

FOR LEASE

21205-21215 Olhava Way
Poulsbo, WA 98370



COLLEGE MARKETPLACE 3H/3I

Tim Weber | Don Whittles | Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

COLLEGE MARKETPLACE PADS 3H/I is a multi tenant strip retail center less than ½ a mile from downtown Poulsbo and two miles from Naval Base Kitsap – Bangor. The property includes signalized entry off SR 305 and SR 3 and includes National Tenants like Starbucks and AT&T and local Tenants such as Desert Sun, Sudstar Carwash, and Ideal Wellness!

21205-21215 OLHAVA WAY:

1,988 SF \$32.00 PSF PLUS NNN

DRIVE THRU ATM OPPORTUNITY - CALL FOR DETAILS

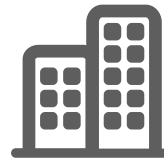
- Nearly 50% of Poulsbo’s retail sales tax revenue is generated by College Marketplace tenants
- Excellent location on Kitsap Peninsula and great access from 2 interchanges from State Route 3
- Subject site is also adjacent to Olympic College. 13,000 students currently enrolled
- Restaurant space with grease interceptor, hood, enhanced HVAC + electrical, and some restaurant infrastructure



Population



Average HH Income



Daytime Population

Regis - 2018

Trade Area Demos

Primary	78,664	\$97,103	50,389
Secondary	155,521	\$65,804	109,825



PROPOSED

BIG 5
SPORTING GOODS

OfficeMax



CASCADE VIEW
MEDICAL CENTER



90%
OF INCOMING TRAFFIC
TO COLLEGE MARKETPLACE
OCCURS IN FRONT OF OUR PROPERTY



verizon
wireless

cricket
wireless

GameStop
POWER TO THE PLAYERS

hair)masters

Peninsula
CREDIT UNION

MATTRESS FIRM

TACO DEL MAR

T-Mobile

SUPERCUTS
every time

SUBWAY

WOK TERIYAKI

SITE PLAN



Suite	SF	Tenant
101	2,057	Starbucks
107	1,988	AVAILABLE
111	1,143	Ideal Wellness
115	2,023	Desert Sun Tanning
121	1,448	AT&T

CITY SUMMARY



POULSBO, WA is situated between the Olympic and Cascade Mountains with popular tourist attractions such as three marinas and shopping at downtown Front Street. The Poulsbo ferry has 4 destination stops including Seattle, WA.

TACOMA | KIRKLAND | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

BLAKE WEBER

253.284.3646
bweber@firstwesternproperties.com



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