

FOR SALE

3235 NW Plaza Road
Silverdale, WA 98383



FORMER PIER 1 IMPORTS

First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034



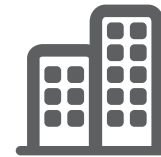
Summary	
Property Name	Pier 1 Imports
Opportunity Type	Owner/User Investment
Address	3235 NW Plaza Road
Total Land Area	53,422 SF
Building Size	9,954 SF
Date Built	1988
Parcel Number	5065-000-002-0009
Zoning	Regional Center (10-30 DU/Ac)
Jurisdiction	City of Silverdale, WA
Asking Price	\$3,150,000.00



Population



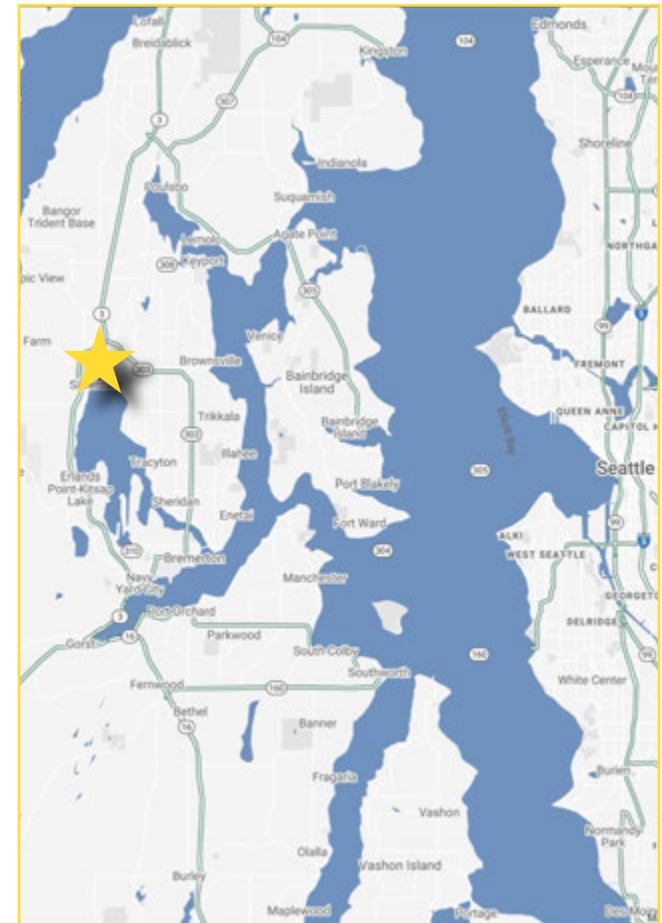
Average HH Income



Daytime Population

Regis - 2020

Mile 1	4,440	\$96,968	11,803
Mile 3	39,106	\$103,226	14,936
Mile 5	75,279	\$102,514	23,104



