

204 W WALNUT ST, NEWPORT, WA 99156

FOR LEASE | END-CAP SPACE W/ DRIVE THRU

Marcus & Millichap



FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

LEASE SPACE



LEASE INFORMATION

Lease Type:	NNN
Total Space:	Suite A - 1,551 SF

Lease Term:	Negotiable
Lease Rate:	\$22.50

PROPERTY SUMMARY

ADDRESS: 204 W WALNUT ST

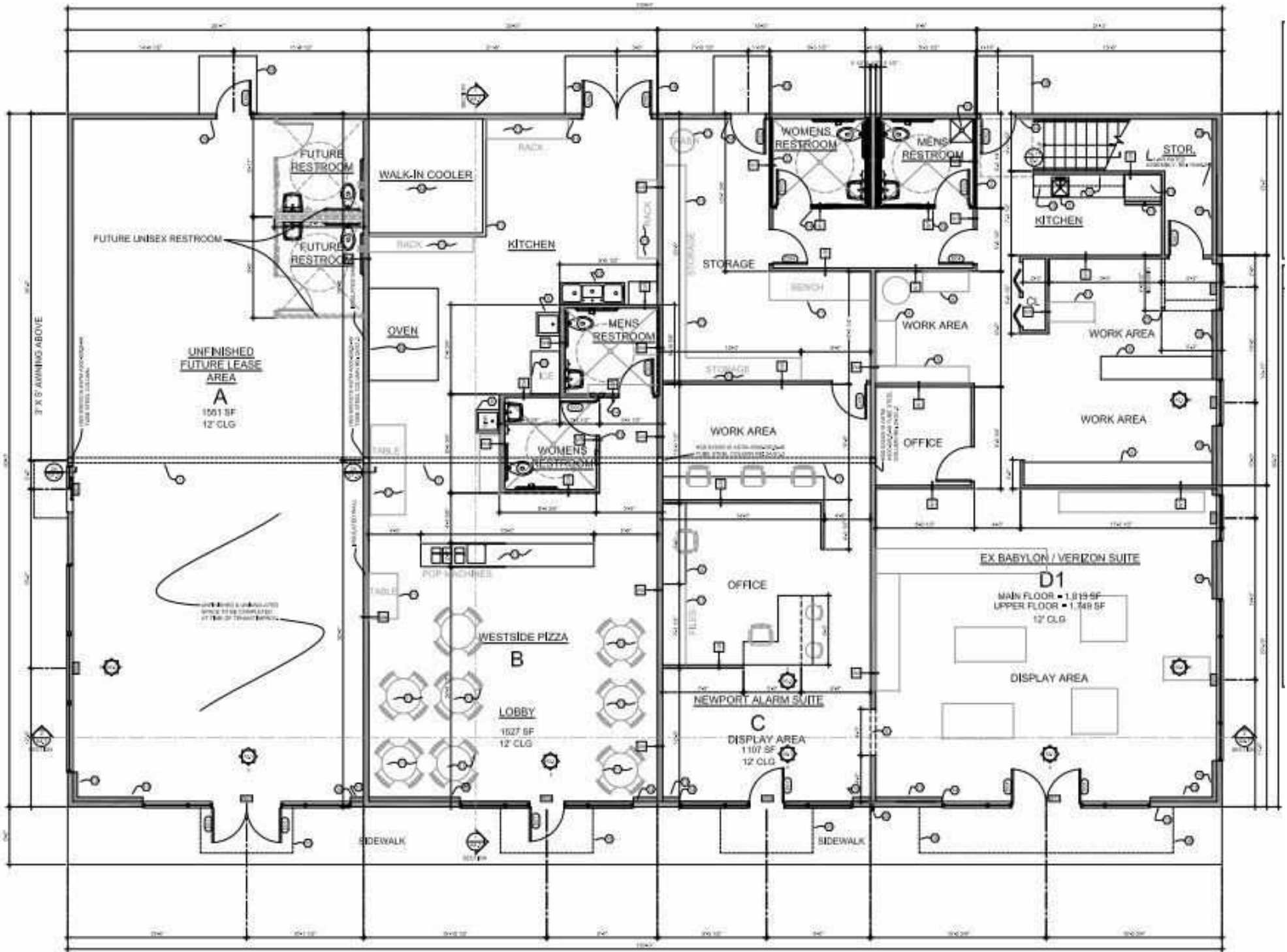
YEAR BUILT: 2016

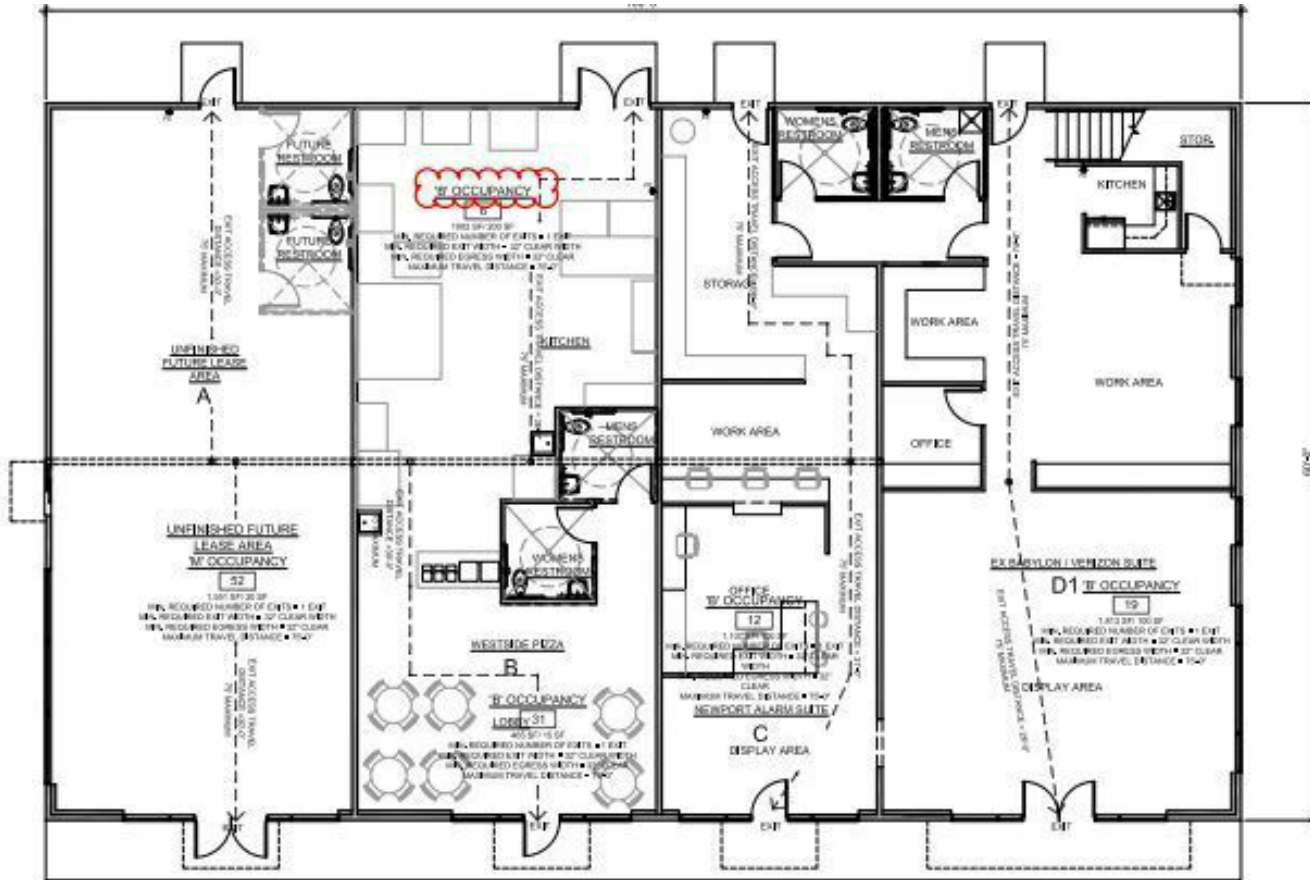
ZONING: HIGHWAY COMMERCIAL (C-2)

