



OAK HARBOR TOWN CENTER

*Retail Spaces Available for
Lease in Busy Oak Harbor
Retail Center*

32165 SR-20, OAK HARBOR, WA 98277

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Property Highlights

Busy retail center anchored by Saars Super Saver Market, with neighboring tenants including a grocer, Tractor Supply, Sherwin Williams, and Subway

Centrally located in major retail corridor on State Route 20, with traffic counts totaling 23,000 vehicles/day

Located in a well-populated neighborhood with ample parking, just minutes from Oak Harbor’s historic downtown

Suite 4 is perfect for Pickleball with 18’ clear height

AVAILABILITIES

Suite	Size	Rate/SF	NNN/SF
SUITE 3	17,098 SF	\$12.00	\$2.25
SUITE 4	19,655 SF	\$12.00	\$2.25
SUITE 6*	4,000 SF	\$12.00 - \$20.00	\$4.65

* Can be divisible to 2,000 SF



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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	12,358	27,430	36,616
2030 PROJECTED	11,981	26,656	35,814
2020 CENSUS	12,869	29,283	38,831
MEDIAN AGE	34.6	34.2	35.7

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	5,428	10,755	13,976
2030 PROJECTED	5,294	10,514	13,737
2020 CENSUS	5,567	11,325	14,613

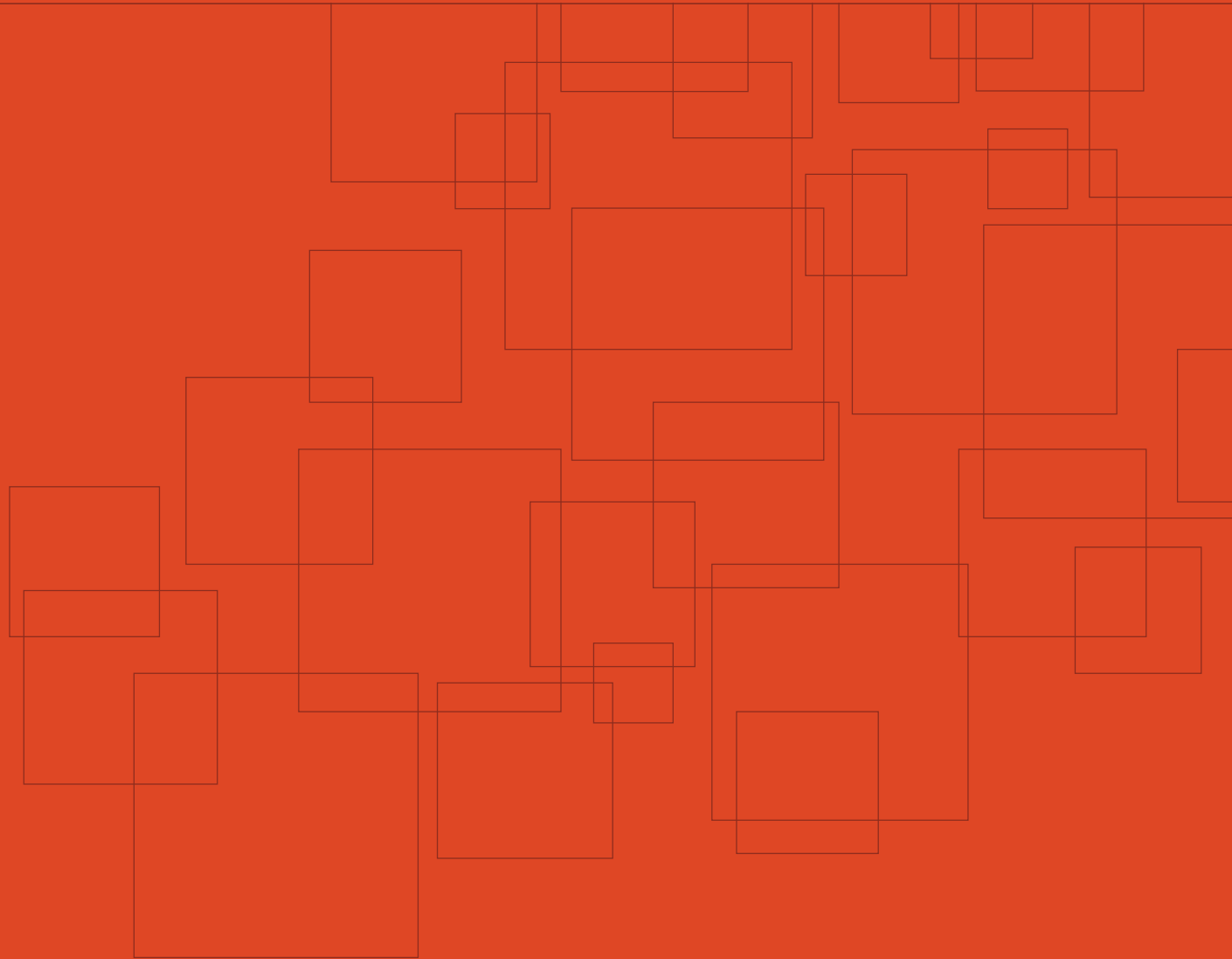
HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$72,059	\$79,895	\$84,159
2030 MEDIAN PROJECTED	\$71,828	\$79,759	\$84,043
2025 AVERAGE	\$91,723	\$102,931	\$110,141
2030 AVERAGE PROJECTED	\$91,683	\$103,014	\$110,246

Data Source: ©2026, Sites USA



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*For more information on
this property, please contact*

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