AERIAL VIEW



Adjacent to 966,000 SF
Kitsap Mall



4,689 ADT
NW Randall Way



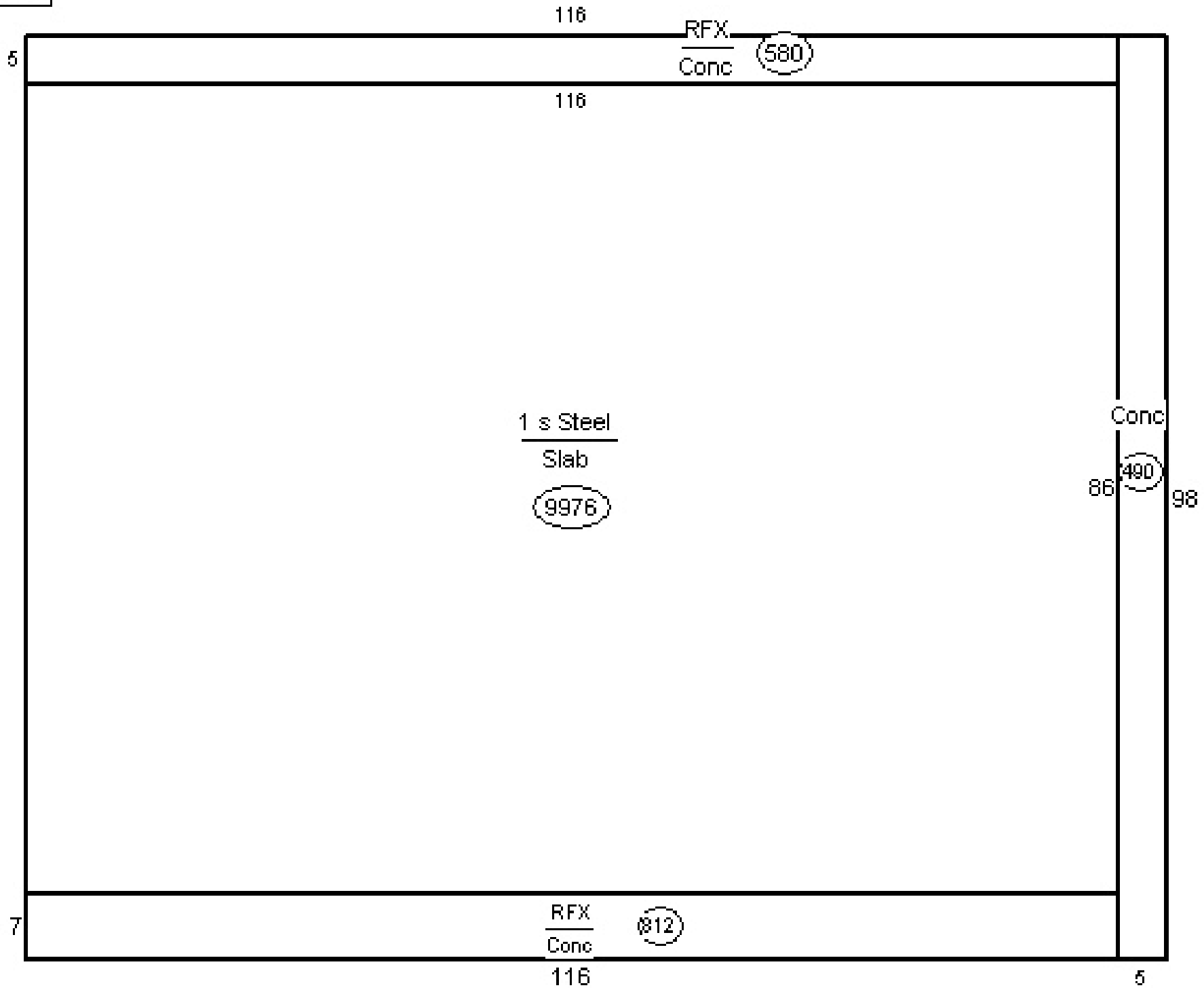
9,959 ADT
Kitsap Mall Blvd.

