



GROCERY OUTLET
Bargain Market

petco

Walmart

Marshalls
COMING SOON

+/- 0.50 AC PAD SITE
FOR LEASE

ISLAND PLAZA

ISLAND PLAZA

31565 SR-20
OAK HARBOR, WA 98277

Premier retail location featuring high visibility
and excellent access off of State Route 20,
anchored by Haggen and shadow-anchored by
Safeway and Walmart.

750 - 2,400 SF

RETAIL SPACE AVAILABLE

31531-1	875 SF
31531-2	750 SF
31531-5/6	1,663 SF
31595-1	2,400 SF

+/- 0.50 AC

PAD SITE AVAILABLE

CALL
FOR RATES



3-MILE DEMOGRAPHICS

27k
TOTAL
POPULATION

16k
DAYTIME
POPULATION

\$106k
AVG. HOUSEHOLD
INCOME

10.8k
HOUSEHOLDS

\$81k
MEDIAN HOUSEHOLD
INCOME

34.7
MEDIAN AGE

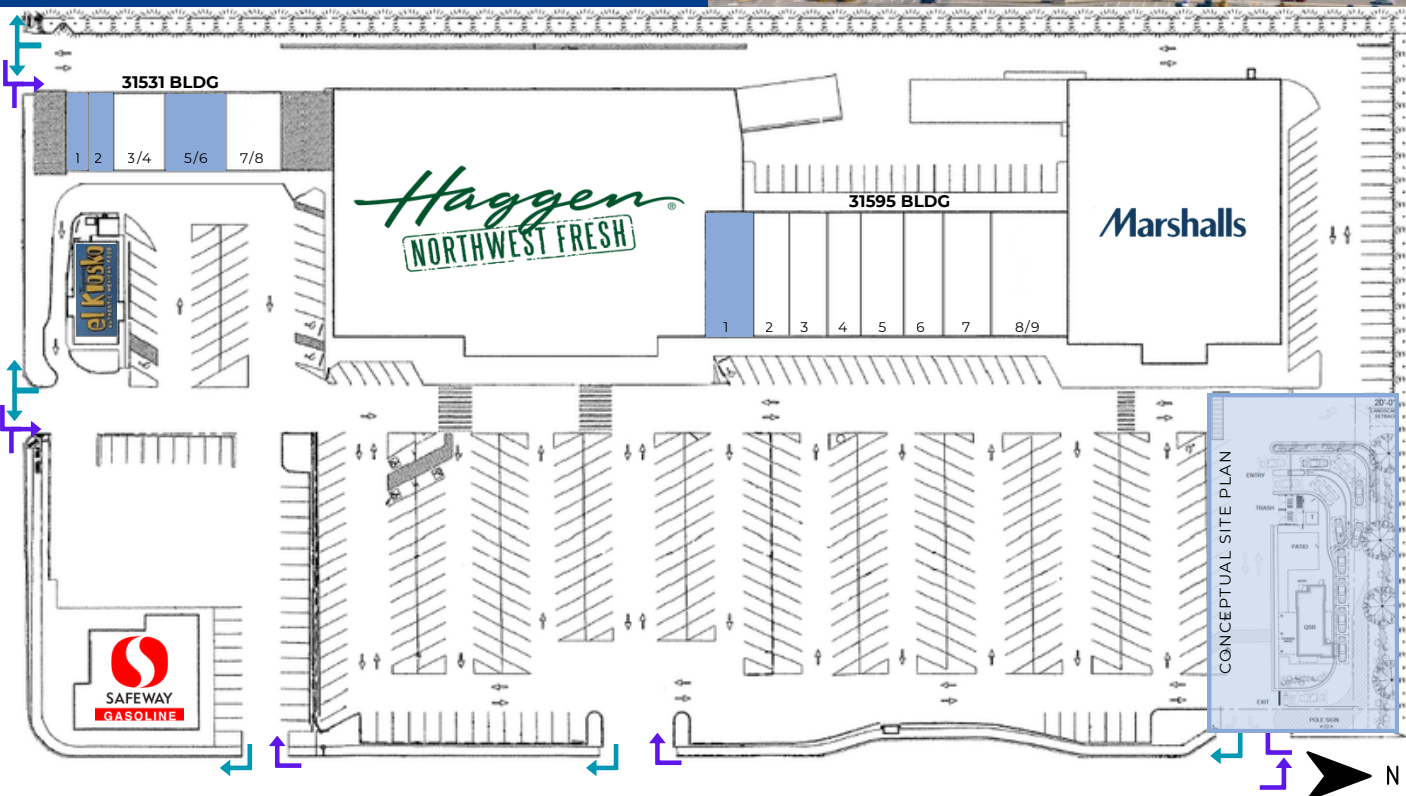
*2026 PROJECTIONS FOR A 3-MILE RADIUS FROM SITE. COLLECTED VIA SITESUSA

RETAIL SPACE AVAILABLE

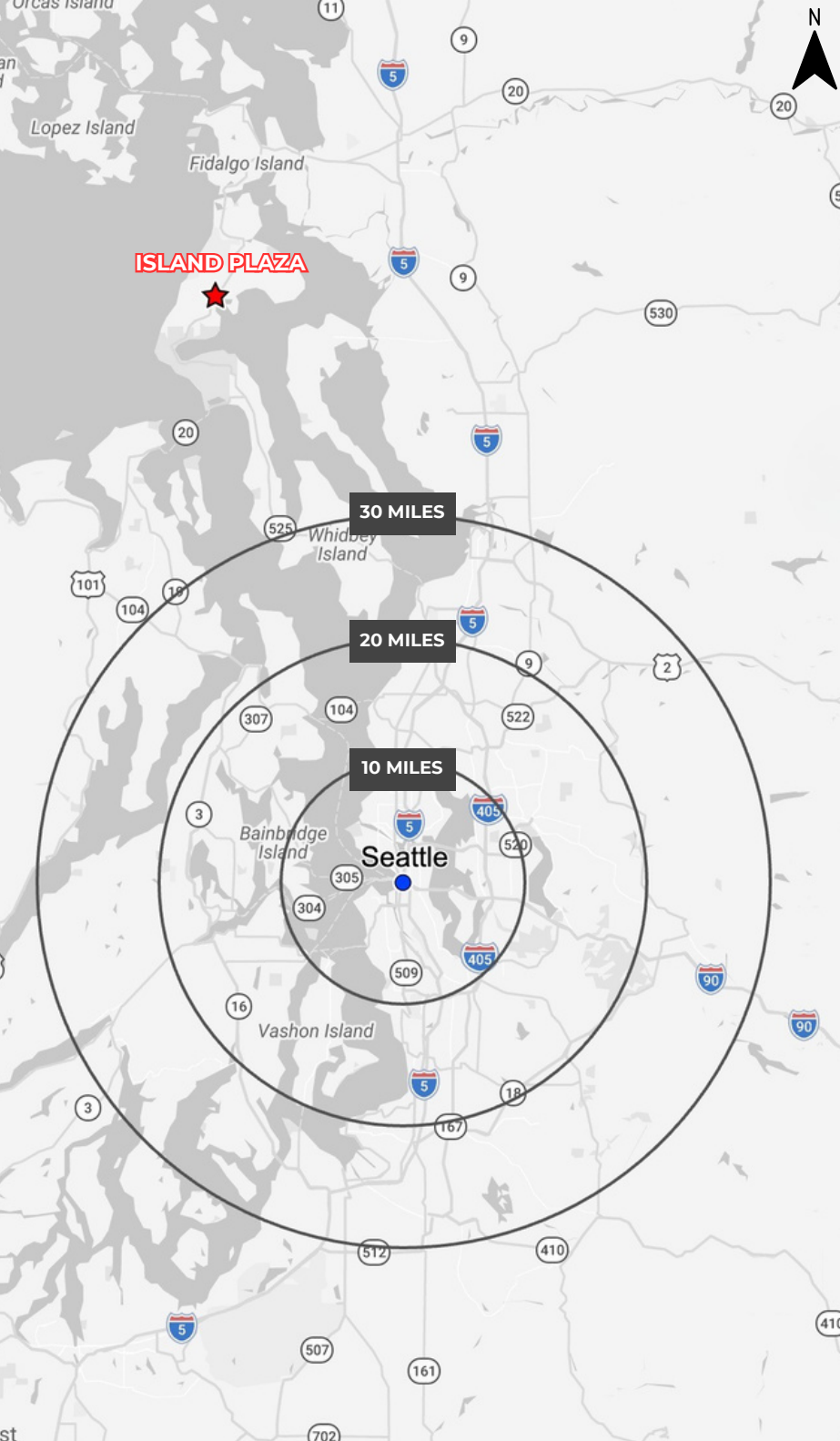
31531-1	875 SF	16' W x 49'8" D	Former Retail
31531-2	750 SF	50' W x 16'8" D	Former Retail
31531-5/6	1,663 SF	33'9" W x 50' D	Former Bike Shop
31595-1	2,400 SF	29'7" W x 63'3" D	Former Retail
PAD SITE	+/- 0.50 AC	--	PROPOSED QSR

CENTER HIGHLIGHTS

- High Visibility
- Excellent Access
- Ample Retail Parking
- Strong Market Co-Tenants



SUITE	SIZE (SF)	TENANT
--	41,788	Haggen
--	--	Safeway Gasoline
--	1,680	Taqueria El Kiosko
--	23,666	Marshall's
31531-1	875	AVAILABLE
31531-2	750	AVAILABLE
31531-3/4	1,860	Teriyaki Time II
31531-5/6	1,663	AVAILABLE
31531-7/8	1,733	Island Vape
31595-1	2,400	AVAILABLE
31595-2	1,733	Little Caesars
31595-3	2,000	123 Thai
31595-4	1,558	Great Clips
