

1609 R AVE ANACORTES, WA

FOR SALE

- 12,627 +/- sf retail building on 1.13 acres
- Occupied by Thrive Community Fitness
- Sale/leaseback: new 10-year lease with renewal options at closing. 2.5% annual rental rate increases
- Well maintained property with recent improvements
- Zoning MMU: Marine Mixed Use
- \$5,995,000



Clay Learned, CCIM, SIOR
Jarrod Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@learnedcommercial.com
jb@learnedcommercial.com



All info deemed reliable however verification recommended.

LEGAL DESCRIPTIONS

CONVEYANCE FROM LOT 2A INTO LOT 2B

ALL THAT PORTION OF LOT 2A, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10, TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2B, SAID "SEAFARER'S VIEW", THENCE NORTH 00° 00' 25" EAST ALONG THE WEST LINE OF SAID LOT 2A, 52.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 79° 00' 24" EAST ALONG SAID LINE, 201.32 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 00° 53' 55" WEST ALONG SAID LINE, 232.95 FEET TO THE SOUTH LINE OF SAID LOT 2A AND THE END OF SAID DESCRIBED LINE.

(CONTAINING 15,571 SQUARE FEET)

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

THE ABOVE DESCRIBED PROPERTY TO BE COMBINED OR AGGREGATED WITH CONTIGUOUS PROPERTY OWNED BY THE GRANTEE. THIS BOUNDARY ADJUSTMENT IS NOT FOR THE PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

LOT 2A BEFORE LOT LINE ADJUSTMENT

LOT 2A, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10, TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2B BEFORE LOT LINE ADJUSTMENT

LOT 2B, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10, TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2A AFTER LOT LINE ADJUSTMENT

LOT 2A, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10, TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF LOT 2B, SAID "SEAFARER'S VIEW", THENCE NORTH 00° 00' 25" EAST, ALONG THE WEST LINE OF SAID LOT 2A, 52.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 79° 00' 24" EAST ALONG SAID LINE, 201.32 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 00° 53' 55" WEST ALONG SAID LINE, 232.95 FEET TO THE SOUTH LINE OF SAID LOT 2A AND THE END OF SAID DESCRIBED LINE.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

LOT 2B AFTER LOT LINE ADJUSTMENT

LOT 2B, "SEAFARER'S VIEW", AS RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING IN PORTIONS OF GOVERNMENT LOTS 1 AND 2, SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., AND OF "PLATE NO. 10, TIDE AND SHORE LANDS OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., ANACORTES HARBOR", ACCORDING TO THE OFFICIAL MAP THEREOF ON FILE WITH THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON.

TOGETHER WITH THAT PORTION OF LOT 2A, SAID "SEAFARER'S VIEW", LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2B; THENCE NORTH 00° 00' 25" EAST, ALONG THE WEST LINE OF SAID LOT 2A, 52.70 FEET TO THE TRUE POINT OF BEGINNING OF SAID DESCRIBED LINE; THENCE SOUTH 79° 00' 24" EAST ALONG SAID LINE, 201.32 FEET TO AN ANGLE POINT THEREON; THENCE SOUTH 00° 53' 55" WEST ALONG SAID LINE, 232.95 FEET TO THE SOUTH LINE OF SAID LOT 2A AND THE END OF SAID DESCRIBED LINE.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

CONSENT

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED LAND OWNERS HEREBY CERTIFY THAT THIS BOUNDARY LINE ADJUSTMENT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS 25th DAY OF April 2003.

Leo Watterson
LEO WATTERSON,
CHIEF EXECUTIVE OFFICER
SHARED HEALTHCARE SYSTEMS, INC.

