



High-Visibility, Two-Suite Commercial Prime Location. Proven Investment

OFFERING MEMORANDUM | 1421 SOUTHWEST BARLOW STREET | OAK HARBOR, WA

Exclusively Listed by

Joey Soller, CCIM, CRE - Director of Commercial Real Estate | (253) 606-6332

KW Commercial Greater 360

19470 Viking Avenue Northwest, Suite 201

Poulsbo, WA 98370

Each Office is Independently Owned and Operated

Table of Contents



01 - Property Information

Executive Summary	4
Attachment 1	5
Property Photos	11

02 - Location Information

Regional Map	16
Location Maps	17
Business Map	18
Demographics	19

03 - Agent Profile

Professional Bio	21
Disclaimer	22

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01

Property Information

EXECUTIVE SUMMARY

ATTACHMENT 1

PROPERTY PHOTOS



Executive Summary



Price:	\$559,000
Number of Units	2
Building SF:	3000
Lot Size:	.287 ac
Year Built:	1974
Zoning:	C3

Property Highlights

- Turnkey commercial asset with extensive system upgrades
- Long-held ownership with consistent pride of maintenance
- Two separately metered suites offering income flexibility
- Flexible building configuration suitable for multiple commercial uses
- Upgraded electrical, communications, and core infrastructure
- Modernized HVAC systems throughout
- High-visibility location within Oak Harbor's primary commercial corridor
- Professionally maintained exterior with strong curb appeal
- Interiors well suited for high-end retail or professional users
- View toward Oak Harbor Bay providing added market appeal

Property Overview

Investor Opportunity 9.75 CAP This turnkey commercial property represents a long-held, well-capitalized asset located within Oak Harbor's primary commercial corridor, offering a rare combination of infrastructure quality, flexibility, and visibility. The building has benefited from decades of thoughtful ownership and continuous system upgrades, resulting in operational reliability that exceeds typical retail and small commercial construction standards. Two separately metered suites provide flexibility for an owner-user seeking to offset occupancy costs or for a dual-tenant investment structure, while the overall layout supports a wide range of retail, office, and service-oriented uses. Core building systems, including electrical, communications, lighting, security, and HVAC, have been modernized to support contemporary tenant requirements and reduce near-term capital exposure. The property presents strong curb appeal with professionally maintained exterior improvements, efficient interior layouts suited to high-quality users, and a view toward Oak Harbor Bay that adds a meaningful point of differentiation. Positioned in a supply-constrained market with consistent commercial demand, the asset offers durability of income, long-term relevance, and multiple exit strategies for both owner-users and investors.





1421 W Barlow Street, Oak Harbor, WA 98277

Feature Sheet – as of December 10, 2025

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3,000 SF | Two Suites | High Visibility | Fully Upgraded, Turnkey Commercial

I. Executive Summary

This is a meticulously improved, turn-key, long-held commercial asset within Oak Harbor’s core commercial corridor. The seller spent decades enhancing systems and structures far beyond standard retail construction: HVAC, electrical, communications, signage, lighting, security, and utility infrastructure have all been modernized or expanded.

The building offers two separately metered suites, a view of the Oak Harbor Bay, ideal for an owner-user with income or dual-tenant retail/office. Interiors previously supported high-end jewelry operations, salon use, boutique retail, medical/wellness, and office functions.

The property serves both Naval Air Station Whidbey Island personnel and civilians in a high-density residential area and commercial district.

II. Property Specifications

Feature	Details
Building Size	Approx. 3,000 SF (two fully metered suites)
Suite Sizes	Suite 1: approx. 1,100 SF (final scan pending) • Suite 2: approx. 1,900 SF
Lot Size	50’ x 250’ (12,500 SF)
Construction	Cinder block + wood framing + laminated beams
Roof	Heavy-grade multi-layer TPO membrane; exterior scuppers and downspouts

Feature	Details
Parking	6 front spaces + 6–7 rear spaces + city-designated community parking strip
Signage	Engineered monument sign with two panels for this property (top panel belongs to Ultimate Cuts); sidewall signage; window light-box displays; LED lighting; 3'×10' signs for Suites 1 & 2; 3'×9' south-facing sign (Suite 2); corner blade address sign wrapping a 90-degree exterior corner
HVAC	5-Ton, 4-Ton, and 3-Ton Carrier rooftop units + interior unit; natural gas heat; strong AC performance; dual filtration (interior return filters + rooftop filters)
Power	Two 100-amp panels (one per each suite); 220V dedicated outlet in Suite 1 (southwest corner) for laser welder equipment; exterior electrical outlets on south side; electrical service at monument/post sign
Internet	Dedicated Xfinity/Comcast buildout to both suites; direct cabling
Security	Honeywell system; cameras; glass-break; heat/smoke detection; UPS backups
Zoning	Retail / Commercial
Visibility	Highly visible from Hwy 20 near Wendy's, Safeway, Wingstop, MOD Pizza; increasing traffic with continued area development

