

FOR SALE OR LEASE

# 212 N GALES ST

PORT ANGELES, WA 98362



*Exclusively listed by*

BRUCE BARKER, CCIM, MBA  
253.722.1459  
bruce.barker@kidder.com

BENJAMIN A. NORBE  
253.722.1410  
ben.norbe@kidder.com

KIDDER.COM

 **Kidder  
Mathews**

# FOR SALE OR LEASE

## PROPERTY OVERVIEW

|              |   |
|--------------|---|
| BUILDING SF  | 18,000  |
| DEMISABLE TO | 6,000 SF / 12,000 SF / 18,000 SF  |
| YEAR BUILT   | 1975  |
| CLEAR HEIGHT | 14' - 16'   |
| LOADING      | 4 Dock High, 6 Grade Level (one ramped)   |
| LAND AREA    | 100,188 SF (2.3 AC)   |
| TAX PARCEL # | 63012571500 (UNC) (1.9 Acres),<br>063012610310 (MD) (0.3 Acres),<br>063012610300 (MD) (0.1 Acres) |

## ZONING

Urban Modern Density (UNC). Urban Neighborhood Commercial zone is to provide a mix of limited, low-impact, neighborhood commercial activities and moderately high density urban residential development within urban growth areas. And Urban Moderate Density (MD). The purpose of the Urban Moderate Density zoning district is provide areas of moderately high density urban development within urban growth areas. This zone allows single-family residences, duplexes and multiple-family residential development which is free from encroachment of commercial and industrial activities.

**\$1.8M**

SALE PRICE

**\$7.00**

SF/YR + NNN



[KIDDER.COM](https://www.kidder.com)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

**km** Kidder  
Mathews

FOR SALE OR LEASE

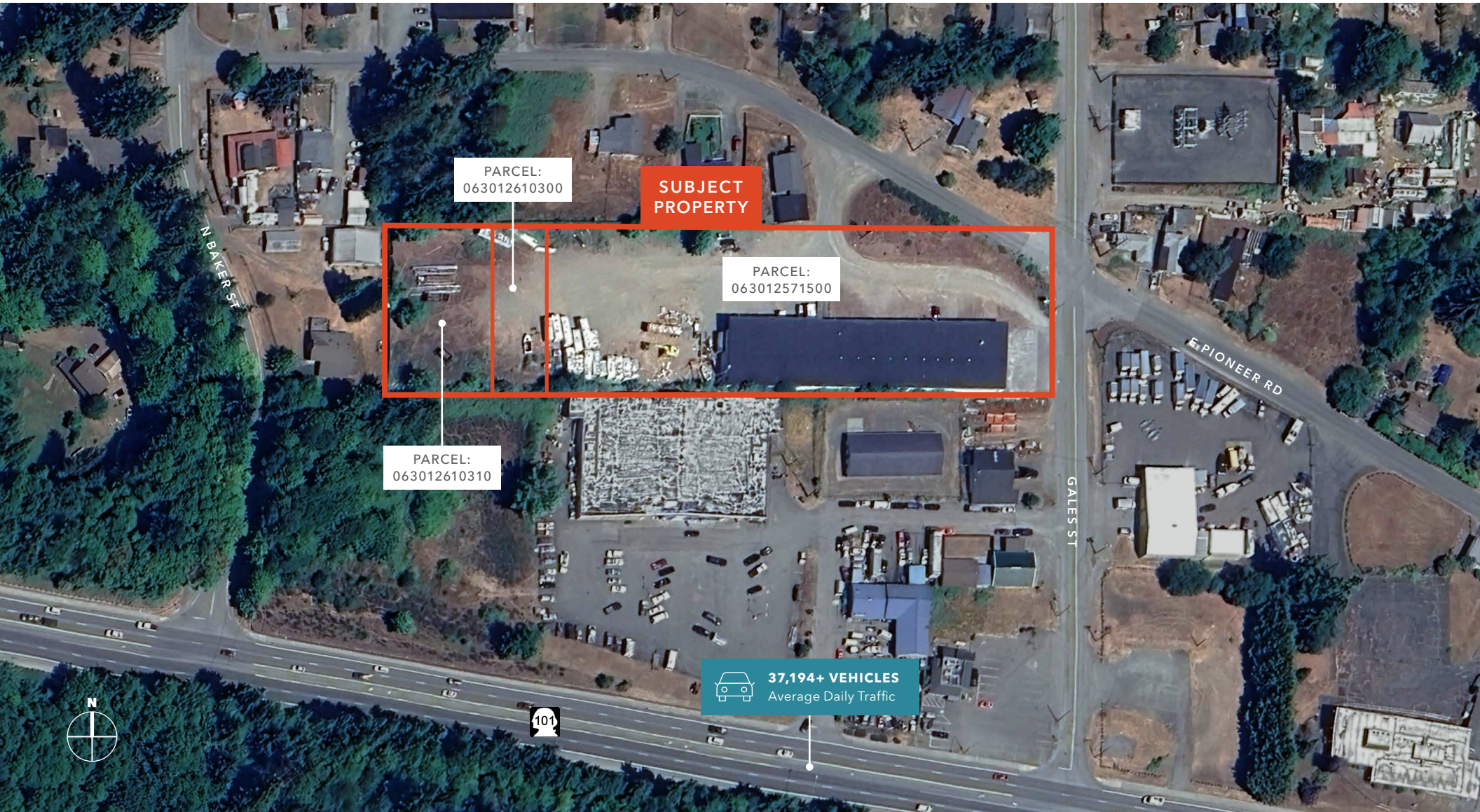


[KIDDER.COM](http://KIDDER.COM)

