



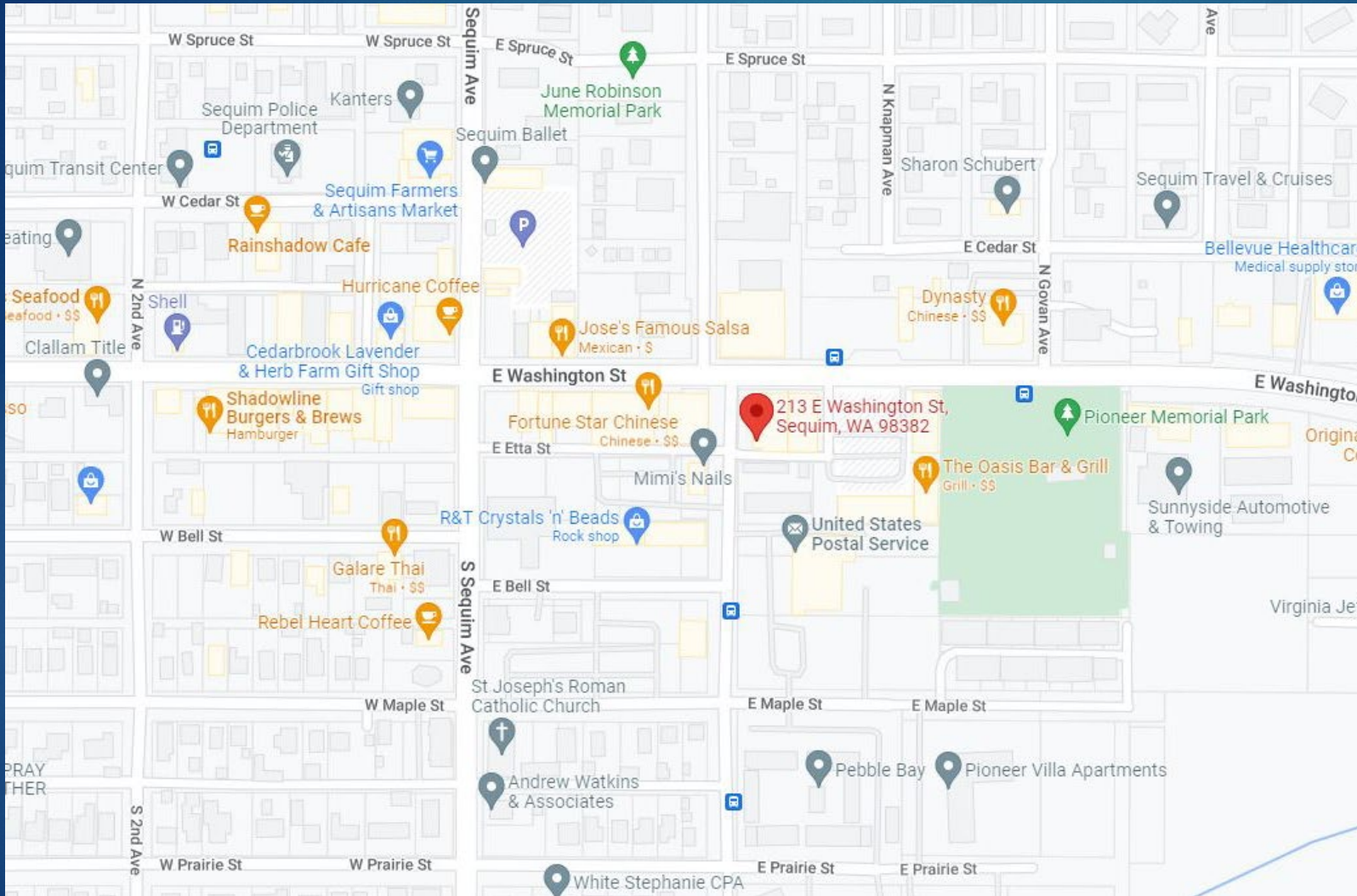
213 E Washington St
Sequim, WA 98382
Clallam County

6240sf Retail/Office Space
.29 acre in the Heart of Downtown
Cap Rate 5.95%
Fully Leased / 4 Businesses

Offered at \$975,000



TEAM McALEER
RE/MAX PRIME



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

According to the 2020 U.S. Census, the Washington State Department of Financial Management (OFM) and the 2020 American Community Survey Five-Year Estimates, the City of Sequim's demographics include the following:

Unless otherwise stated, the information on this page is from the ACS 5 Year Estimate.