III. Site + Lot Detail

Dimensions

- Lot: 50' × 250'
- Full sidewalk frontage and visibility zone
- Rear boundary runs 250' from front block wall

Topography / Drainage

- Elevated pad with excellent drainage
- Exterior scuppers discharge outward

Parking + Access

- Front: 10 shared striped spaces + ADA Parking; heavy steel handrails for sidewalk access
 - Rear: 6–7 parking stalls + shared fenced dumpster site with lockable gates (easement)
-

IV. Structure + Exterior Systems

Building Envelope

- Cinder block firewall
- Laminated roof beams
- Tempered commercial storefront windows
- LED-lit wraparound awning for Suite 1; above-door awning for Suite 2
- Goose-neck and quartz flood exterior lighting; solar poles
- Rear LED floodlight at Suite 2

Roof

- Heavy TPO multi-layer membrane and cap
- Recent HVAC filter replacements (Oct 2025)

Signage

- Monument sign supports two 3'×10' panels for this property
 - Upper panel owned by Ultimate Cuts
 - Highly visible sidewall sign
 - Suite 1 and Suite 2: 3'×10' lighted post signs
 - Suite 2: 3'×9' south-facing sign with floodlight
 - Window light-box displays (2) with timers and interior shades
 - Corner blade address sign wrapping a 90-degree exterior corner
-

V. Utilities + Mechanical

Electrical

- Two dedicated 100-amp panels
- Separate electrical and gas meters per suite
- High-capacity circuits suitable for jewelry tools and equipment
- LED retrofits (PSE program)
- Underground power (no overhead lines)
- Clean separation of high-voltage and low-voltage pathways
- Electrical service present at the monument/post signage

HVAC

- Carrier rooftop units: 5-Ton, 4-Ton, 3-Ton
- Interior supplemental unit
- Natural gas heat
- Strong AC cooling across all suites
- Dual filtration (interior return filters + rooftop filters)

Ventilation

- Jewelry mold exhaust fan (hard-pipe)
 - Timer-controlled vents
 - Smooth metal ducting
-

VI. Communications + Low Voltage

Internet + Phone

- Direct Comcast/Xfinity cabling to each suite
- Phone switching system with 1–16 line capacity
- Phones and switching hardware included
- Organized IT wall with UPS backup

Security

- Honeywell DVR and camera system
 - Exterior and rear lot coverage
 - Suite-specific keypads
 - Glass-break, heat, and smoke detection
 - Static IP previously configured
 - TL-30 UL-Listed vaults in both suites
-

VII. Interior Build-Out

Suite 1 – Former High-End Jewelry Store

- Custom woodwork and wainscoting
- Two safe/vault positions with routing
- TL-30 vault included
- Hardwired audio
- Cash-wrap hub with dimmers, power, internet
- High-capacity workstation electrical
- Gem-lab lighting
- LED fixtures and track lighting
- Six rollup shades
- Window electrical boxes for displays
- Dedicated internet/phone outlets

Restrooms

- Commercial grade fixtures
- Double-insulated wall between suites

Suite 2 – Retail / Office

- LED track lighting
- Backlit window displays
- Hardwired audio
- Cash-wrap location with power and internet
- Break room with cabinetry and sink
- Large open retail floor
- Security keypad and wiring
- Suite-specific electrical and gas meters
- Two HVAC zones (5-Ton and 3-Ton)
- 3'×9' south-facing sign and rear LED floodlight
- TL-30 vault available

VIII. Maintenance, Vendors and Operational Notes

Vendor Contacts

- Provided at closing

Recent Work (2025)

- Window re-screening
- Awning cleaned and retreated
- New exterior solar light poles
- Carpets have not been shampooed intentionally.