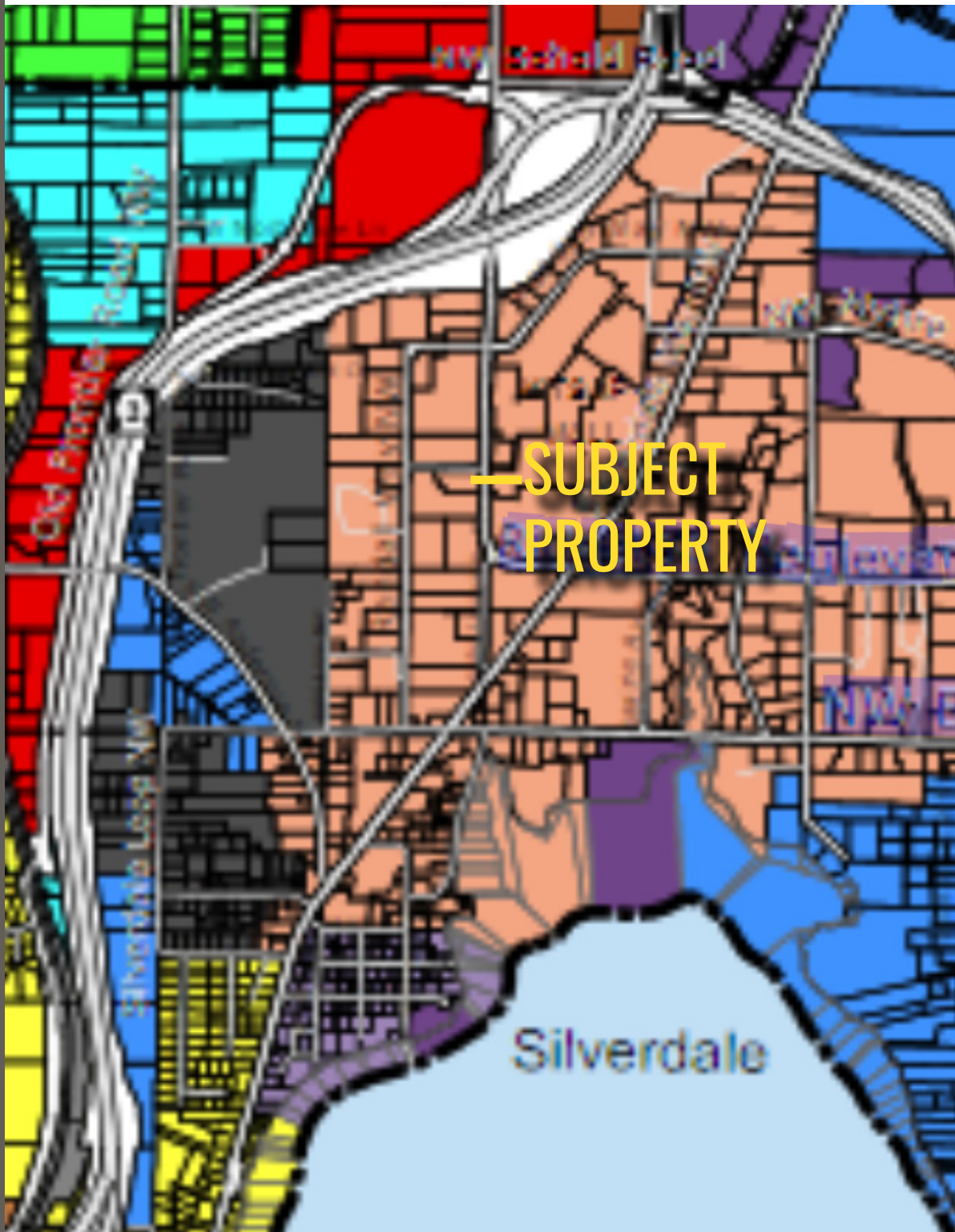


Total Trade Area
Population 375,536

BUILDING DETAIL SKETCH

01





17.250.010 Purpose.

The regional center zone is intended to encourage flexible land uses, recognizing that the exact configuration of uses must be responsive to community needs and market conditions. Uses may be mixed either vertically or horizontally. Such a mix of uses is encouraged within individual projects and/or between adjacent projects. This zone is intended to foster a development pattern focused on the public street that will provide for an integrated, compatible mix of higher density housing and commercial businesses and services. Mixed use development as defined by Section 17.110.485 is encouraged and incentivized within this zone but not required.

DU/Ac Purpose

The purpose of design standards is to guide the general character and the look and feel of a designated area, this includes: structures, landscaping, signage, etc. Standards are baseline requirements for the design of development projects. Some guidelines are recommendations that are intended to further define the desired character of development within the districts. Typically projects are designed from the requirements of Kitsap County Code, Title 17 Zoning (Title 17.420.050) however since your parcel falls within one of Kitsap County's design districts you will also need to follow the standards shown below. If there is a conflict in requirements the more restrictive will apply

For more information on Regional Center Zoning and its uses. Please click [HERE](#)

- IND - Industrial
- C - Commercial (10-30 DU/Ac)
- RC - Regional Center (10-30 DU/Ac)



SILVERDALE, WA is situated ten miles northwest of the city of Bremerton and nine miles south of Poulsbo. Silverdale lies at the north tip of Dyes Inlet, which connects it to Bremerton via Sinclair Inlet and the Pacific Ocean via Puget Sound. Silverdale is a thriving commercial and retail center, not just for Kitsap, but serving most of the adjacent Olympic Peninsula as well. The busy pace of centrally located Silverdale has generated new homes, new entertainment venues, and new opportunities for both employment and business activity.

WASHINGTON STATE, BY THE NUMBERS



#1 Washington State's ranking Best Overall State 2019, USN

#2 Washington state's ranking on the Best States overall Ranking based on Infrastructure 2019, USN

#3 Washington state's ranking on the Best States overall Ranking based on Economy 2019, USN

#4 Washington state's ranking on the Best States overall Ranking based on Health Care & Education 2019, USN

#4 Seattle rank in the US for Labor Supply, #6 for Economic Climate, #8 for Regulatory Environment 2019, and #8 Overall Best States for Businesses 2019, Forbes

#3 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on Strong aviation and software exports; Puget Sound entrepreneurialism; widespread adoption of digital technologies.

THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES competing in the knowledge- and international-based economy. In fact, foreign investment accounts for 4.1% of the state's private industry employment with foreign-controlled businesses employing over 105,600 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTH INCLUDES

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade

~ Economic Development Council



KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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