ACKNOWLEDGMENT

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ON THIS 25th DAY OF April, 2003, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Leo Watterson

ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE CHIEF EXECUTIVE OFFICER OF SHARED HEALTHCARE SYSTEMS, INC. TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE SIGNED AND SEALED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



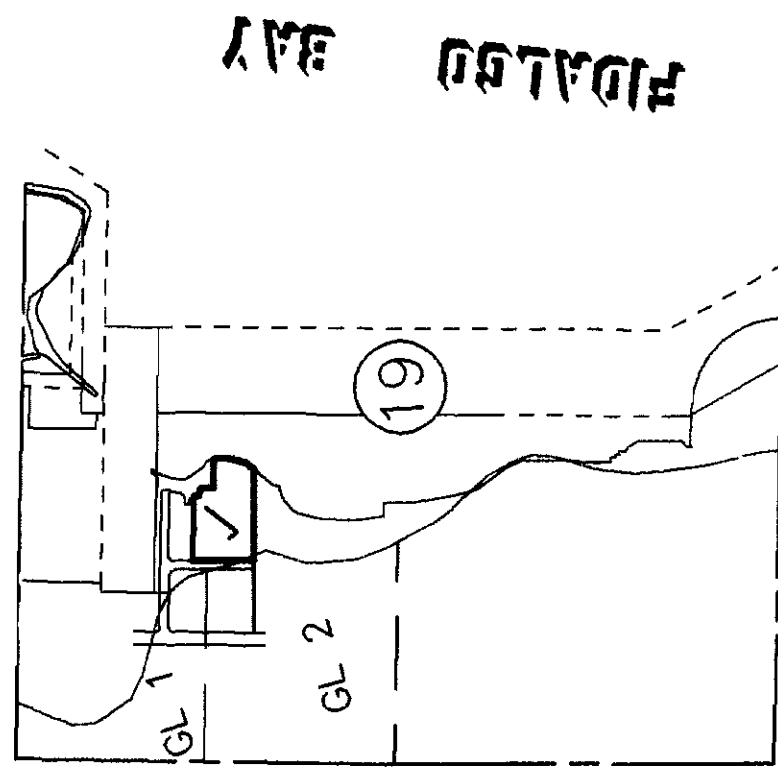
ACCEPTANCE

EXAMINED AND ACCEPTED
THIS 25 DAY OF April, 2003.

Ian Munce
IAN MUNCE
SUBDIVISION ADMINISTRATOR

NOTES

1. BASIS OF BEARING IS THE CENTERLINE OF "O" AVENUE BETWEEN FOUND MONUMENTS AT INTERSECTIONS OF 17TH STREET AND 11TH STREET BEING N 00° 01' 10" W PER RECORD OF SURVEY RECORDED IN BOOK 10, AT PAGES 113-118, UNDER AUDITOR'S FILE NO. 901010009 AND PLAT OF "SEAFARER'S VIEW" RECORDED UNDER AUDITOR'S FILE NO. 200112030101, RECORDS OF SKAGIT COUNTY, WASHINGTON.
2. THIS SURVEY WAS PERFORMED IN THE FIELD USING A LEICA TCA 1103 TOTAL STATION.
3. THIS SURVEY HAS DEPICTED EXISTING OCCUPATIONAL INDICATORS IN ACCORDANCE WITH W.A.C. CH. 332.130. THESE OCCUPATIONAL INDICATORS MAP INDICATE CLAIMS OF UNWRITTEN TITLE OWNERSHIP. THE LEGAL RESOLUTION OF OWNERSHIP BASED UPON UNWRITTEN TITLE CLAIMS HAS NOT BEEN RESOLVED BY THIS BOUNDARY SURVEY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, PROVISIONS, COVENANTS OR CONDITIONS WHICH MAY AFFECT THE PARCELS SHOWN HEREON.



VICINITY MAP
(NOT TO SCALE)

SECTION 19, TWP. 35 N., RGE. 2 E., W.M.

SURVEYOR'S CERTIFICATE		AUDITOR'S CERTIFICATE	
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF SHARED HEALTHCARE SYSTEMS, INC.		FILED FOR RECORD THIS <u>29</u> DAY OF <u>April</u> 2003, AT <u>11:01 A</u> M. AT THE REQUEST OF LEONARD, BOUDINOT AND SKODJE INC. UNDER AUDITOR'S FILE NUMBER <u>200304290104</u>	
JEFFREY A. SKODJE, P.L.S.	DATE <u>4-29-03</u>	DWN BY: <u>MCJ</u> DATE: <u>APRIL 2003</u>	BY: <u>Leo Watterson</u>
CERTIFICATE NO. 19845		FIELD BOOK: <u>627, P.46</u>	BY DEPUTY
		SKAGIT COUNTY AUDITOR	
		LEONARD, BOUDINOT and SKODJE, INC. CIVIL ENGINEERS AND LAND SURVEYORS 603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751	
		SCALE:	N/A
		JOB NO:	03056