Included Personal Property

- Industrial safes / TL-30 vaults (2)
- Window light-box units
- Extra paint
- Furnace filters
- Heavy-duty exterior mats
- Refrigerator/freezer units (front and rear) on custom risers
- Conference table, desks, file cabinets, and miscellaneous office fixtures
- Miscellaneous office fixtures
- Bronze like planters with plants: Decorative plants/trees

IX. Financial and Use Consideration

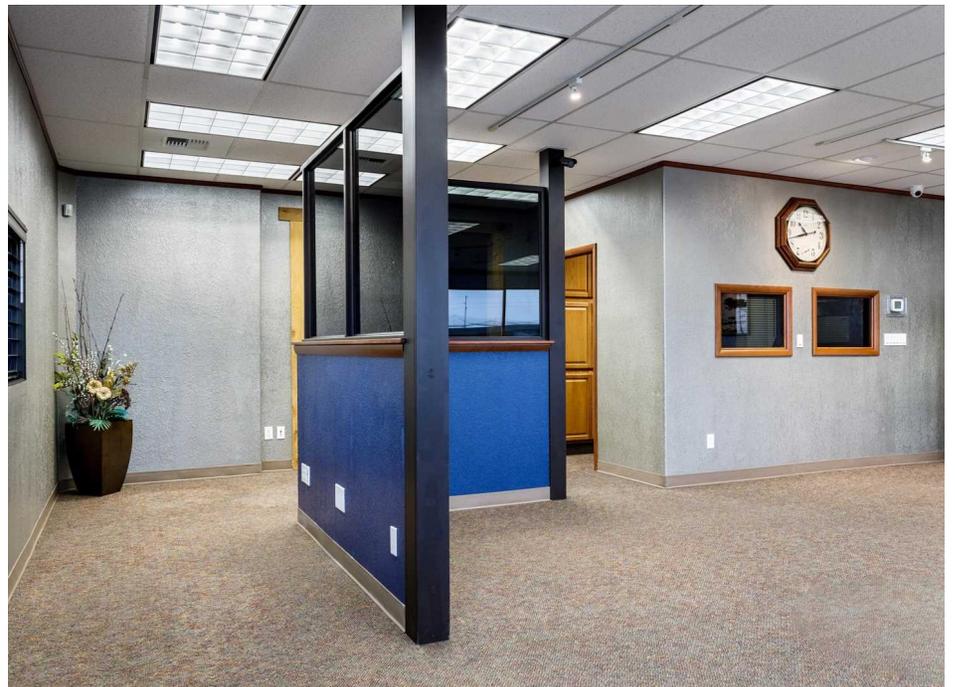
- Historically strong foot traffic for jewelry and boutique retail
- High visibility from Hwy 20, and increasing with development

Ideal Uses

Jewelry stores, jewelry repair, boutique retail, specialty retail, medical offices, wellness clinics, therapy uses, counseling, salon, spa, esthetics, barbershop, café, florist, office/professional services, administrative services, boutique fitness, instructional or training uses, specialty goods, small-format food or beverage retail, creative studio, wellness practitioners, or an owner-user with supplemental lease income. The property also serves NAS Whidbey Island personnel and civilians.

All information provided is deemed reliable but is not guaranteed. Buyers are advised to independently verify all details to their own satisfaction.

