



1421 W Barlow Street, Oak Harbor, WA 98277

Feature Sheet – as of December 10, 2025

Joey Soller | KW Commercial Greater 360 | (253) 606-6332

Force10Commercial@KWCommercial.com

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' × 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.
