

For Sale

Freestanding Retail Building



1102 12th Street, Anacortes, WA 98221



Available

Building Size: ±2,400 SF
Land: ±14,985 SF / 0.34 AC
Year Built: 1976
Zoning: Buyer to verify zoning compliance for the proposed use
APN: 3772-057-014-0004
Sale Price: \$1,000,000

Features

- ▶ Monument Signage
- ▶ On-site parking
- ▶ Hard corner of 12th Street and O Avenue

Prospective tenants are hereby advised that all uses are subject to City approval

Trade Area



Area Demographics

	1 Mile	2 Mile	3 Mile
Population			
2025 Estimated Population	5,649	12,868	17,504
2030 Projected Population	5,760	13,165	17,860
2020 Census Population	5,507	12,566	16,989
2010 Census Population	5,138	11,421	15,020
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	0.7%	0.8%	1.1%
2025 Median Age	48.0	47.2	49.4
Households			
2025 Estimated Households	2,711	5,817	7,922
2030 Projected Households	2,763	5,954	8,088
2020 Census Households	2,602	5,581	7,508
2010 Census Households	2,427	5,079	6,646
Projected Annual Growth 2025 to 2030	0.4%	0.5%	0.4%
Historical Annual Growth 2010 to 2025	0.8%	1.0%	1.3%
Race & Ethnicity			
2025 Estimated White	84.4%	83.1%	83.4%
2025 Estimated Black or African American	1.0%	1.2%	1.1%
2025 Estimated Asian or Pacific Islander	2.8%	3.2%	3.3%
2025 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2025 Estimated Other Races	10.8%	11.6%	11.3%
2025 Estimated Hispanic	12.1%	13.2%	13.1%
Income			
2025 Estimated Average Household Income	\$114,241	\$126,177	\$131,419
2025 Estimated Median Household Income	\$76,925	\$90,913	\$95,251
2025 Estimated Per Capita Income	\$54,937	\$57,092	\$59,520
Education			
2025 Estimated High School Graduate	22.0%	19.5%	18.5%
2025 Estimated Some College	24.6%	23.6%	22.9%
2025 Estimated Associates Degree Only	9.9%	9.9%	9.4%
2025 Estimated Bachelors Degree Only	21.9%	25.3%	26.0%
2025 Estimated Graduate Degree	15.8%	16.9%	18.6%
Business			
2025 Estimated Total Businesses	602	846	961
2025 Estimated Total Employees	4,463	5,812	6,331
2025 Estimated Employee Population per Business	7.4	6.9	6.6
2025 Estimated Residential Population per Business	9.4	15.2	18.2