Property Photos



Property Photos



Property Photos



Property Photos



02

Location Information

REGIONAL MAP

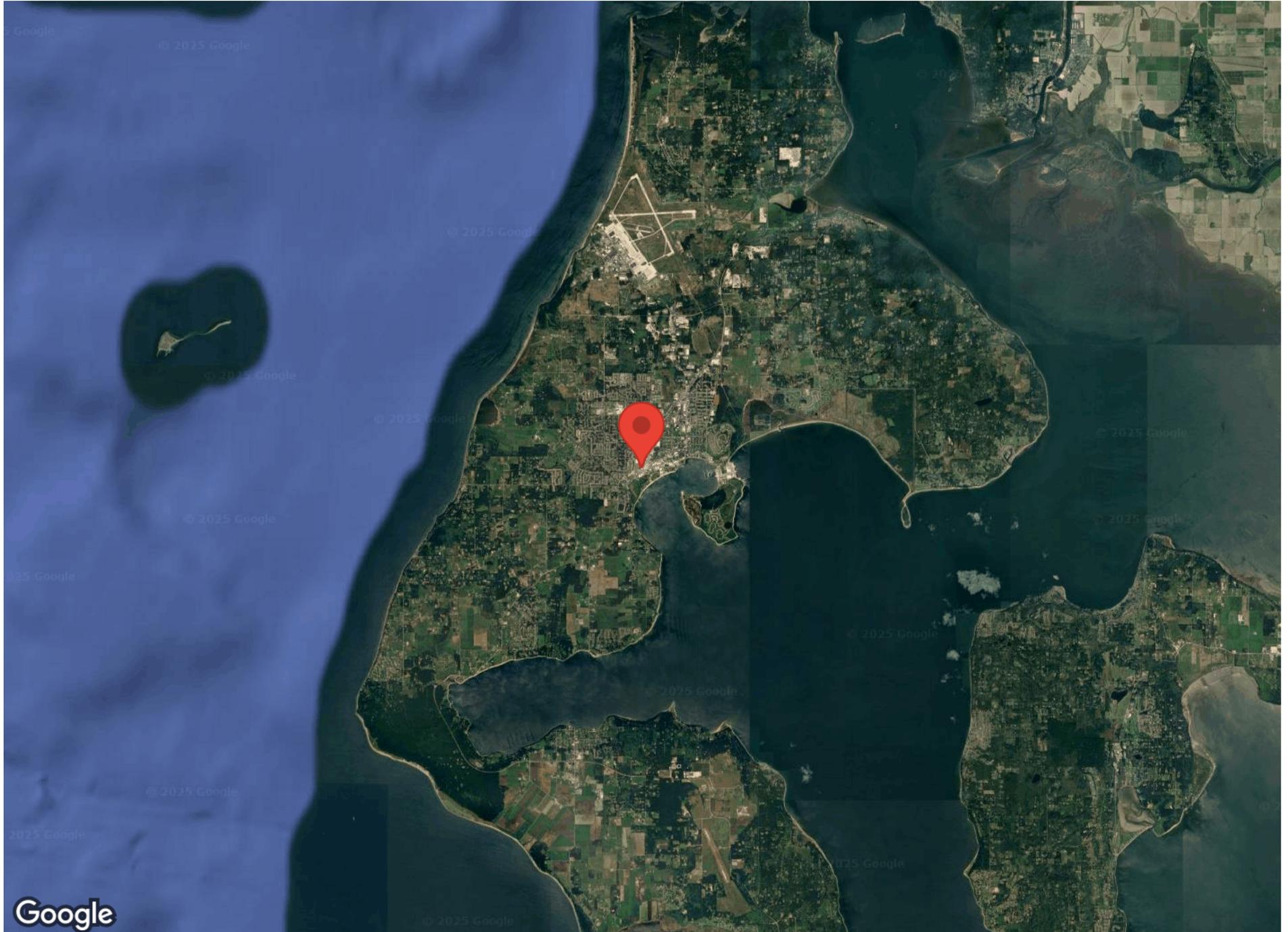
LOCATION MAPS

BUSINESS MAP

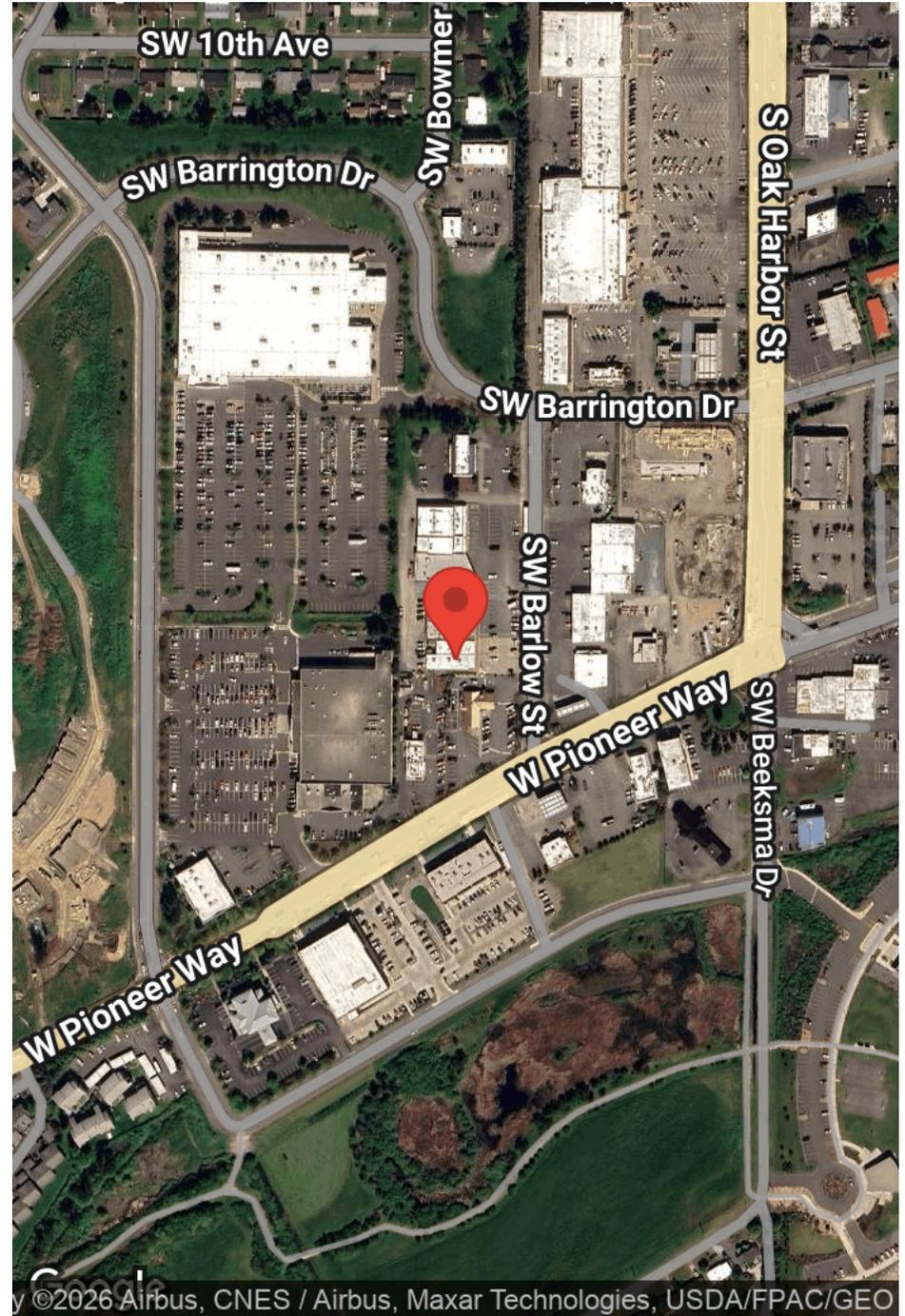
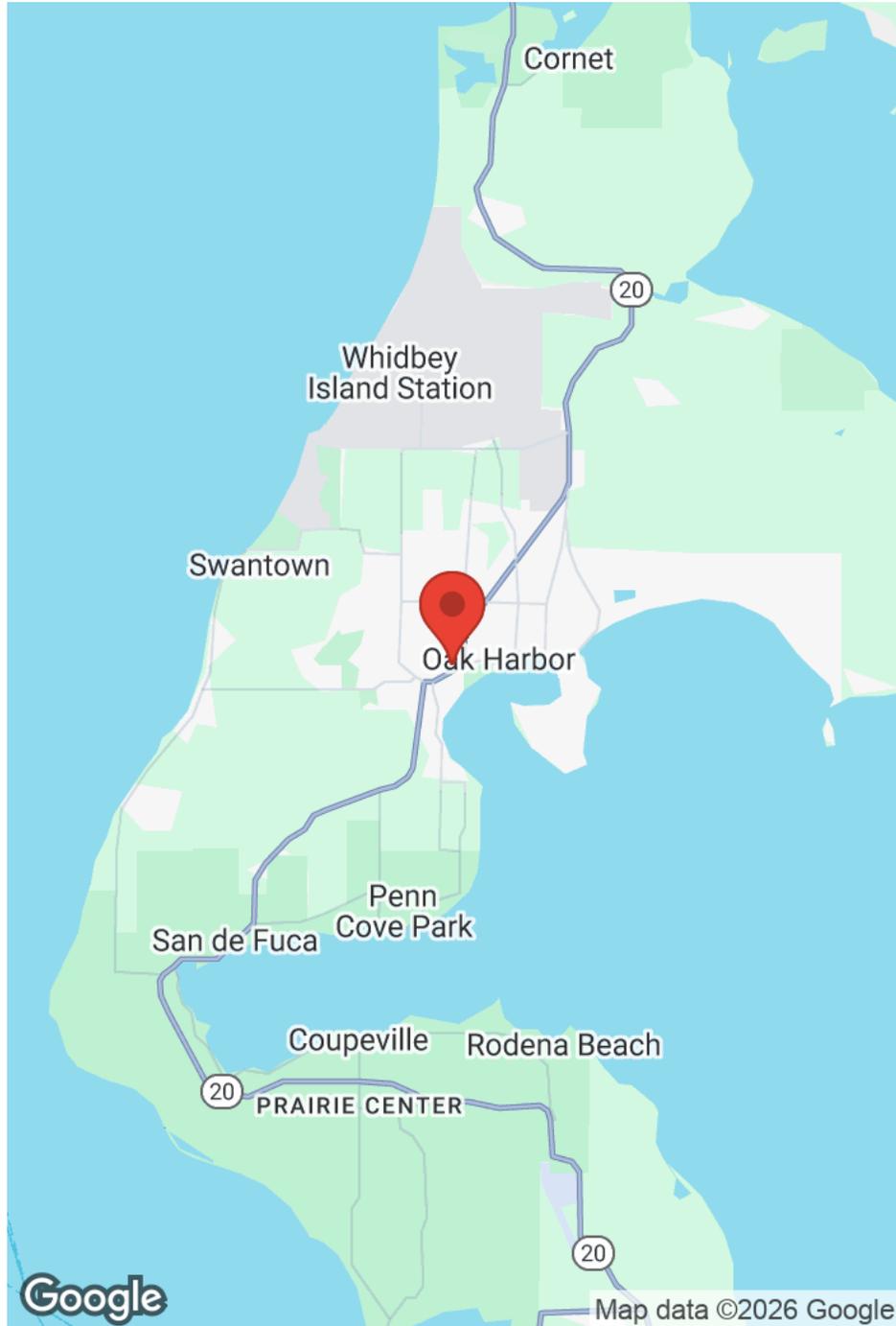