SIGNAGE AVAILABLE

DRIVE-THRU

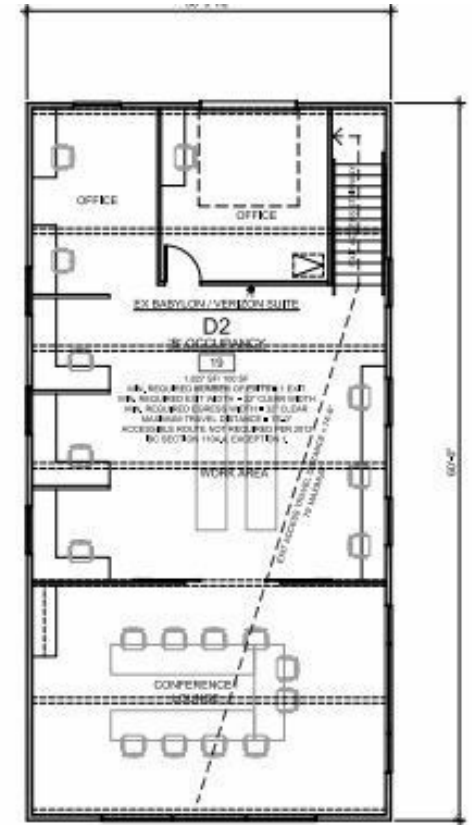






1 MAIN FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"



2 UPPER FLOOR CODE PLAN

SCALE: 1/4" = 1'-0"

PEND OREILLE RIVER

DOLLAR TREE

Burger King

SAFeway

AutoZone

McDonald's

stcu

US State Route 2 (12,000 ADT)