TOTAL POPULATION = 8,125

(OFM, Forecasting and Research Division - Revised population estimate on November 30, 2021)

TOTAL LAND AREA = 6.31 SQUARE MILES

(City of Sequim GIS)

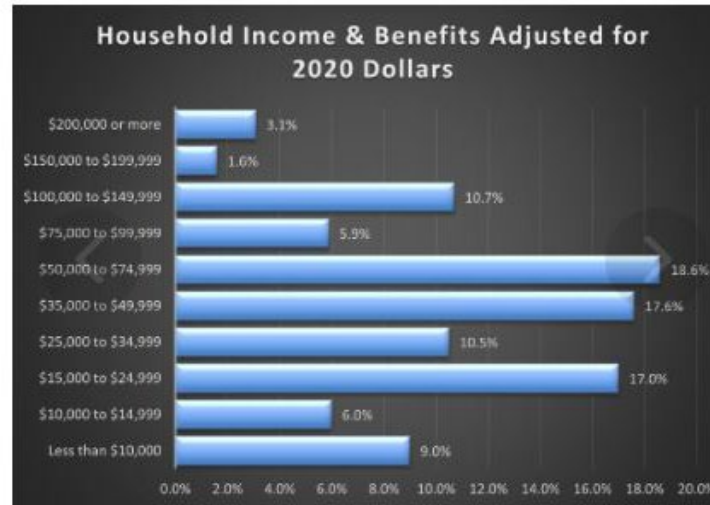
FEMALE POPULATION = 55.3%

MALE POPULATION - 44.7%

AVERAGE HOUSEHOLD SIZE = 2.05

AVERAGE FAMILY SIZE = 2.89

MEDIAN AGE = 53.6



SNAPSHOT
of
SEQUIM

Sequim Area Overview

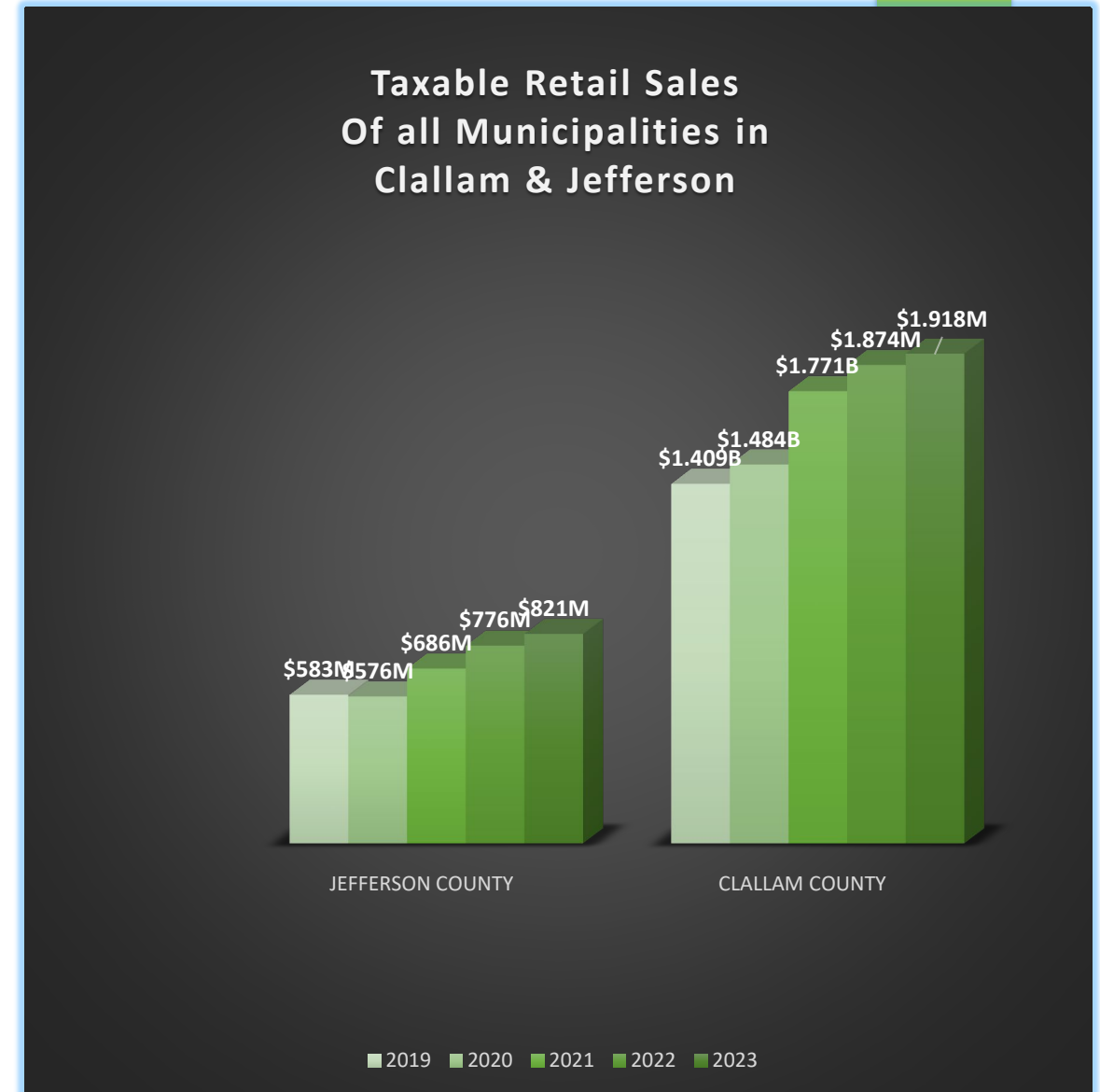
Close to Sequim Farmer's Market and Carrie Blake Park where many of the area's festivals take place