BOUNDARY LINE ADJUSTMENT SURVEY
FOR
SHARED HEALTHCARE SYSTEMS, INC.
IN LOTS 2A AND 2B OF PLAT OF "SEAFARER'S VIEW"
PORTIONS OF GOV'T LOTS 1 & 2, SECTION 19, T.35N., R.2E., W.M., AND OF PLATE 10, ANACORTES TIDE AND SHORE LANDS



CAP SANTE WATERWAY

CURVE TABLE			LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	LINE	BEARING
C1	9°32'38"	50.00'	8.33'	L1	S0°34'57" E
				L2	N89°56'19" E
				L3	S0°11'32" W
				L4	S88°16'47" E

"R" AVENUE

LOT 3

SEAFARER'S WAY

LOT 2D
1.00 ACRES

LOT 2C
1.00 ACRES

PLATTED MEAN HIGH TIDE LINE PER
PLATE NO. 10, ANACORTES HARBOR

TRACT NO. 16

LOT 3

LOT 2A
4.56 ACRES

LOT 2B
1.13 ACRES

LOT 1

"R" AVENUE



17' ESPLANADE EASEMENT
TO CITY OF ANACORTES
AS SHOWN OF PLAT "SEAFARER'S VIEW"

BUILDING

30' DRAINAGE EASEMENT FOR LOT 1
AND "O" AND "R" AVENUES
AF#9902170073

TRACT NO. 17

30' ACCESS EASEMENT TO THE PORT OF
ANACORTES PER A.F. NO. 9407050064

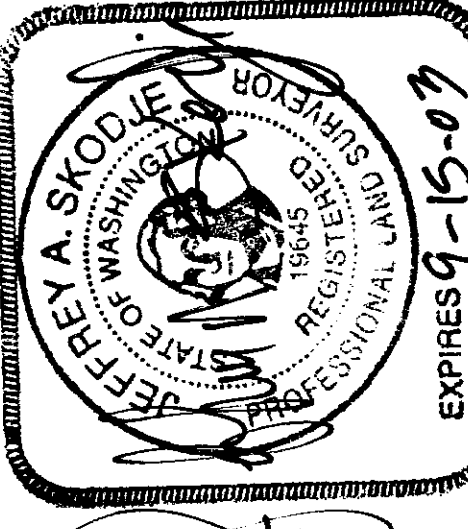
FOUND REBAR WITH
YELLOW CAP 0.6'
NORTH OF FENCELINE

SET REBAR WITH
YELLOW CAP 0.7'
NORTH OF FENCELINE

FOUND REBAR WITH
YELLOW CAP 0.4'
NORTH OF FENCELINE

LEGEND

- SET 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645", APRIL 17, 2003
- EXISTING 1/2" REBAR WITH YELLOW CAP MARKED "LS 19645", PER PLAT — NOT TIED THIS SURVEY
- EXISTING MAG NAIL WITH WASHER UNLESS OTHERWISE STATED, PER PLAT — NOT TIED THIS SURVEY
- EXISTING PK NAIL PER PLAT — NOT TIED THIS SURVEY
- EXISTING CONCRETE MONUMENT WITH 2" BRASS CAP IN CASE PER PLAT — NOT TIED THIS SURVEY
- EXISTING FENCELINE PER PLAT — NOT TIED THIS SURVEY



BOUNDARY LINE ADJUSTMENT SURVEY

FOR

SHARED HEALTHCARE SYSTEMS, INC.

IN LOTS 2A AND 2B OF PLAT OF "SEAFARER'S VIEW"

PORTIONS OF GOV'T LOTS 1 & 2, SECTION 19, T.35N., R.2E., W.M., AND OF PLAT 10, ANACORTES TIDE AND SHORE LANDS

LEONARD, BOUDINOT and SKODJE, INC.

