

PRIME RETAIL SPACE FOR LEASE

719 S 1st Street, La Conner, WA

# The Historic Hotel Planter & Shops



**Darrell Okada, CCIM**

NAI Puget Sound Properties  
+1 425 586 5623  
dokada@nai-psp.com

**Talor Okada**

NAI Puget Sound Properties  
+1 425 586 5605  
tokada@nai-psp.com



# 719 S 1st Street, La Conner, WA

## Prime Retail Space For Lease

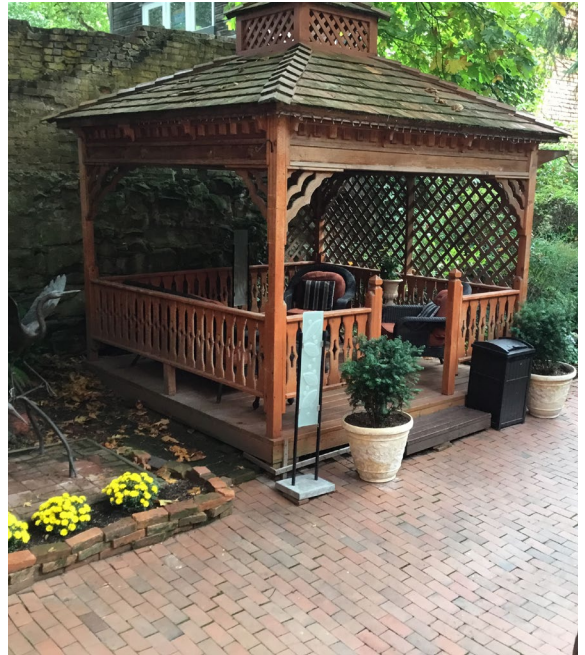


NAI Puget Sound Properties is pleased to present an opportunity to lease prime retail space at the Hotel Planter & Retail Shops along “The Strip” in La Conner.

- Located on the main retail strip along La Conner’s waterfront
- 546 SF available - street level
- Neighbors include Earthenworks, Amaryllis & Calico Cupboard
- Current Zoning: Commercial
- Premier location on La Conner’s waterfront shopping strip
- Lease Rate: \$1,200 per month, modified gross

















