



WALLACE
PROPERTIES

330 112th Ave NE
Bellevue, WA 98004
425-455-9976
www.wallaceproperties.com

FOR LEASE: OAK HARBOR TOWN CENTER

Big Box & Inline Space Available | 32165 SR 20 | Oak Harbor, WA



FEATURES

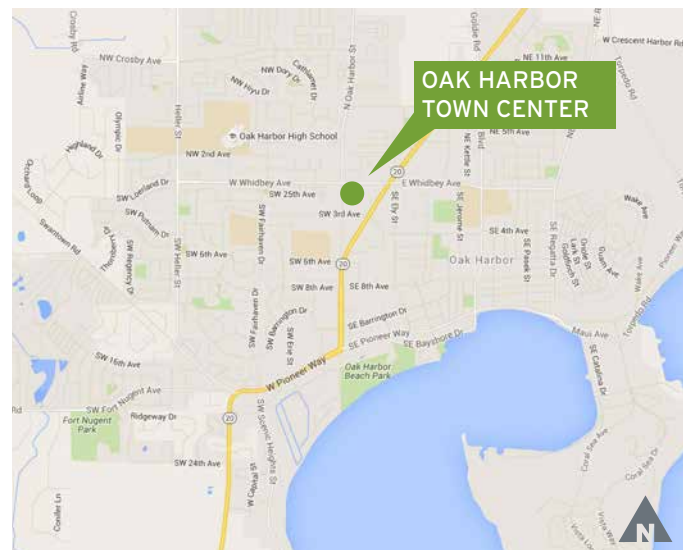
- Anchored by newly remodeled Saars Super Saver Market
- Centrally located in major retail corridor on State Route 20 totalling 23,000 cars per day
- Situated in a well-populated neighborhood with ample parking
- Busy retail center includes a grocer and other national tenants such as Tractor Supply, Sherwin Williams, Subway, and Payless Shoes
- Just minutes from Oak Harbor's historic downtown and waterfront

Availabilities

- Suite 7 - 56,769 SF | Rate: \$12.00/SF
- Suite 2 - 5,500 SF | Rate: \$20.00/SF
- Suite 5 - 1,250 SF | Rate: \$20.00/SF
- NNN Charges: \$3.75/SF (est. 2016)

For more information, please contact:

John Booth
jbooth@wallaceproperties.com
425.278.6317

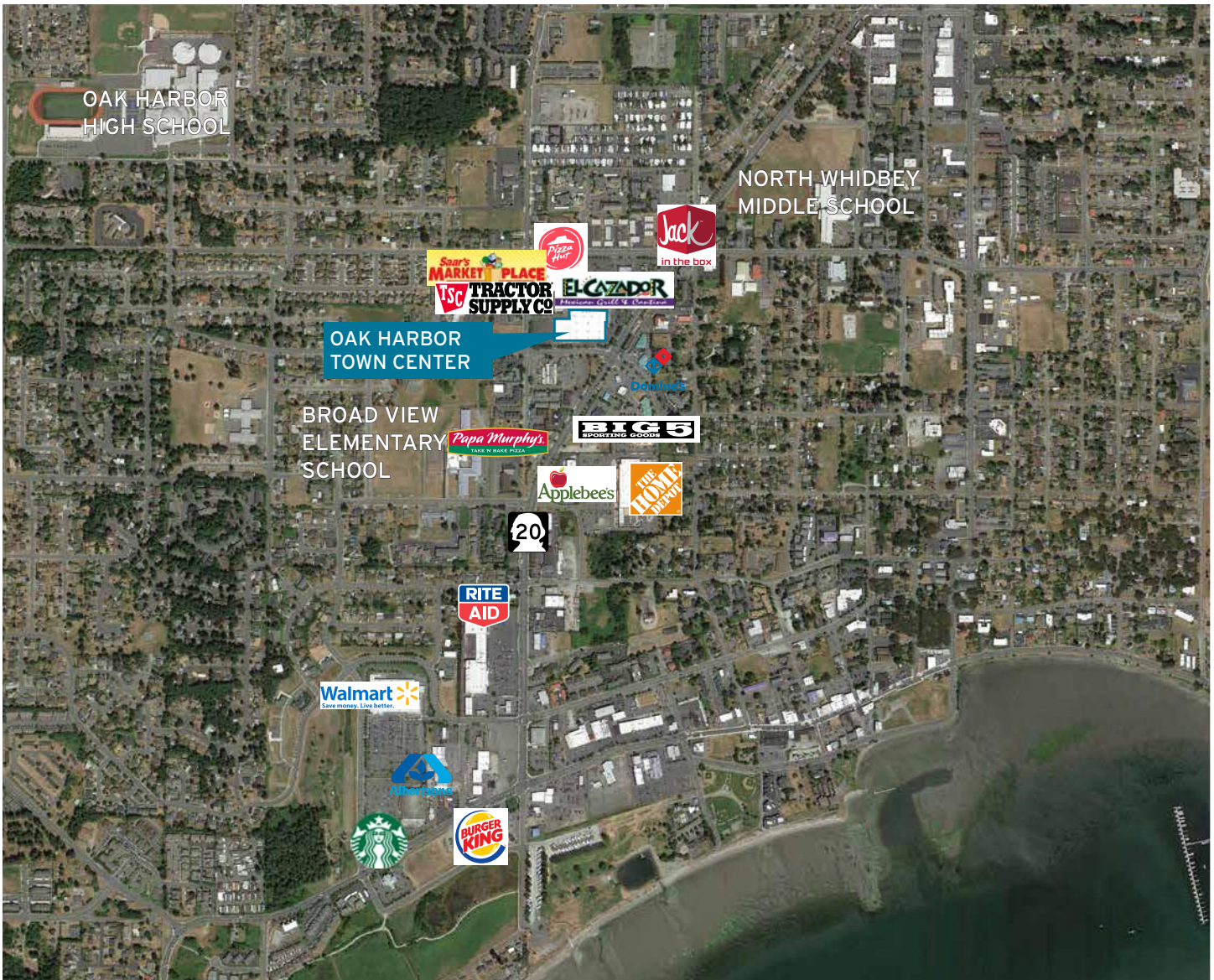


	1 mile	3 mile	5 mile
2016 Population:	11,870	28,176	37,017
2016 Households:	5,319	11,264	14,543
2016 Average HHI:	\$56,523	\$64,768	\$67,139
2016 Daytime Population:	6,181	11,286	19,014

The information contained herein has been obtained from sources deemed reliable but is not guaranteed.

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Site Plan



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Demographics				
		1 Mile	3 Miles	5 Miles
POPULATION	2016 Estimated Population	11,870	28,176	37,017
	2021 Projected Population	12,360	29,351	38,635
	2010 Census Population	11,182	26,870	35,318
	2000 Census Population	11,393	24,902	33,378
	Projected Annual Growth 2016 to 2021	0.8%	0.8%	0.9%
	Historical Annual Growth 2000 to 2016	0.3%	0.8%	0.7%
	2016 Median Age	32.7	31.9	33.8
HOUSEHOLDS	2016 Estimated Households	5,319	11,264	14,543
	2021 Projected Households	5,479	11,621	15,047
	2010 Census Households	4,911	10,522	13,641
	2000 Census Households	4,683	9,115	11,975
	Projected Annual Growth 2016 to 2021	0.6%	0.6%	0.7%
	Historical Annual Growth 2000 to 2016	0.8%	1.5%	1.3%
RACE/ETHNICITY	2016 Estimated White	69.4%	71.4%	74.2%
	2016 Estimated Black or African American	5.9%	5.9%	5.4%
	2016 Estimated Asian or Pacific Islander	12.6%	11.0%	9.5%
	2016 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.9%
	2016 Estimated Other Races	11.3%	10.8%	10.0%
	2016 Estimated Hispanic	11.3%	11.4%	10.7%
INCOME	2016 Estimated Average Household Income	\$56,523	\$64,768	\$67,139
	2016 Estimated Median Household Income	\$52,007	\$58,591	\$60,801
	2016 Estimated Per Capita Income	\$25,411	\$26,267	\$27,254
EDUCATION (Age 25+)	2016 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.3%	2.1%
	2016 Estimated Some High School (Grade Level 9 to 11)	4.9%	4.2%	4.2%
	2016 Estimated High School Graduate	26.2%	25.6%	25.0%
	2016 Estimated Some College	30.8%	30.6%	30.2%
	2016 Estimated Associates Degree Only	12.4%	11.9%	11.7%
	2016 Estimated Bachelors Degree Only	17.2%	18.9%	18.8%
	2016 Estimated Graduate Degree	5.3%	6.5%	8.1%
BUSINESS	2016 Estimated Total Businesses	840	1,155	1,342
	2016 Estimated Total Employees	6,181	11,286	19,014
	2016 Estimated Employee Population per Business	7.4	9.8	14.2
	2016 Estimated Residential Population per Business	14.1	24.4	27.6

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