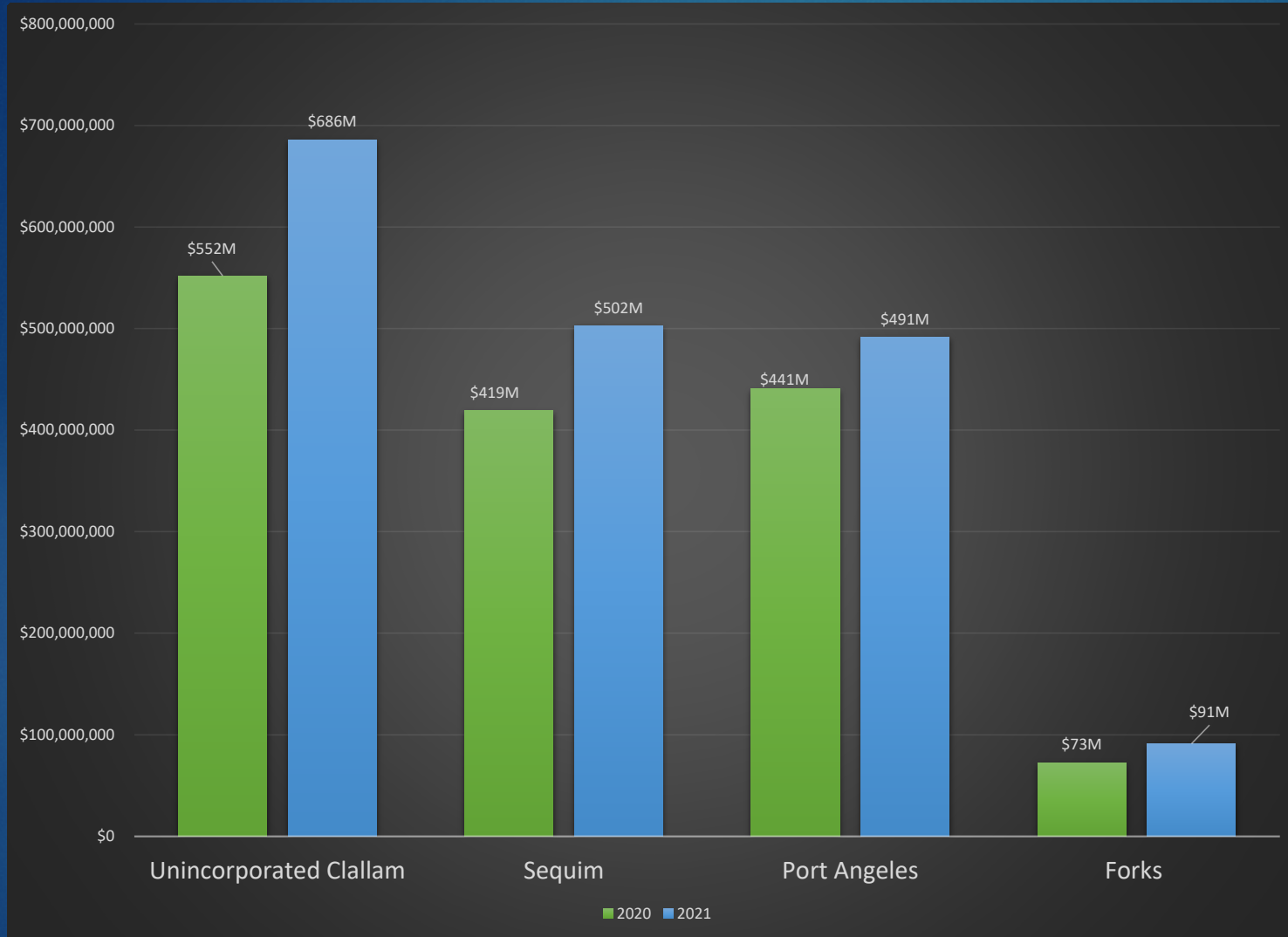
Seattle via ferry is about a 2 hour trip. Black Ball Ferry Line sails from Port Angeles to Victoria, BC in 90 minutes

2019 to 2023

Taxable Retail Sales Grew Substantially Overall

- ▶ Jefferson County Taxable Retail Sales increased 13.08% from 2021 to 2022 and 5.92% from 2022 to 2023
- ▶ Clallam County Taxable Retail Sales increased 5.8% from 2021 to 2022 and 2.37% from 2022 to 2023





2020 - 2021 Comparison of Taxable Retail Sales

- Overall: +19.3%
- Unincorp County: +24.3%
- Sequim: 19.9%
- PA: +11.5%
- Forks: +25.3%

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

