

# 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:

2,897 SF AVAILABLE

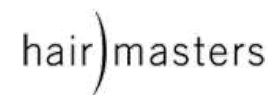
1,503 SF AVAILABLE

5,485 SF AVAILABLE

- Inline and endcap spaces available
- Join T-Mobile, GameStop, The UPS Store, 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

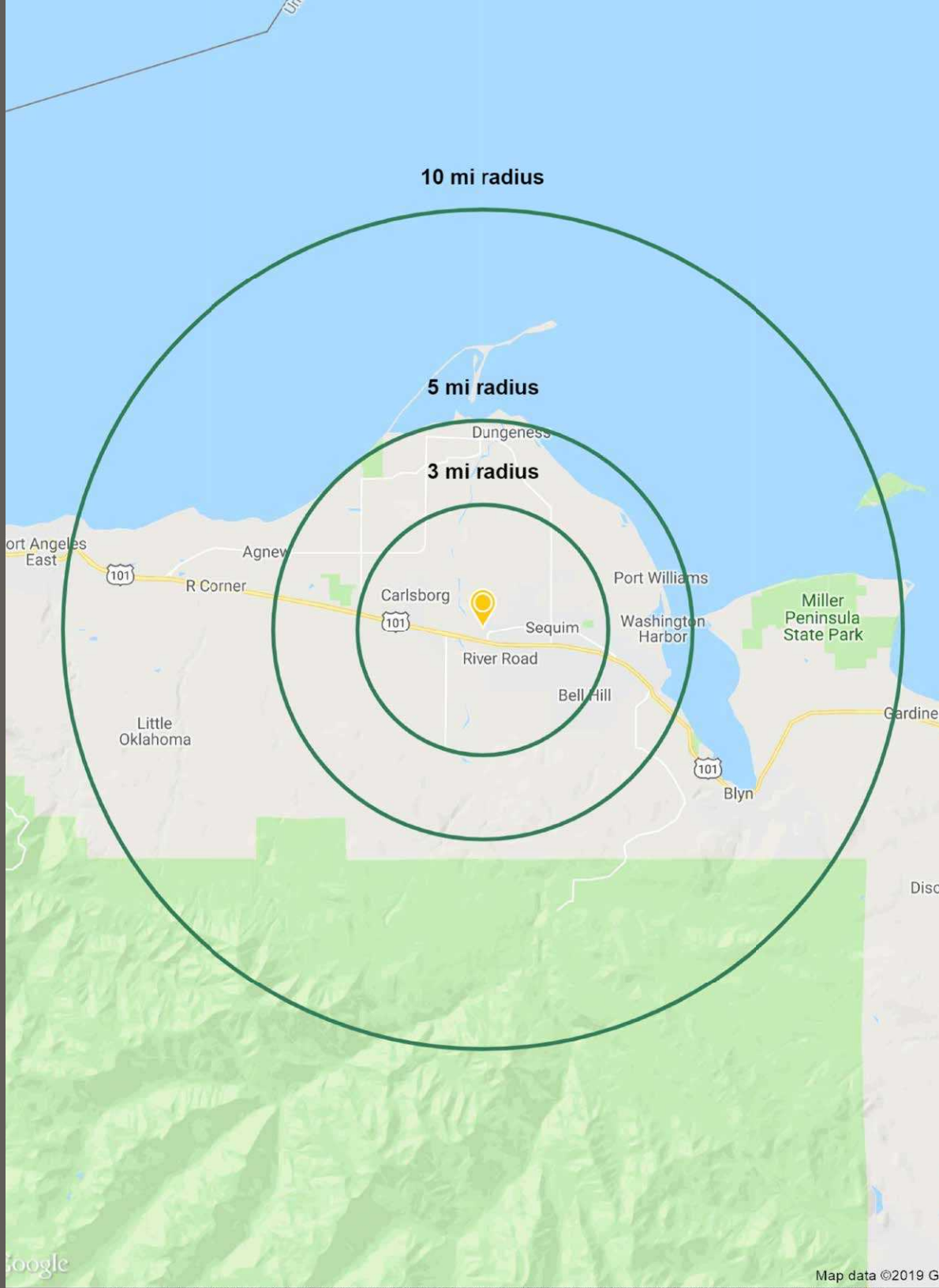


NEARBY TENANTS



# DEMOGRAPHICS

SUMMARY



## POPULATION

Mile 3	Mile 5	Mile 10
17,412	26,866	35,292

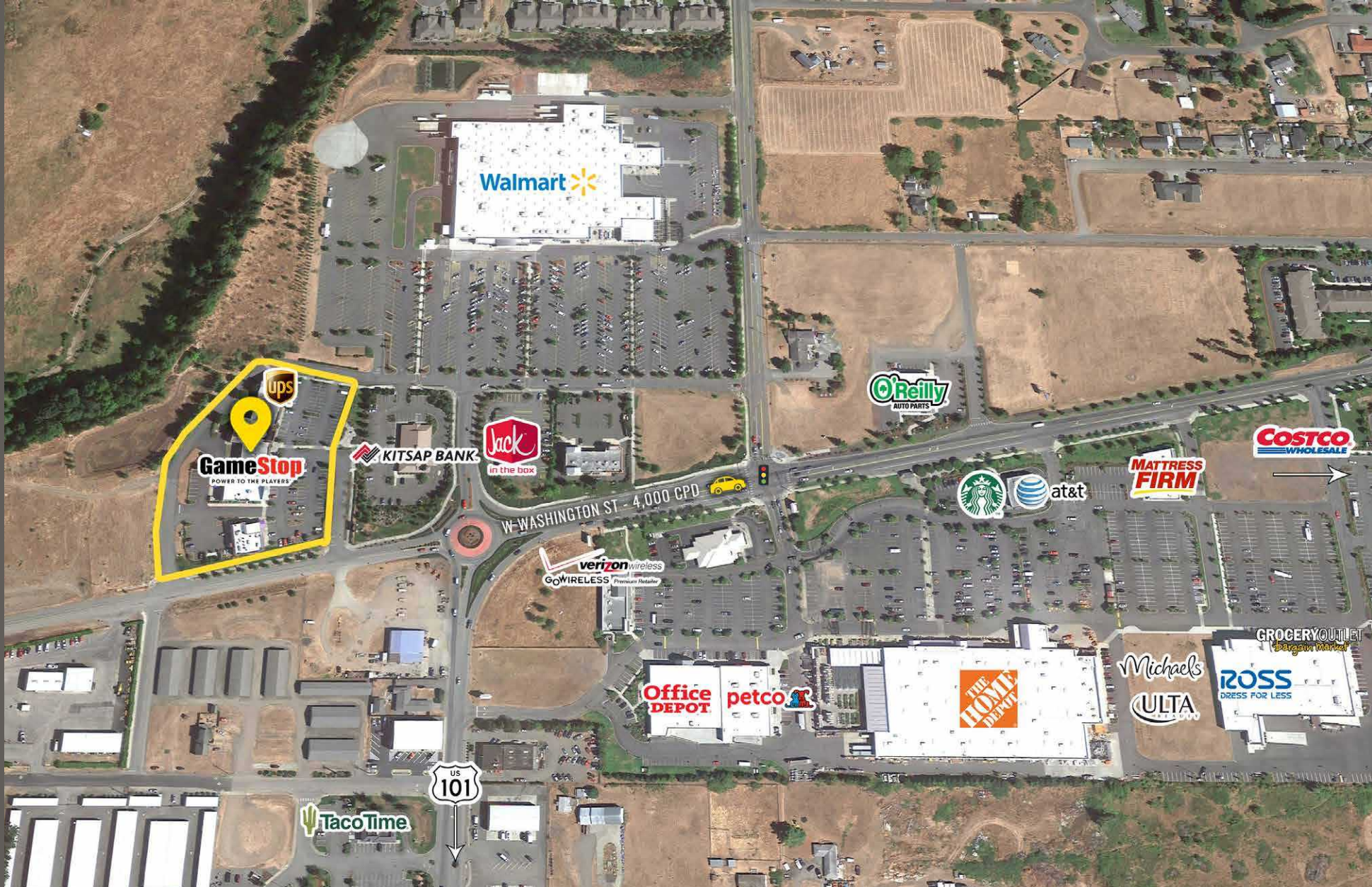
## AVERAGE HH INCOME

Mile 3	Mile 5	Mile 10
\$68,404	\$75,042	\$77,159