CIVIL ENGINEERS AND LAND SURVEYORS

603 SOUTH FIRST ST., MOUNT VERNON, WA 98273 (360)336-5751

DWN BY: MCJ DATE: APRIL 2003

FIELD BOOK: 627, P.46

SCALE: 1"=60'

JOB NO: 03056



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1609 R Ave, Anacortes, WA 98221

CITY, STATE

Anacortes, WA

POPULATION

11,616

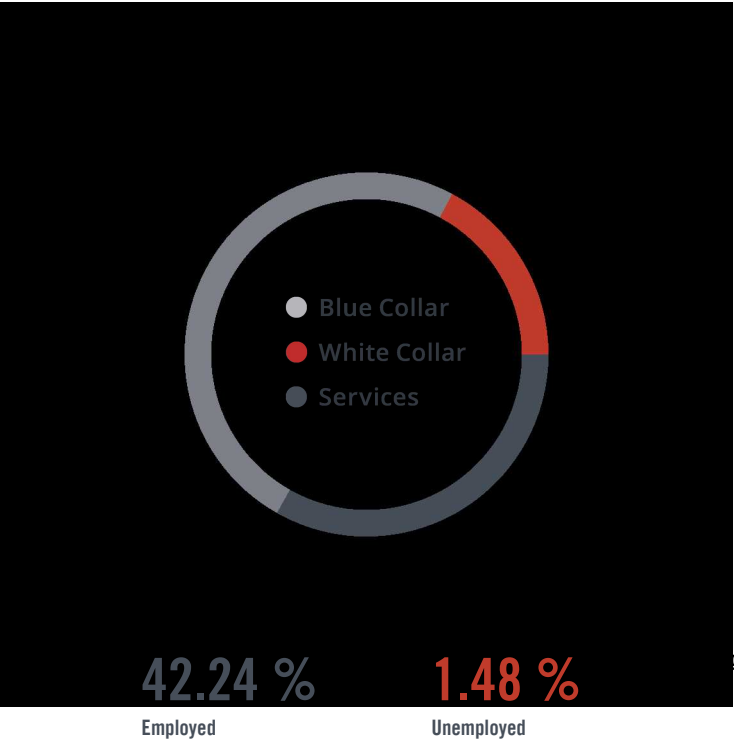
AVG. HH SIZE

2.22

MEDIAN HH INCOME

\$55,597

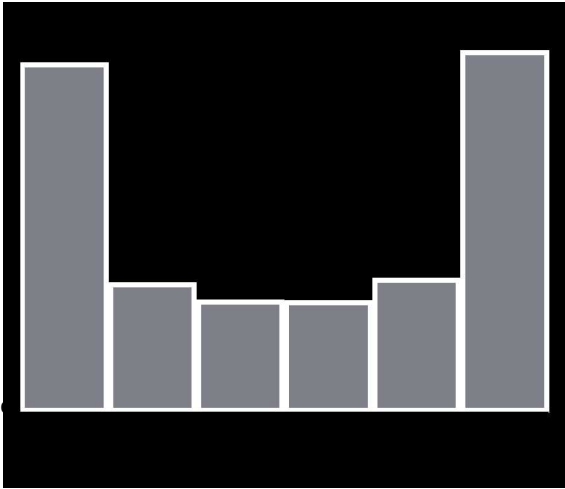
HOME OWNERSHIP



EDUCATION

High School Grad:	26.48 %
Some College:	28.22 %
Associates:	7.95 %
Bachelors:	28.92 %

