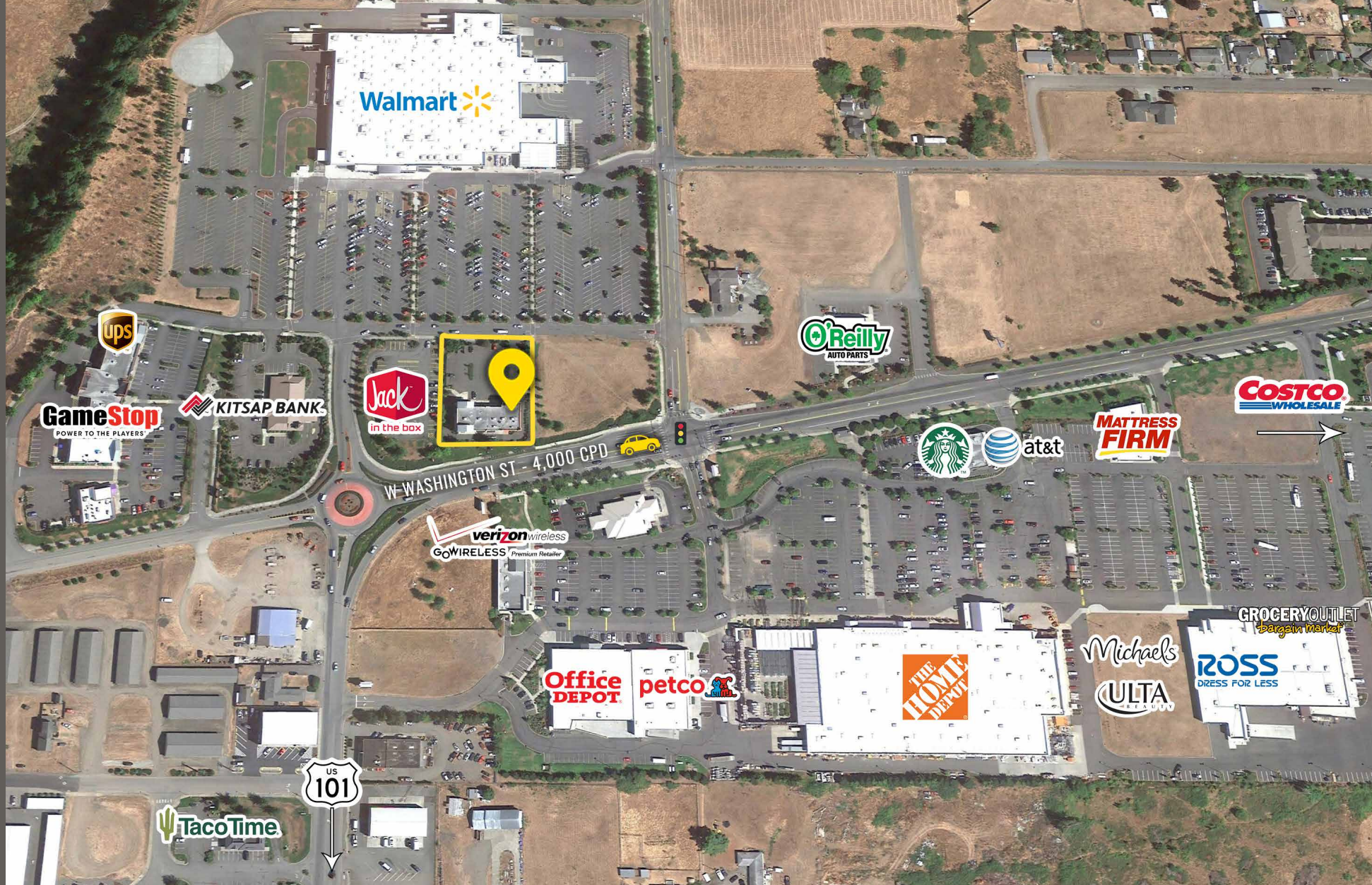
TENANTS



NEARBY TENANTS



LOCATION DETAILS



Located on busy
Washington Street



Close access to
Highway 101



4,000 CPD
W Washington St



20,500 CPD
Highway 101

LOCATION AERIAL



FIRST
WESTERN
PROPERTIES



Walmart

GameStop

hair masters



T-Mobile



Taco Time



verizon

Applebee's



COSTCO WHOLESALE



Office DEPOT
OfficeMax

ROSS

petco

GROCERY OUTLET
bargain market



RadioShack

Hallmark

SUBWAY

Great Clips



JCPenney



Walgreens

W WASHINGTON ST

N 7TH AVE

S SEQUIM AVE

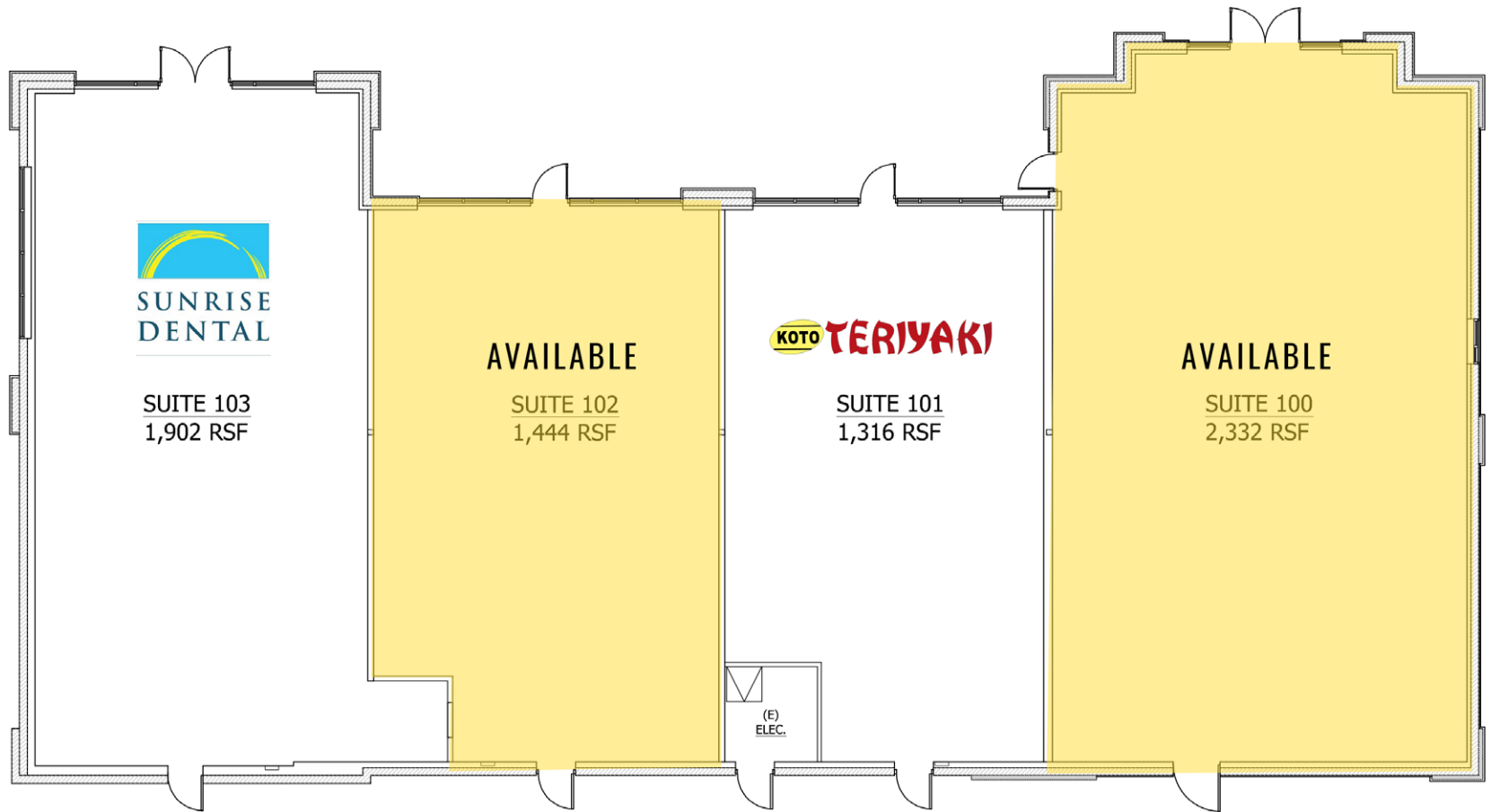
PRIEST RD

RIVER RD

101



SITE PLAN



Suite	Tenant	SF	Rate
100	AVAILABLE	2,332	CALL FOR DETAILS
101	Koto's Teriyaki	Leased	Leased
102	AVAILABLE	1,444	CALL FOR DETAILS
103	Sunrise Dental	Leased	Leased



SEQUIM, WA is a popular destination for outdoor enthusiasts and lavender lovers and is one of the driest places in western Washington. An active arts community, vibrant downtown, and diverse culinary options make Sequim the cultural and commercial heart of the Sequim-Dungeness Valley on the magnificent Olympic Peninsula.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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