

FOR LEASE

1735 Village Lane SE
Port Orchard, WA 98366



DISTRICT AT MILE HILL

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NEW MULTI-MILLION DOLLAR RENOVATION UNDERWAY! District at Mile Hill consists of over 7.5 acres and is an ideal location for service tenants such as beauty, financial, restaurant, or neighborhood convenience. Located off of busy Mile Hill Dr (SR 166) the property is located just minutes away from Highway 16. The center is professionally landscaped, managed and maintained. Aside from smaller shop retail space - junior anchor space is available as well as a exciting pad opportunity, ready for development, allowing ground lease opportunity in the center as well. Port Orchard is a growing neighborhood community and District at Mile Hill allows tenants access into the commercial environment at competitive lease rates.



East Elevation



West Elevation

- NNN: \$3.00 PSF
- New Multi-Million Renovation Underway: New Roofing and HVAC!
- Fronts Mile Hill Drive (SR 166) at Signalized Intersection with Full Access
- New Anchor Tenant Coming in Q3 2022- Crunch Fitness



Population



Average HH Income



Daytime Population

Regis - 2021

Mile 3	43,317	\$87,534	12,321
Mile 5	98,467	\$92,740	30,248

1735 VILLAGE LANE SE:

4,578 SF - 11,600 SF

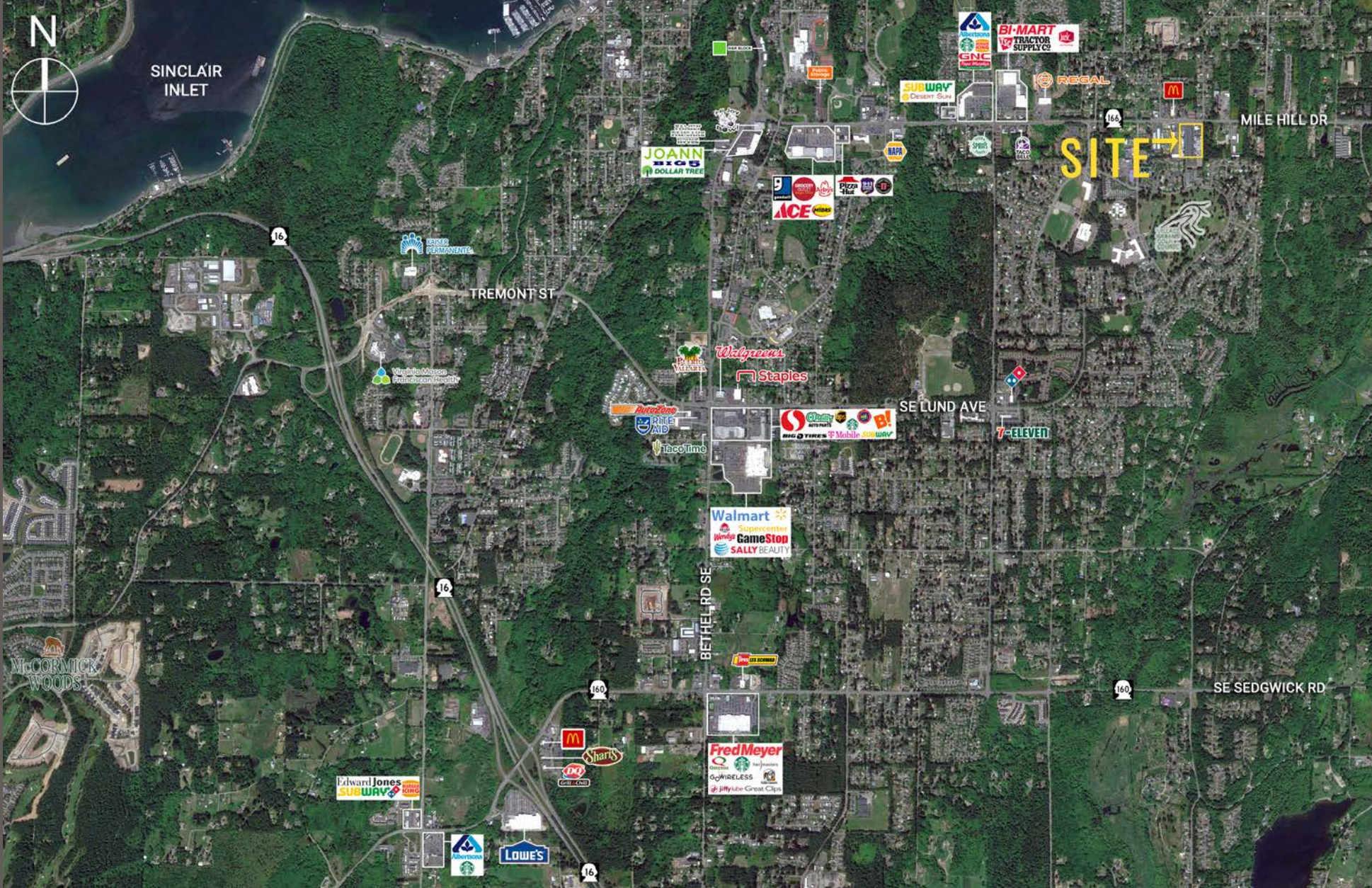
CALL FOR RATES

NEW SIGNAGE



Suite	SF	Tenant
A	1,600	Best Teriyaki
B	800	Vina's Nails
C	1,250	Papa John's Pizza
D	1,032	Itty Bitty Beauty Shoppe
E	1,895	South Park Cleaners
F	1,745	5 Star Laundry
G	4,578	Available - Fully Built-Out Restaurant
H	3,000	Tae Ryong Taekwondo
I	523	Washington State Accounting Service
J	400	Long John's Barber
K	1,565	Kitsap Cannabis
L	5,400	Chase
M-A	5,200	Chalida Foundation/Lotus Shack
M-B	11,600	Available
M-C	29,000	Coming Soon: Crunch Fitness
N	8,000	Pending
Pad	1.6 acres	Future Residential





Located Minutes from
SR 16 & SR 160



Nearby Access to
Bremerton & Seattle



16,537 ADT
SE Mile Hill Drive



Nearby Naval Base
Provides Growth & Stability



PORT ORCHARD, WA is a small but growing community, located on close proximity to major urban and employment centers and enjoys an outstanding natural setting. Residents have a strong community spirit and value the area's important maritime history. These aspects contribute to a high quality of life that influences people's choice to live and work in Port Orchard.

~ Information Provided by City of Port Orchard

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RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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