Parcel 1

1

Parcel 2

2

FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

RETAILER MAP

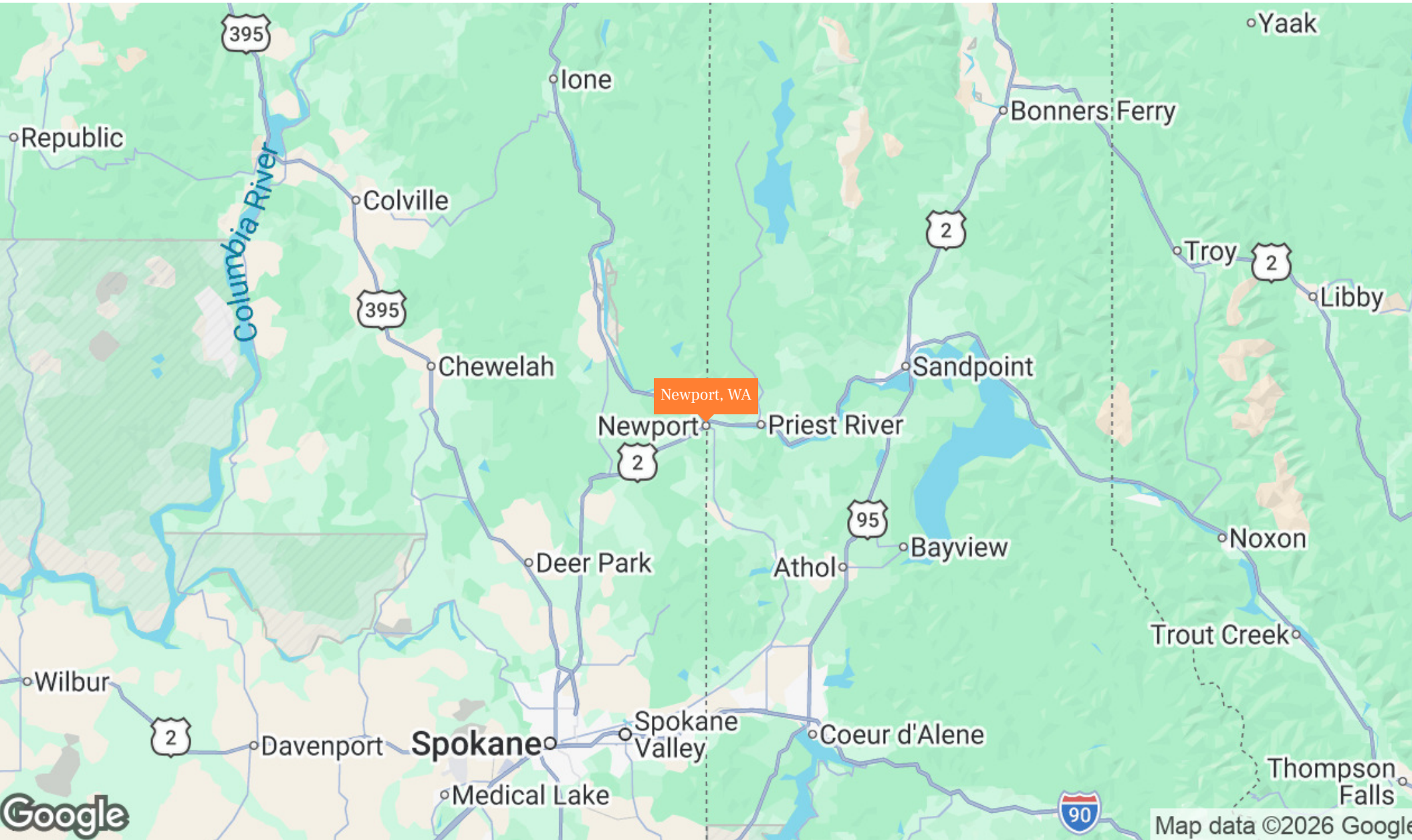


Imagery ©2026 Airbus CNES / Airbus Maxar



FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

REGIONAL MAP



Map data ©2026 Google

FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	2,594	4,239	6,243
2025 Estimate			
Total Population	2,572	4,200	6,177
2020 Census			
Total Population	2,466	4,017	5,893
2010 Census			
Total Population	2,515	4,026	5,820
Daytime Population			
2025 Estimate	2,361	3,767	5,371
HOUSEHOLDS			
2030 Projection			
Total Households	1,016	1,674	2,484
2025 Estimate			
Total Households	1,001	1,646	2,441
Average (Mean) Household Size	2.4	2.4	2.4
2010 Census			
Total Households	971	1,593	2,358
2010 Census			
Total Households	1,002	1,587	2,298
Occupied Units			
2030 Projection	1,160	1,916	2,871
2025 Estimate	1,144	1,886	2,824
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	5.8%	7.2%	8.1%
\$100,000-\$149,999	11.7%	10.8%	11.3%
\$75,000-\$99,999	14.3%	14.1%	15.1%
\$50,000-\$74,999	14.8%	15.4%	15.3%
\$35,000-\$49,999	16.2%	16.2%	15.6%
Under \$35,000	37.1%	36.2%	34.6%
Average Household Income	\$63,383	\$66,083	\$68,934
Median Household Income	\$48,562	\$50,185	\$53,075
Per Capita Income	\$26,073	\$27,117	\$28,213

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$64,208	\$64,841	\$66,733
Consumer Expenditure Top 10 Categories			
Housing	\$23,348	\$23,501	\$24,088
Transportation	\$9,990	\$10,522	\$11,082
Food	\$9,545	\$9,501	\$9,661
Personal Insurance and Pensions	\$8,493	\$8,388	\$8,622
Entertainment	\$3,349	\$3,353	\$3,430
Cash Contributions	\$2,644	\$2,903	\$3,088
Apparel	\$1,637	\$1,697	\$1,764
Education	\$1,088	\$1,051	\$1,072
Personal Care Products and Services	\$852	\$869	\$897
Alcoholic Beverages	\$547	\$559	\$581
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	2,572	4,200	6,177
Under 20	26.1%	24.2%	23.1%
20 to 34 Years	16.6%	15.4%	14.7%
35 to 39 Years	5.9%	5.8%	5.7%
40 to 49 Years	11.5%	11.7%	11.7%
50 to 64 Years	17.7%	19.4%	20.2%
Age 65+	22.3%	23.5%	24.6%
Median Age	41.0	43.0	45.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	1,786	2,999	4,481
Elementary (0-8)	2.5%	2.8%	2.8%
Some High School (9-11)	7.6%	8.0%	7.9%
High School Graduate (12)	41.2%	38.5%	36.7%
Some College (13-15)	28.8%	29.2%	29.5%
Associate Degree Only	7.0%	7.7%	8.3%
Bachelor's Degree Only	10.5%	10.6%	11.1%
Graduate Degree	2.4%	3.2%	3.7%

FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 6,177. The population has changed by 6.13 percent since 2010. It is estimated that the population in your area will be 6,243 five years from now, which represents a change of 1.1 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 45.0, compared with the U.S. average, which is 40.0. The population density in your area is 78 people per square mile.



HOUSEHOLDS

There are currently 2,441 households in your selected geography. The number of households has changed by 6.22 percent since 2010. It is estimated that the number of households in your area will be 2,484 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.4 people.



INCOME

In 2025, the median household income for your selected geography is \$53,075, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 40.30 percent since 2010. It is estimated that the median household income in your area will be \$59,185 five years from now, which represents a change of 11.5 percent from the current year.

The current year per capita income in your area is \$28,213, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$68,934, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 2,302 people in your selected area were employed. The 2010 Census revealed that 44.4 percent of employees are in white-collar occupations in this geography, and 33 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$348,753 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 1,674.00 owner-occupied housing units and 624.00 renter-occupied housing units in your area.