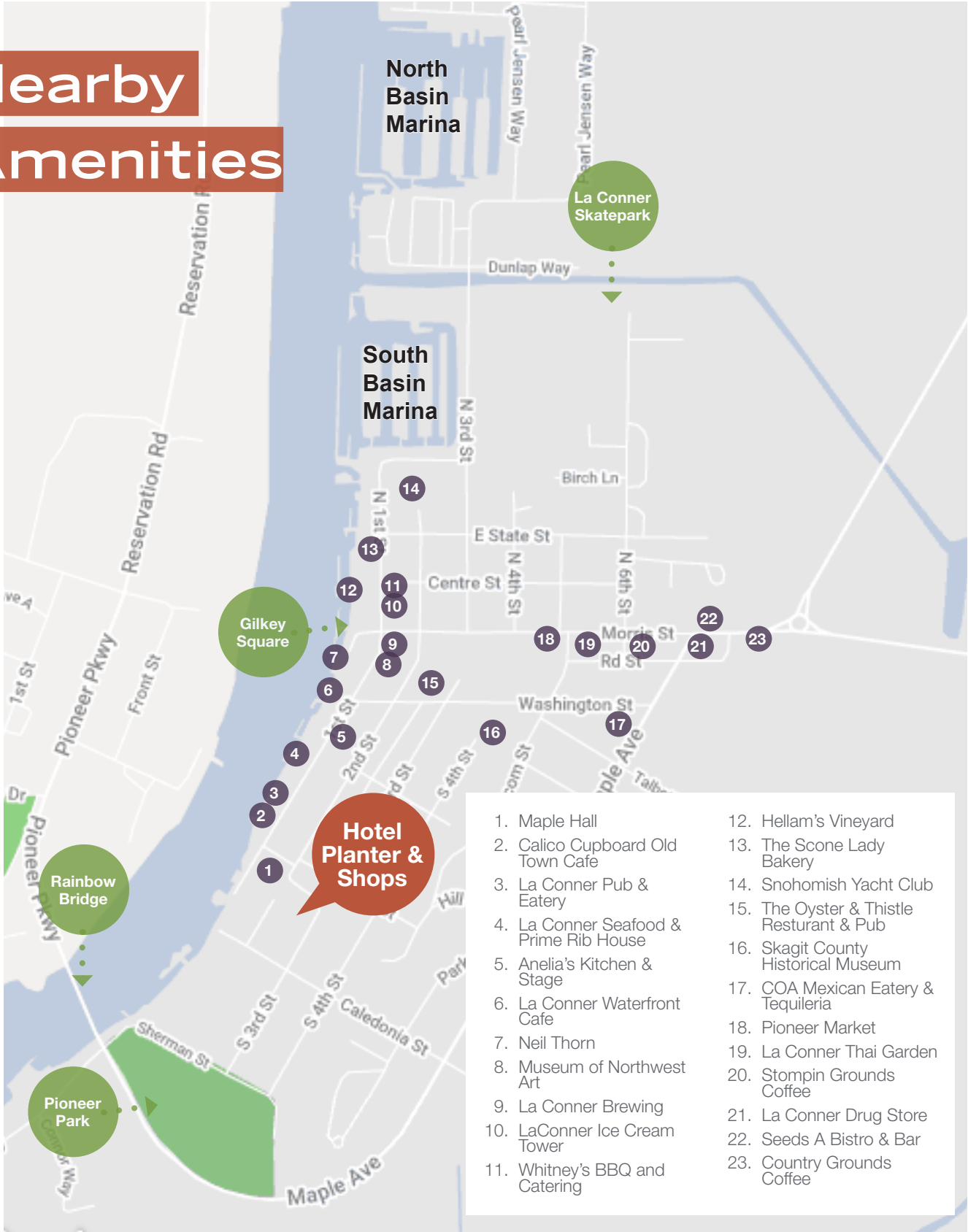


# La Conner Walking Trails





# Nearby Amenities





LEGEND:

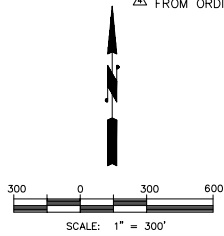
- C** COMMERCIAL
- CT** COMMERCIAL TRANSITION
- I** INDUSTRIAL
- P** PUBLIC USE
- R** RESIDENTIAL
- A** AGRICULTURAL DISTRICT (SKAGIT COUNTY)
- M** INDUSTRIAL DISTRICT (SKAGIT COUNTY)
- TOWN LIMITS
- HISTORIC PRESERVATION DISTRICT OVERLAY ZONE
- ZONING BOUNDARY LINE
- 200' SHORELINE SETBACK
- SKAGIT COUNTY ZONING BOUNDARIES (APPROX.)
- NEW URBAN GROWTH AREA

AREA BREAKDOWN:

- △ 58.0 ACRES COMMERCIAL
- △ 4.3 ACRES COMMERCIAL TRANSITION
- △ 29.9 ACRES INDUSTRIAL
- △ 55.2 ACRES PUBLIC USE
- △ 107.7 ACRES RESIDENTIAL
- △ 255.1 ACRES TOTAL TOWN LIMITS
- △ 14 ACRES URBAN GROWTH AREA
- △ 51.5 ACRES HISTORIC PRESERVATION DISTRICT OVERLAY ZONE

