

FOR LEASE

1400 W Washington St
Sequim, WA 98382



RIVERBEND CENTER

Justin Holmes | Jamie Firth

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

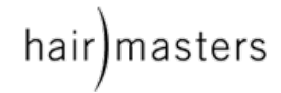
1400 W WASHINGTON ST:

1,503 SF - 5,485 SF AVAILABLE

- Inline and endcap spaces available
- Join T-Mobile, Hair Master's and Sherwin Williams in the Wal-Mart anchored shopping center
- Wal-Mart expanded to a supercenter
- Neighboring Tenants include: Home Depot, Costco, Petco, Ross, Grocery Outlet, Starbucks and many more
- Riverbend Center is just moments away from Highway 101
- NNN's are estimated at \$6.48 PSF



TENANTS

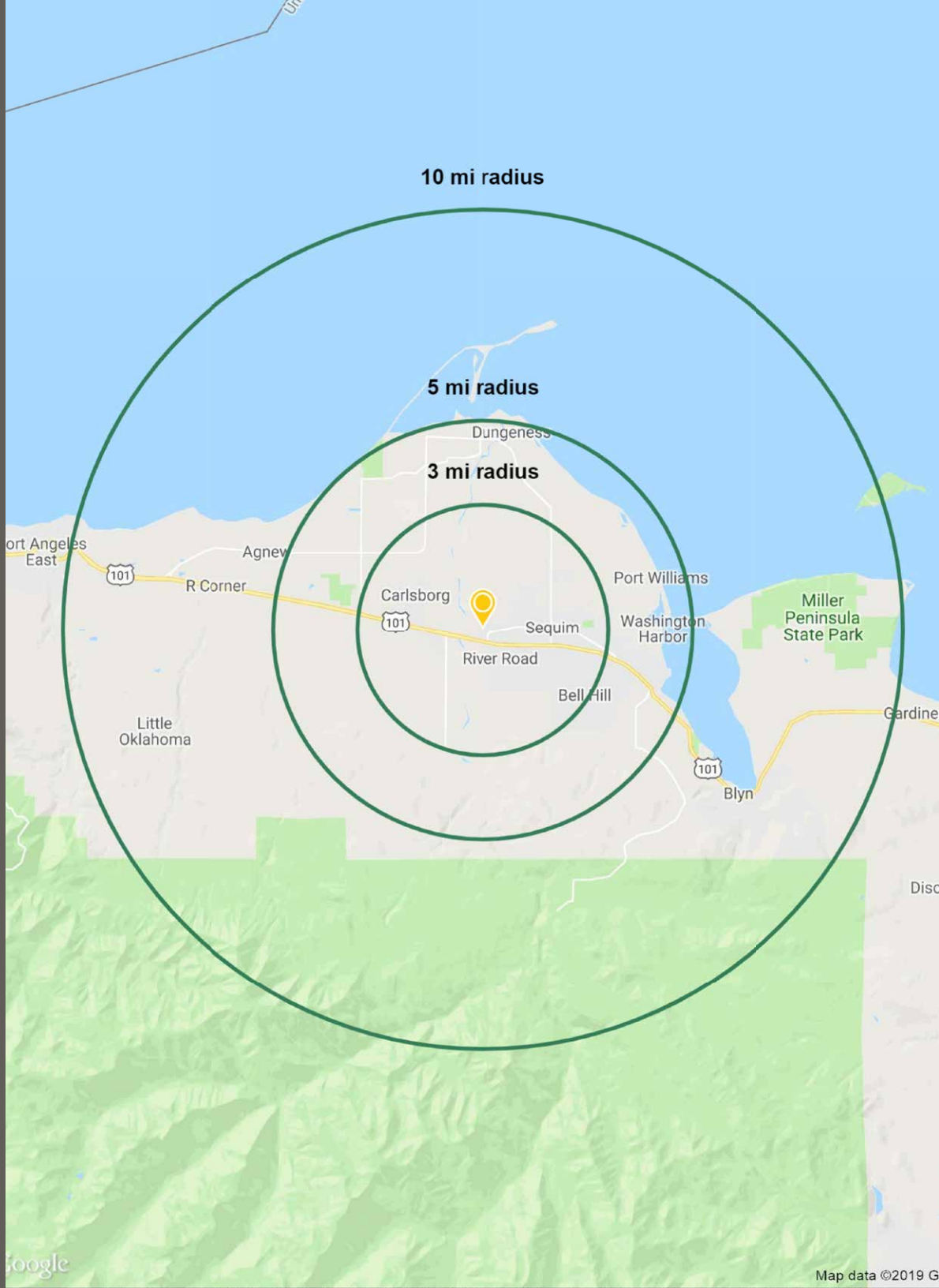