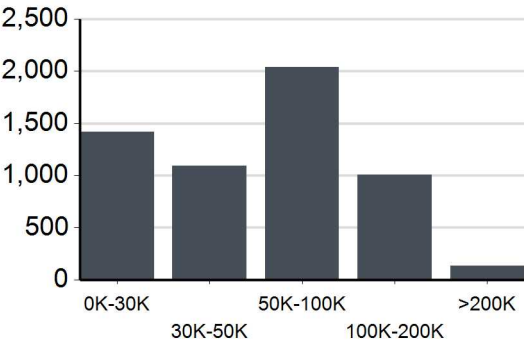
GENDER & AGE



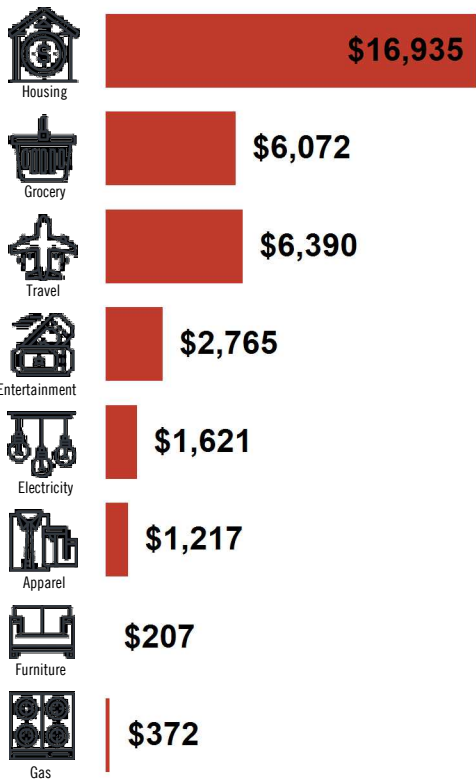
RACE & ETHNICITY

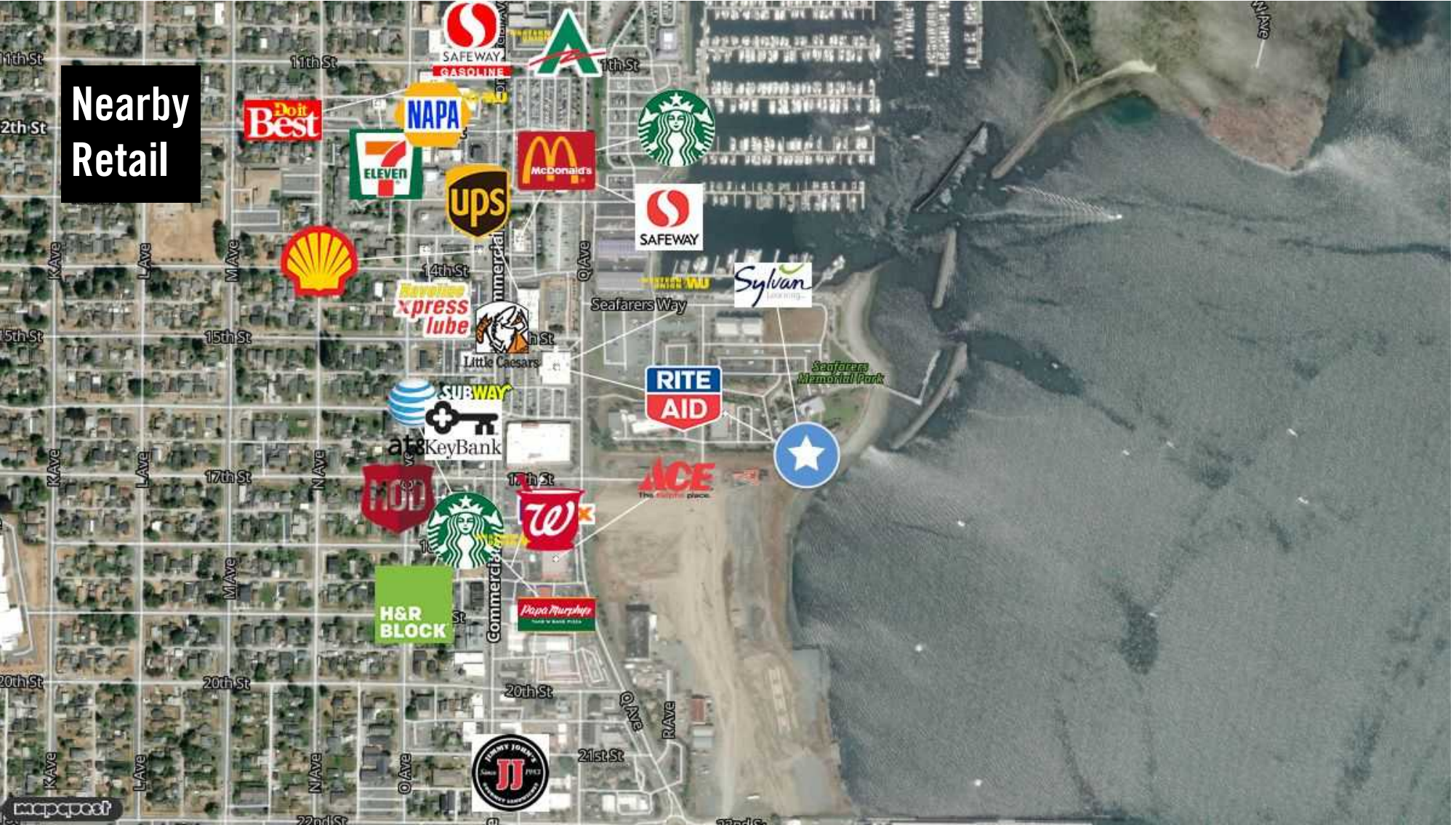
White:	87.63 %
Asian:	0.35 %
Native American:	0.21 %
Pacific Islanders:	0.00 %
African-American:	0.18 %
Hispanic:	6.99 %
Two or More Races:	4.63 %