31595-5	1,385	Jersey Mike's
31595-6	1,570	Island Nail Spa
31595-7	2,409	GameStop
31595-8/9	5,066	Maurices
PAD	+/- 0.50 AC	PAD AVAILABLE



PUGET SOUND

The Puget Sound region continues to stand out as one of the most dynamic and attractive markets in the country, defined by steady population growth, a highly educated workforce, and a diverse, innovation-driven economy.

Demographically, the region is well-positioned for sustained success. Residents are highly educated, with roughly 60%+ of adults holding a bachelor's degree or higher, supporting a workforce concentrated in professional, scientific, and technology-driven fields. Median household incomes rank among the highest nationally, reflecting both the strength of the job market and the concentration of high-paying industries.

Economic growth in Puget Sound is anchored by a powerful mix of global employers and emerging industries. Major companies such as Amazon, Microsoft, and Boeing continue to drive job creation and investment, alongside a deep bench of employers in healthcare, education, logistics, and the public sector.

	10 MILES	20 MILES	30 MILES
2025 POPULATION*	1,218,066	2,713,600	3,792,509
2025 DAYTIME POPULATION	1,009,927	1,940,606	2,614,277
2025 HOUSEHOLDS*	555,652	1,126,469	1,541,147
2025 AVG HH INCOME	\$198,607	\$186,316	\$174,739
2025 MEDIAN HH INCOME	\$144,281	\$139,500	\$132,131
2025 TOTAL EMPLOYEES	688,464	1,183,958	1,535,607

*ESTIMATED

DATA COLLECTED VIA SITESUSA

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