

Retail Commercial Comparison Report

Gig Harbor Retail Corridor vs. Island County, Washington

This report compares large-format commercial retail space between the Gig Harbor retail corridor (City of Gig Harbor plus Harbor Hill / Point Fosdick commercial basin) and Island County, Washington. The analysis focuses exclusively on anchor retail square footage and commercial scope. Demographics and land area are intentionally excluded.

Category	Gig Harbor Region (Est. Sq Ft)	Island County (Est. Sq Ft)
Warehouse Club	150,000	None
General Merchandise	130,000 (Target)	190,000 (Walmart)
Home Improvement	130,000	130,000
Grocery (Chain + Anchor)	260,000 – 290,000	120,000 – 160,000
TOTAL Large-Format Anchors	680,000 – 720,000	440,000 – 480,000

Key Findings:

- The Gig Harbor retail corridor contains approximately 200,000–250,000 more square feet of large-format anchor retail space than Island County.
- Gig Harbor benefits from the presence of a warehouse club (Costco), which Island County lacks.
- Island County's Walmart is larger than Gig Harbor's Target, but this does not offset the cumulative retail square footage advantage held by Gig Harbor.
- Grocery retail density in Gig Harbor is nearly double that of Island County when considering chain-scale grocery anchors.

Conclusion:

From a pure commercial retail square footage perspective, the Gig Harbor retail corridor functions as a concentrated suburban regional retail hub. Island County operates with a single primary commercial node (Oak Harbor) and smaller supporting retail centers, resulting in a lower overall large-format retail footprint.