INCOME BY HOUSEHOLD



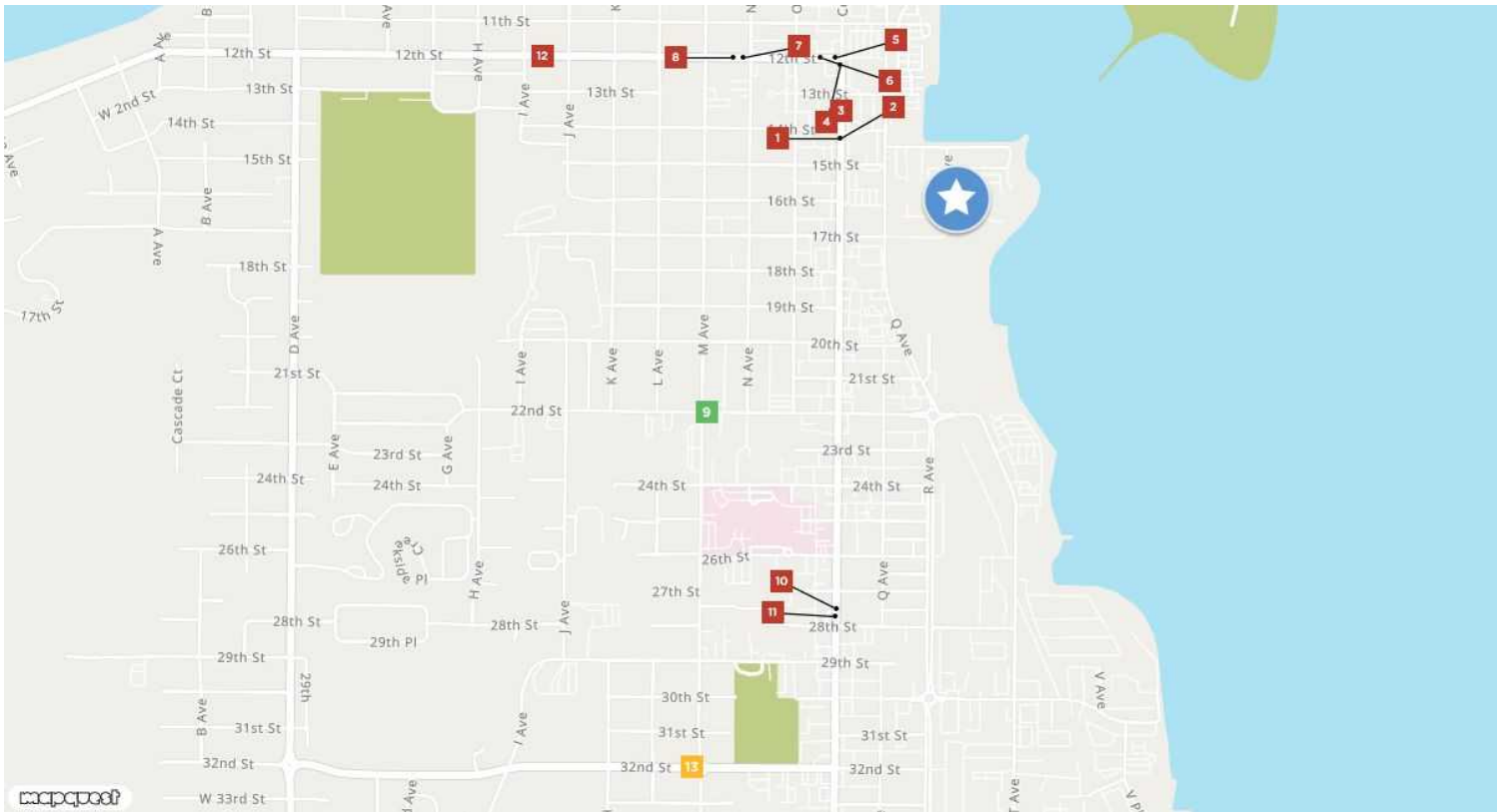
HH SPENDING





Clay Learned
clay@claylearned.com
360-770-1388

Traffic Counts



WA 20 SPUR	1
14th St	
Year: 2021	13,169

WA 20 SPUR	2
14th St	
Year: 2022	13,169

Commercial Ave	3
13th St	
Year: 2010	15,000
Year: 2005	17,000
Year: 2004	18,000

Commercial Avenue	4
13th St	
Year: 2022	14,444
Year: 2021	14,444
Year: 2018	15,000

12th Street	5
I Ave	
Year: 2022	10,878
Year: 2021	10,878
Year: 2019	12,000

12th St	6
O Ave	
Year: 2018	12,000
Year: 2017	12,000
Year: 2015	11,000

12th Street	7
D Ave	
Year: 2022	13,288
Year: 2021	13,288
Year: 2019	15,000

12th St	8
N Ave	
Year: 2018	15,000
Year: 2017	15,000
Year: 2015	14,000

22nd St	9
M Ave	
Year: 1998	2,890

Commercial Ave	10
28th St	
Year: 2018	16,000
Year: 2017	16,000
Year: 2015	15,000

Commercial Avenue	11
15th St	
Year: 2022	13,594
Year: 2021	13,594
Year: 2019	16,000

12th St	12
I Ave	
Year: 2005	15,000

32nd St	13
M Ave	
Year: 1998	6,821

19.40.040 Mixed-use zones established.

A. Central Business District (CBD).

1. This designation applies to the existing downtown commercial district in Anacortes. The purpose of this zone is to reinforce downtown as the center of commercial, civic, and cultural activities within the city. The CBD zone is expected to accommodate new development while reinforcing and enhancing its historic pedestrian-friendly character and scale.
2. Use of this zone is appropriate for areas designated central business district in the comprehensive plan.

B. Commercial (C).

1. This designation provides for a wide variety of general-service and retail commercial uses, and mixed uses serving local and regional residents and the traveling public.
2. Use of this zone is appropriate for areas designated commercial in the comprehensive plan.

C. Marine Mixed-Use (MMU).