## DAYTIME POPULATION

Mile 3	Mile 5	Mile 10
17,870	23,895	30,084

LOCATION DETAILS



Located on busy Washington Street



Close access to Highway 101



4,000 CPD W Washington St



20,500 CPD Highway 101

LOCATION AERIAL



101

RIVER RD

PRIEST RD

N 7TH AVE

W WASHINGTON ST

S SEQUIM AVE

Walmart

GameStop  
hair masters  
ups



T-Mobile

NAPA

Taco Time

QUALITY

verizon

Jack  
in the box

Starbucks  
AT&T

Applebee's

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

DQ

McDonald's

RadioShack  
Hallmark  
SUBWAY  
Great Clips

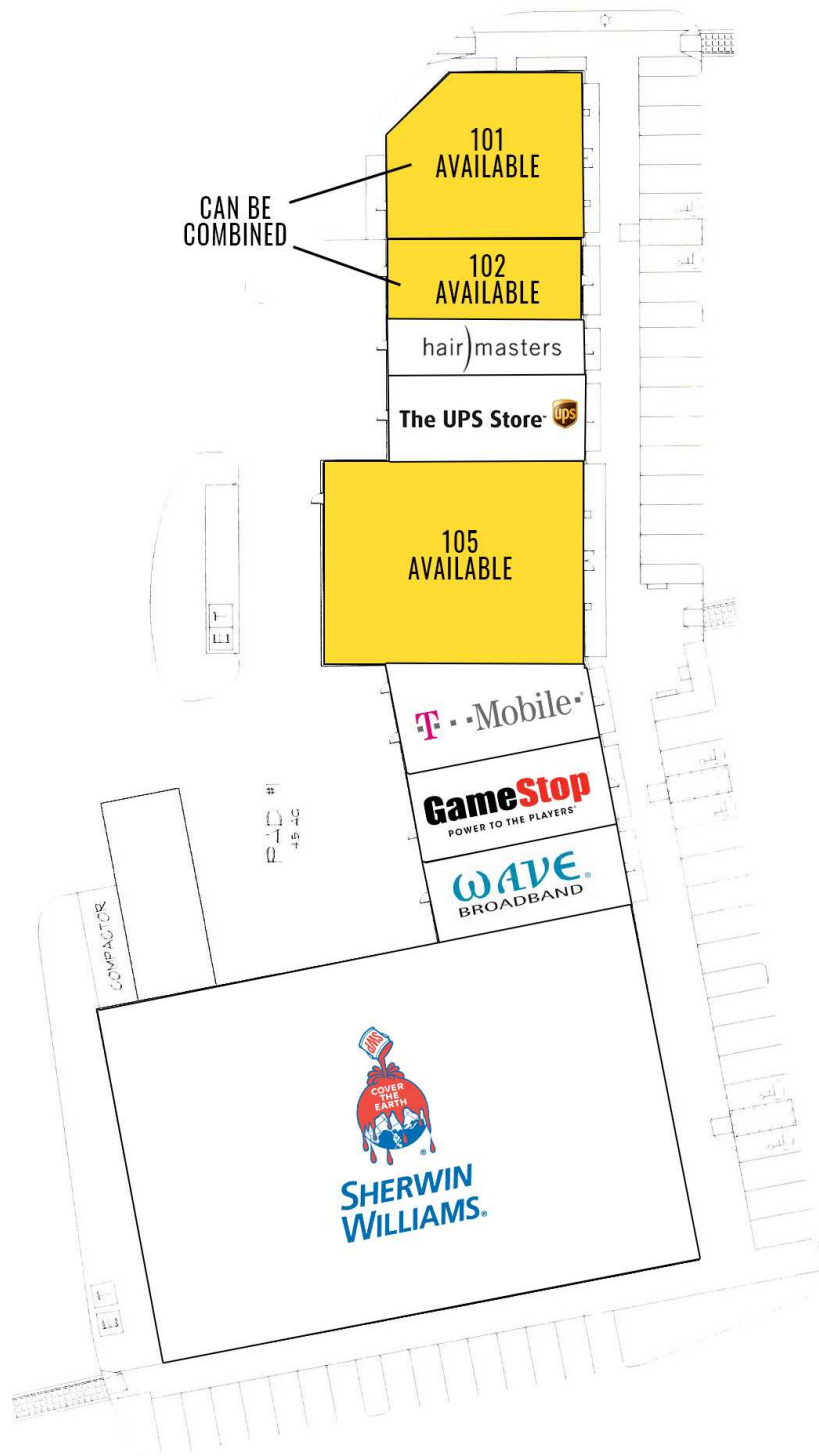
RITE AID  
PHARMACY

Walgreens

JCPenney



# SITE PLAN



Suite	Tenant	SF	Rate
<b>101</b>	<b>AVAILABLE</b>	<b>2,897</b>	<b>CALL FOR DETAILS</b>
<b>102</b>	<b>AVAILABLE</b>	<b>1,503</b>	<b>CALL FOR DETAILS</b>
103	Hair Masters	1,003	Leased
104	The UPS Store	1,503	Leased
<b>105</b>	<b>AVAILABLE</b>	<b>5,485</b>	<b>CALL FOR DETAILS</b>
106	T-Mobile	1,650	Leased
107	GameStop	1,603	Leased
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



RETAIL FOCUSED. RESULTS DRIVEN.

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