NEARBY TENANTS



DEMOGRAPHICS

SUMMARY



POPULATION

Mile 3	Mile 5	Mile 10
18,301	28,207	36,751

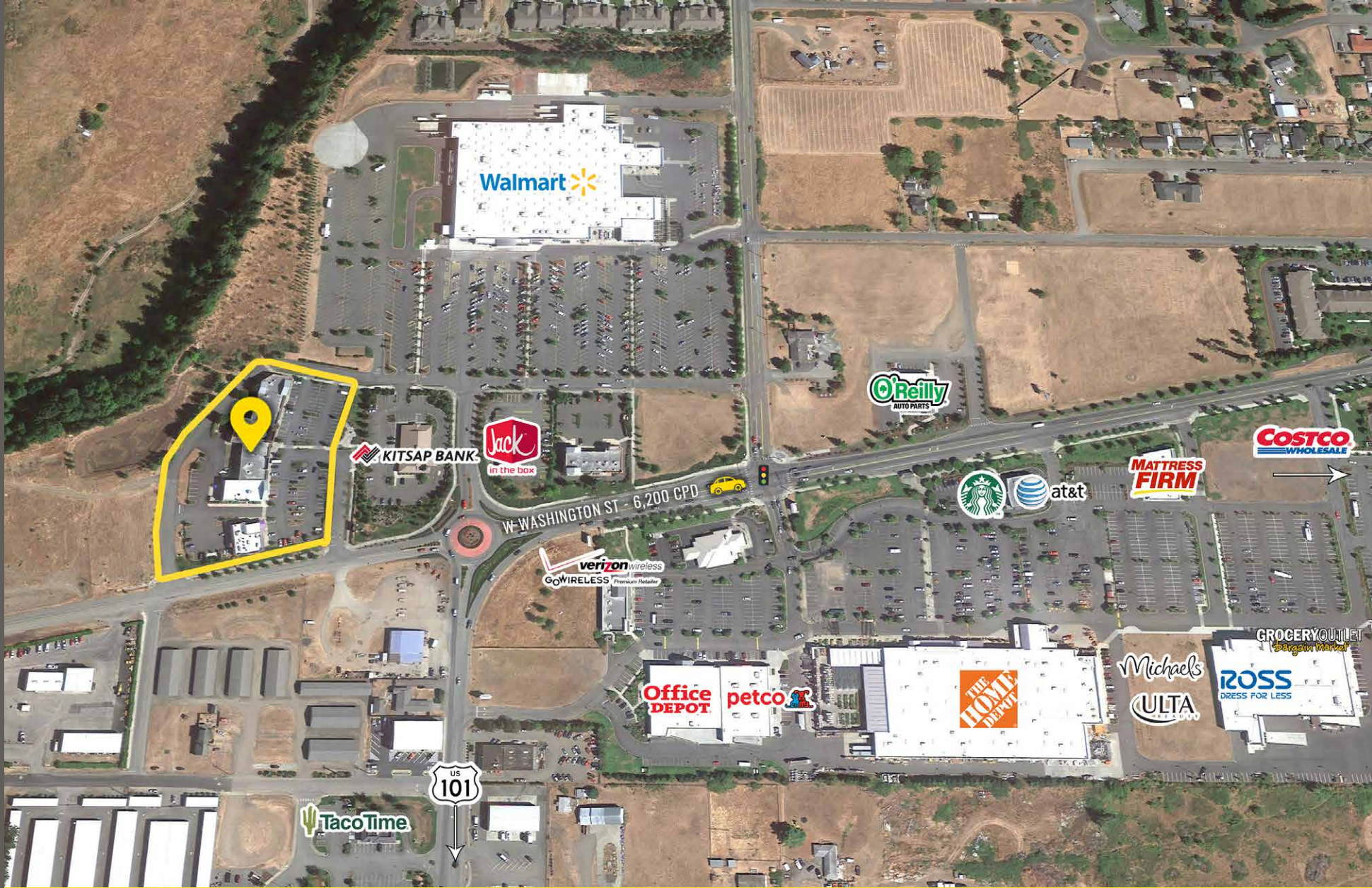
AVERAGE HH INCOME

Mile 3	Mile 5	Mile 10
\$67,540	\$73,980	\$72,575

DAYTIME POPULATION

Mile 3	Mile 5	Mile 10
17,074	24,108	29,707

LOCATION DETAILS



Located on busy Washington Street



Close access to Highway 101



6,200 CPD W Washington St



17,000 CPD Highway 101

LOCATION AERIAL



101

PRIEST RD

Walmart

hair masters

T-Mobile

NAPA

Taco Time

QUALITY

RIVER RD

verizon

Applebee's

Jack
in the box

Starbucks
AT&T

COSTCO WHOLESALE
THE HOME DEPOT
Office DEPOT
OfficeMax
ROSS petco
GROCERY OUTLET
bargain market