EDUCATION

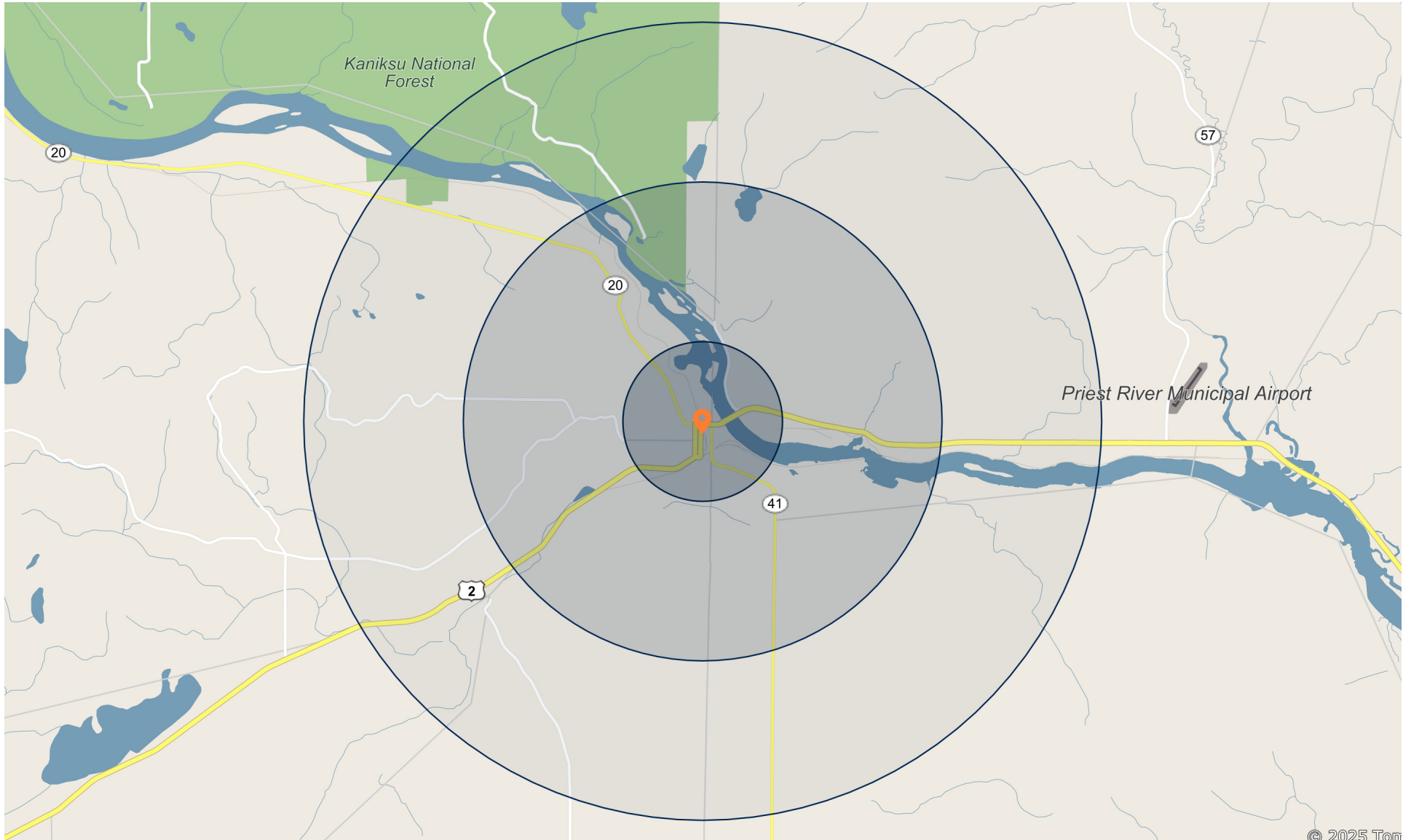
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 14.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 19.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 46.7 percent in the selected area compared with the 19.6 percent in the U.S.

FOR LEASE | 204 W WALNUT ST, NEWPORT, WA

DEMOGRAPHICS





204 W WALNUT ST

EXCLUSIVELY LISTED BY

ROLFE Z. ZEISNER

Associate Investments

Seattle

Direct: 206.826.5757

Rolfe.Zeisner@marcusmillichap.com

WA #25024797

JESSE K. FOX

Associate Director Investments

Seattle

Direct: 509.850.2805

Jesse.Fox@marcusmillichap.com

WA #23158


Marcus & Millichap