OFFICIAL ZONING MAP FOR THE TOWN OF LA CONNER. CERTIFIED AND ADOPTED BY ORDINANCE NO. 979 ON DECEMBER 12, 2006

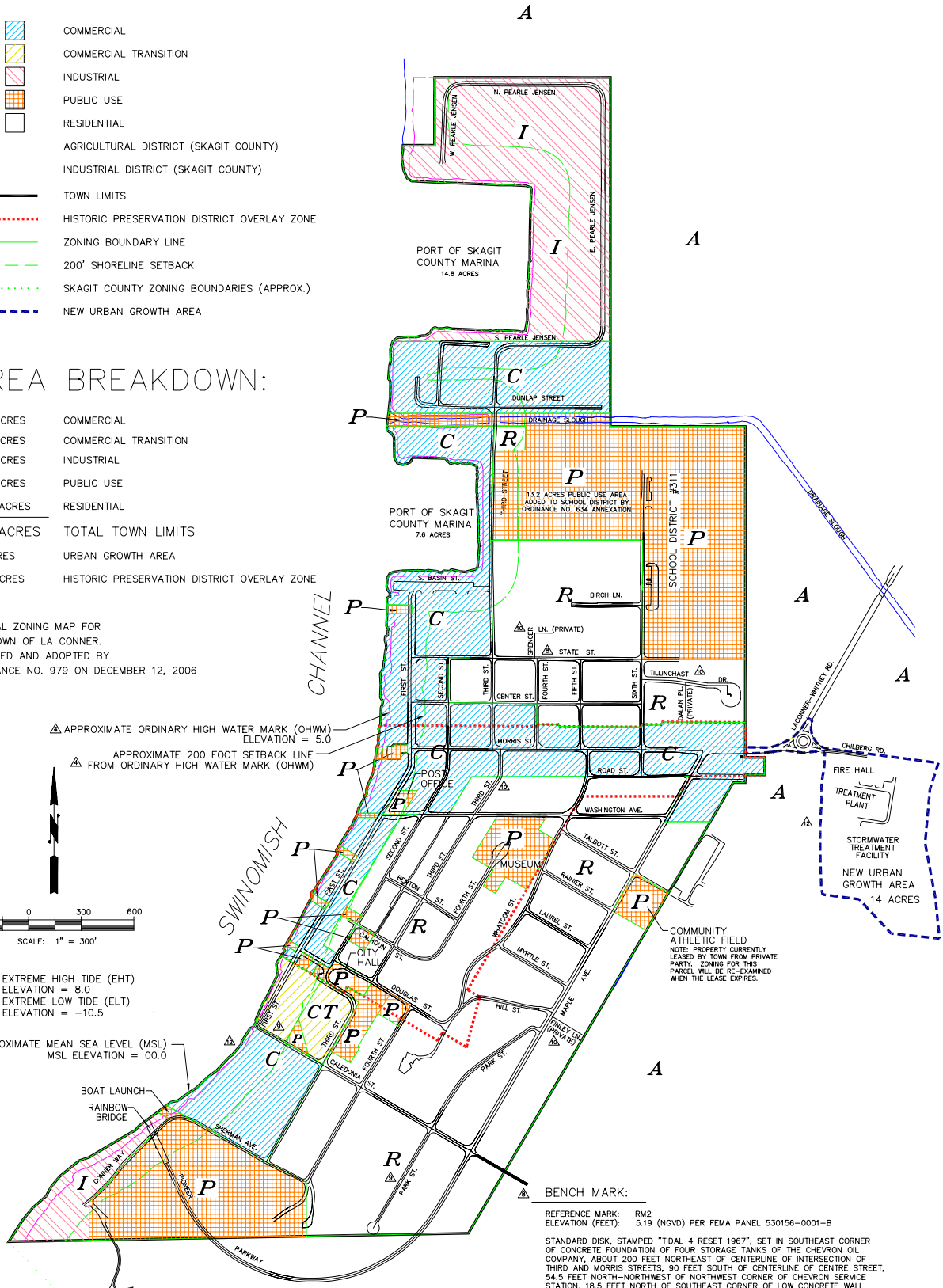
△ APPROXIMATE ORDINARY HIGH WATER MARK (OHWM) ELEVATION = 5.0  
 △ APPROXIMATE 200 FOOT SETBACK LINE FROM ORDINARY HIGH WATER MARK (OHWM)



△ NOTE: EXTREME HIGH TIDE (EHT) ELEVATION = 8.0  
 EXTREME LOW TIDE (ELT) ELEVATION = -10.5

△ APPROXIMATE MEAN SEA LEVEL (MSL) MSL ELEVATION = 00.0

BOAT LAUNCH  
 RAINBOW BRIDGE



**BENCH MARK:**  
 REFERENCE MARK: RM2  
 ELEVATION (FEET): 5.19 (NGVD) PER FEMA PANEL 530156-0001-B  
 STANDARD DISK, STAMPED "TIDAL 4 RESET 1967", SET IN SOUTHEAST CORNER OF CONCRETE FOUNDATION OF FOUR STORAGE TANKS OF THE CHEVRON OIL COMPANY, ABOUT 200 FEET NORTHEAST OF CENTERLINE OF INTERSECTION OF THIRD AND MORRIS STREETS, 90 FEET SOUTH OF CENTERLINE OF CENTRE STREET, 54.5 FEET NORTH-NORTHWEST OF NORTHWEST CORNER OF CHEVRON SERVICE STATION, 18.5 FEET NORTH OF SOUTHEAST CORNER OF LOW CONCRETE WALL



# Demographics

## 1 Mile Radius



## 5 Mile Radius



## 10 Mile Radius







# Contact Us

**Darrell Okada, CCIM**

+1 425 586 5623  
dokada@nai-psp.com

**Talor Okada**

+1 425 586 5605  
tokada@nai-psp.com