DQ

McDonald's

RadioShack
Hallmark
SUBWAY
Great Clips

RITE AID
PHARMACY

Walgreens

JCPenney

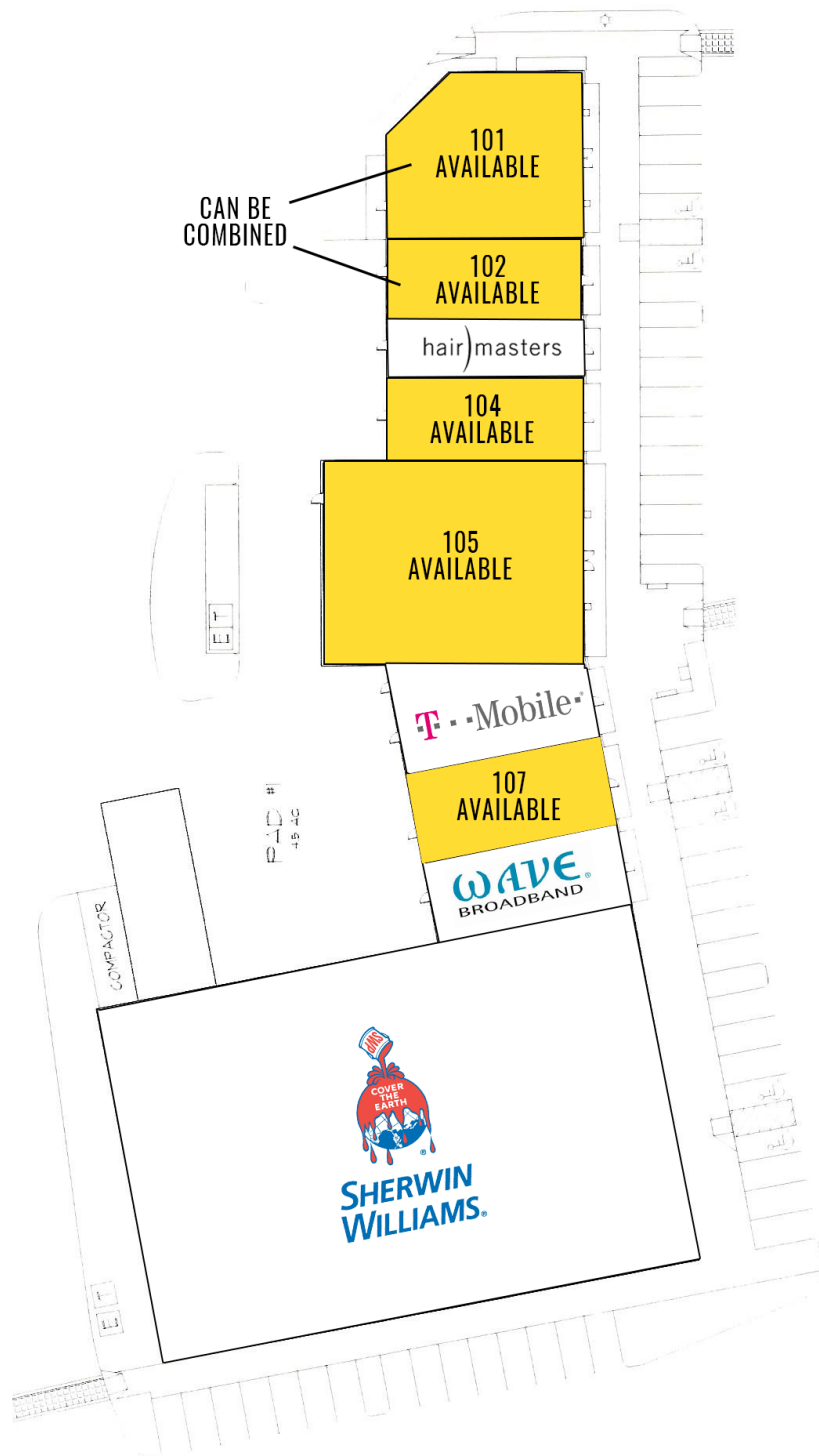
N 7TH AVE

W WASHINGTON ST

S SEQUIM AVE



SITE PLAN



Suite	Tenant	SF	Rate
101	AVAILABLE	2,897	CALL FOR DETAILS
102	AVAILABLE	1,503	CALL FOR DETAILS
103	Hair Masters	1,003	Leased
104	AVAILABLE	1,503	CALL FOR DETAILS
105	AVAILABLE	5,485	CALL FOR DETAILS
106	T-Mobile	1,650	Leased
107	AVAILABLE	1,603	CALL FOR DETAILS
108	Wave Broadband	1,521	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



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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