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE OR LEASE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE OR LEASE



Salish Sea

OLYMPIC MEDICAL CENTER

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

|  |
|--|
|  |
|  |
|  |

SUBJECT PROPERTY

SAFeway

Walmart

DOLLAR TREE

GROCERY OUTLET  
"Bargain Market"

Wendy's

PENINSULA COLLEGE

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |

37,194+ VEHICLES  
Average Daily Traffic

PORT ANGELES



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



# DEMOGRAPHICS

## POPULATION

|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 2,937  | 16,319  | 27,320  |
| 2020 CENSUS    | 3,064  | 17,001  | 28,712  |
| 2025 ESTIMATED | 3,077  | 16,662  | 28,467  |
| 2030 PROJECTED | 3,064  | 16,606  | 28,525  |

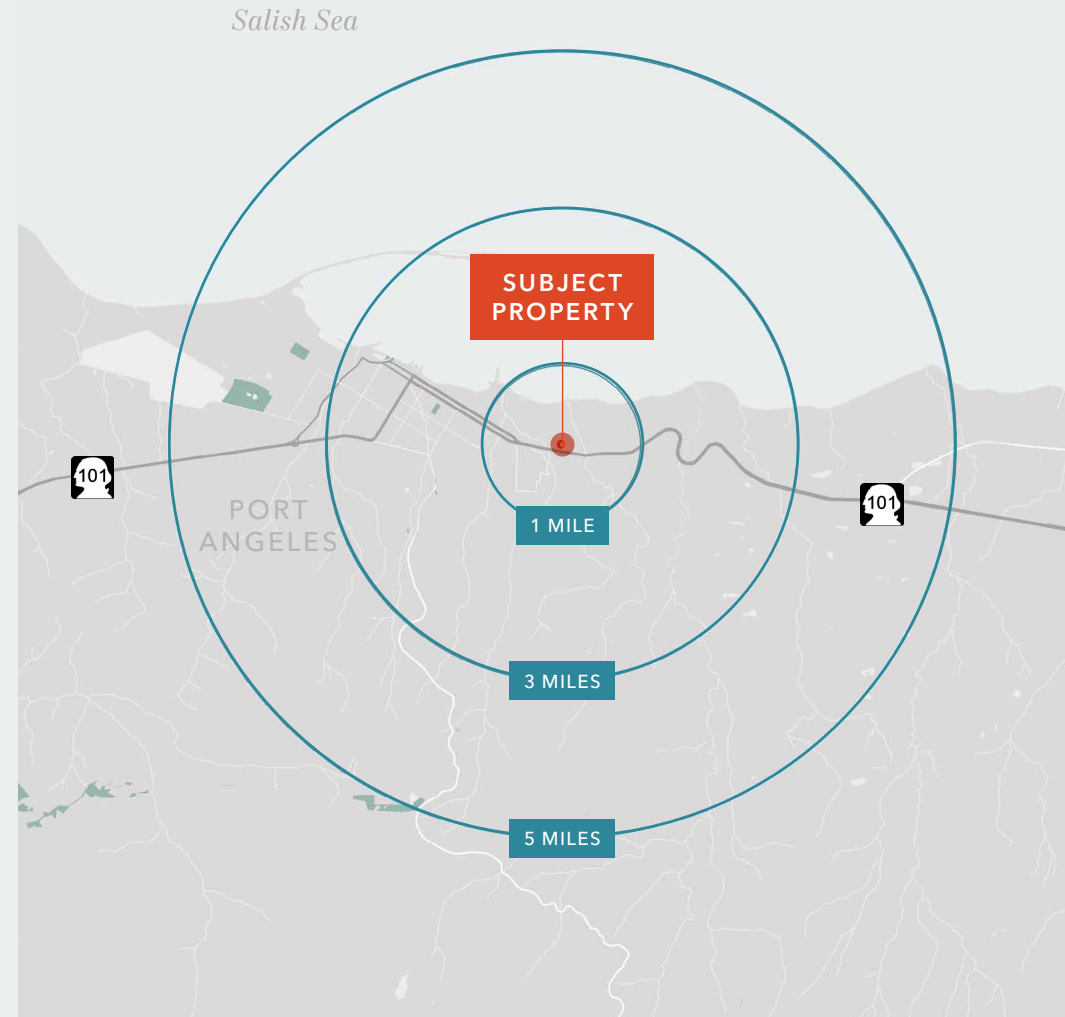
## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 49.9   | 46.1    | 45.7    |
| % FEMALE   | 50.1%  | 49.9%   | 50.0%   |
| % MALE     | 49.9%  | 50.1%   | 50.0%   |

## HOUSEHOLD INCOME

|                        | 1 Mile   | 3 Miles  | 5 Miles  |
|------------------------|----------|----------|----------|
| 2025 MEDIAN            | \$62,892 | \$70,642 | \$72,988 |
| 2030 MEDIAN PROJECTED  | \$62,803 | \$70,671 | \$73,075 |
| 2025 AVERAGE           | \$80,222 | \$87,882 | \$91,938 |
| 2030 AVERAGE PROJECTED | \$80,241 | \$88,082 | \$92,190 |

Data Source: ©2026, Sites USA



## KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.