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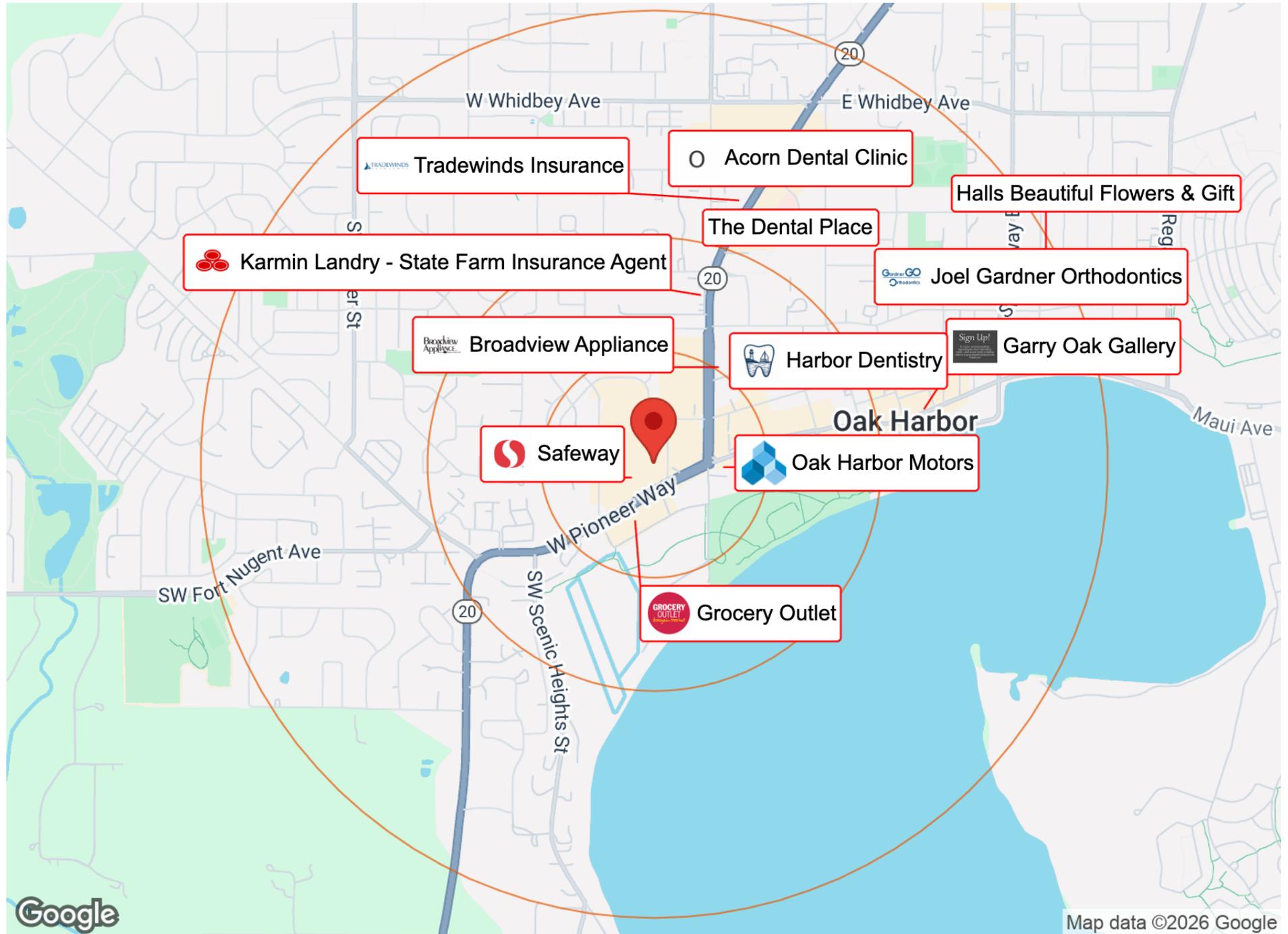
Regional Map