1. This designation provides for a special mix of commercial, cultural, recreational, and residential uses in a high-amenity area along the waterfront or with special waterfront relationship. The design of uses is intended to emphasize the unique marine setting by providing marine access and views from public spaces and establishing/maintaining a pedestrian-friendly character.
2. Use of this zone is appropriate for areas designated marine mixed-use in the comprehensive plan.

D. Commercial Marine (CM).

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways and the tourism trade is of primary importance.
2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

E. Commercial Marine 2 (CM2).

1. This designation is established in recognition of the unique and irreplaceable nature of certain marine sites in Anacortes and provides for marine-oriented uses and commercial and industrial enterprises where orientation to navigable waterways is of primary importance. This designation provides for a mix of commercial and industrial uses.
2. Use of this zone is appropriate for areas designated commercial marine in the comprehensive plan.

F. Public Use (P).

1. This designation is to allow for common public uses where the need arises and uses will not create a nuisance or interfere with existing uses.
2. Use of this zone is appropriate for any designation within the city, provided the site is appropriately located to accommodate common public uses. (Ord. 3040 § 2 (Att. A), 2019)

The Anacortes Municipal Code is current through Ordinance 5004, passed September 8, 2025.

Disclaimer: The city attorney's office has the official version of the Anacortes Municipal Code. Users should contact the city attorney's office for ordinances passed subsequent to the ordinance cited here.

[City Website: www.cityofanacortes.org](http://www.cityofanacortes.org)

[City Telephone: \(360\) 293-1900](tel:(360)293-1900)

[Hosted by General Code.](#)