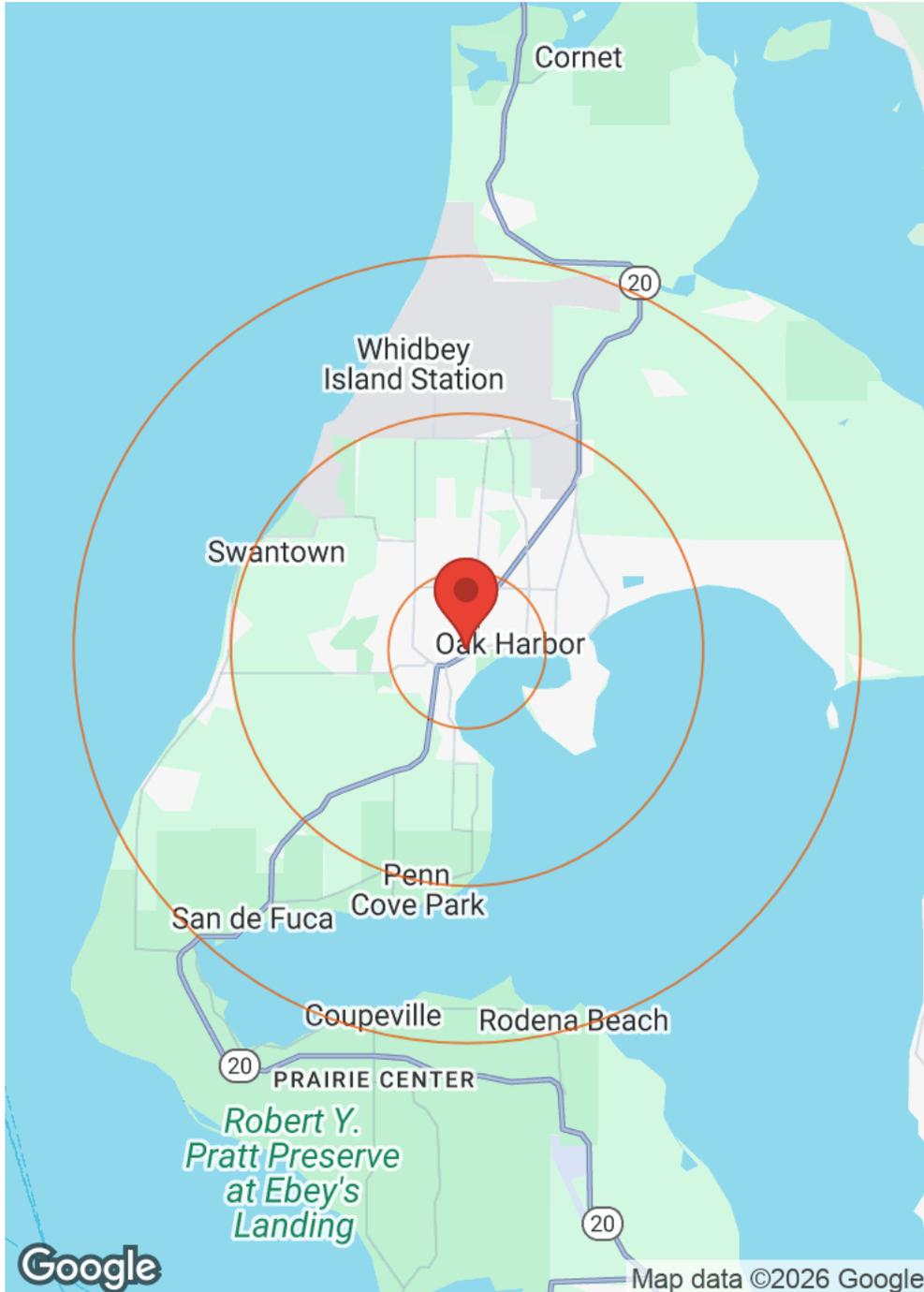
Location Maps



Business Map



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,201	13,601	18,721
	Female	4,183	13,445	17,351
	Total Population	8,384	27,046	36,072
Age	Ages 0-14	1,313	4,858	6,158
	Ages 15-24	1,004	3,325	5,033
	Ages 25-54	3,542	12,109	15,419
	Ages 55-64	836	2,461	3,343
	Ages 65+	1,689	4,293	6,120
Race	White	5,761	17,929	24,313
	Black	442	1,585	2,078
	Am In/AK Nat	39	119	155
	Hawaiian	29	127	166
	Hispanic	898	3,224	4,321
	Asian	751	2,599	3,063
	Multi-Racial	448	1,406	1,890
	Other	16	54	94
Income	Median	\$73,735	\$78,831	\$81,456
	< \$15,000	254	672	859
	\$15,000-\$24,999	193	517	721
	\$25,000-\$34,999	134	548	723
	\$35,000-\$49,999	310	1,095	1,417
	\$50,000-\$74,999	970	2,301	2,678
	\$75,000-\$99,999	510	1,617	2,056
	\$100,000-\$149,999	725	2,391	2,953
	\$150,000-\$199,999	256	840	1,200
> \$200,000	263	780	1,251	
Housing	Total Units	4,147	12,253	15,845
	Occupied	3,612	10,762	13,857
	Owner Occupied	1,950	5,724	7,843
	Renter Occupied	1,662	5,038	6,014
	Vacant	535	1,491	1,988

03

Agent Profile

PROFESSIONAL BIO

DISCLAIMER



Professional Bio



Joey Soller, CCIM, CRE

Director of Commercial Real Estate

 (253) 606-6332
 force10commercial@kwcommercial.com

With a remarkable journey spanning back to 1995, Joey Soller stands as a beacon of trust and excellence within the realm of real estate. With an unwavering commitment, she has ascended to become one of Puget Sound's most revered brokers, a true maestro in the art of investment properties. Her accolades include serving distinguished businesses and community leaders, a testament to her prowess in the industry. Currently, Joey serves as the Director of Commercial with KW Commercial Greater 360 in Poulsbo and covers the counties of Pierce, Kitsap, Skagit, and parts of King.

At the genesis of her career, Joey Soller played a pivotal role as a founding partner of Keller Williams Realty Puyallup. Her journey was fueled by a reservoir of real estate sales experience, fortified by her active participation in various industry circles. This synergy of experience and affiliations seamlessly guided her toward the realm of commercial real estate many years ago, where she's become a trusted ally for every phase of your transaction journey.

Navigating the intricate landscape of commercial real estate demands the guiding hand of a true luminary. Enter Ms. Joey Soller, a frontrunner for the coveted CCIM designation, a symbol of unparalleled expertise in the field. With over 50 years of distinction, the CCIM remains the gold standard for those who walk the path of commercial real estate.

Bridging the gap between dreams and reality, Joey Soller exemplifies proficiency in financial, market, user, and investment analysis, backed by a negotiation acumen that sets her apart. The embodiment of this real-world wisdom equips her to:

- Safeguard your investments
- Amplify returns on your ventures
- Elevate the worth of your property assets
- Empower you with informed decision-making
- Weave a comprehensive tapestry of commercial real estate strategy

A visionary and trailblazer, she has not only shaped her own legacy but has also founded the National Keller Williams Commercial Partners Referral Network. A firm believer in fostering connections, she is connected to the areas most esteemed organizations.

However, Joey Soller's narrative is one of diverse accomplishments. Prior to her role in residential and commercial real estate, she spent over a decade at the helm of C&N HVAC Company, lending her Midas touch to every endeavor. In addition, she wielded her expertise as a Metrologist at the Boeing Aircraft Company, underscoring her penchant for precision. Her maritime spirit shines through with her USCG Master Captain 50-ton credentials, a symbol of leadership and mastery.

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Turnkey Commercial Opportunity

Flexible Two-Suite Asset with Long-Term

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