



3100 KITSAP WAY

Bremerton, WA 98312

FOR
SALE



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First Western Properties - Tacoma, Inc.
6402 Tacoma Mall Blvd, Tacoma, WA 98409
P (253) 472 - 0404 F (253) 472 - 0541

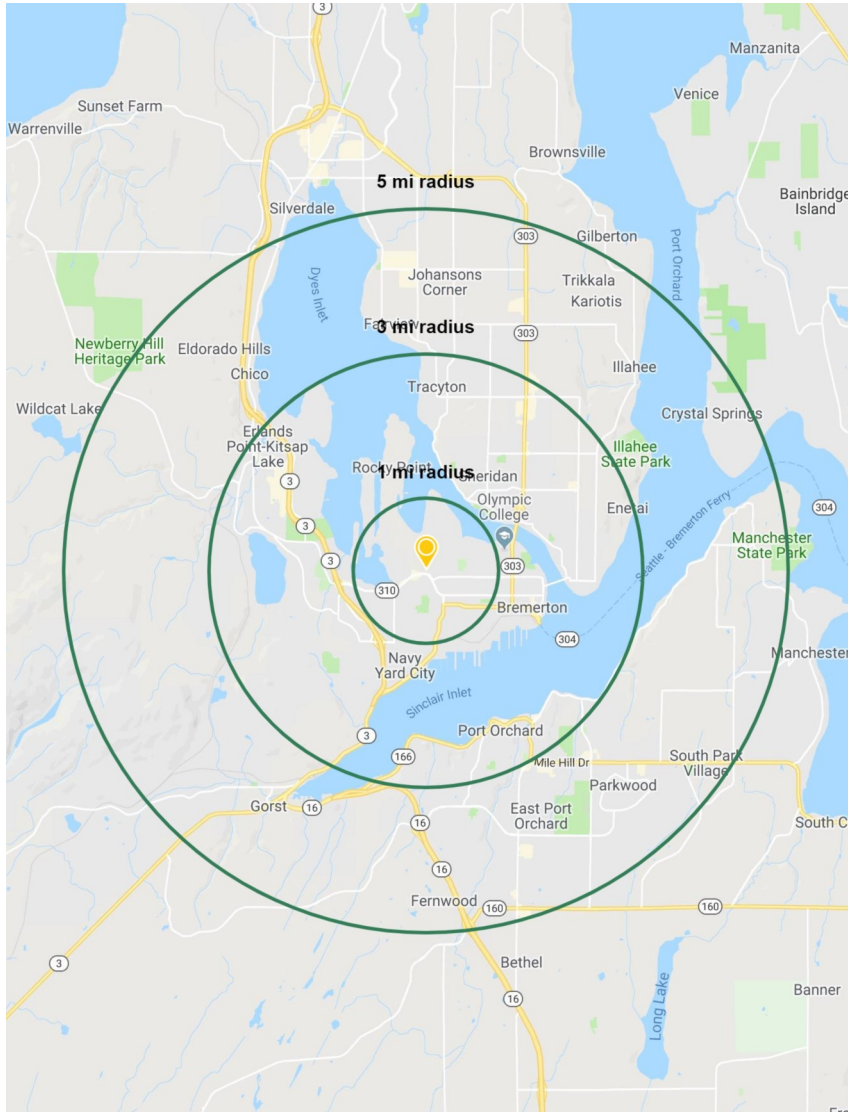
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PROPERTY DETAILS

- 27,000 cars per day on Kitsap Way
- Moments from Bremerton Naval Base
- Convenient and easy access from major arterials serving Bremerton & Kitsap County
- Close access to Highway 310, 304 & Highway 3
- Join Napa Auto Parts, Vape N Smoke, and Boost Mobile
- Ample parking
- Up to 5,052 SF Available for an owner/user buyer

OFFERING SUMMARY

Price	\$1.4M
Cap Rate	7% on proforma rent
Year Built	1998
Occupancy	45%
Tenants	3
Lease Types	NNN
Rentable Area	7,750 SF
Land Area	.40 Acres

DEMOGRAPHICS

	Mile 1	Mile 3	Mile 5
Population	14,132	59,354	111,563
Average HH Income	\$56,792	\$57,985	\$65,832
Daytime Population	8,869	46,285	77,108



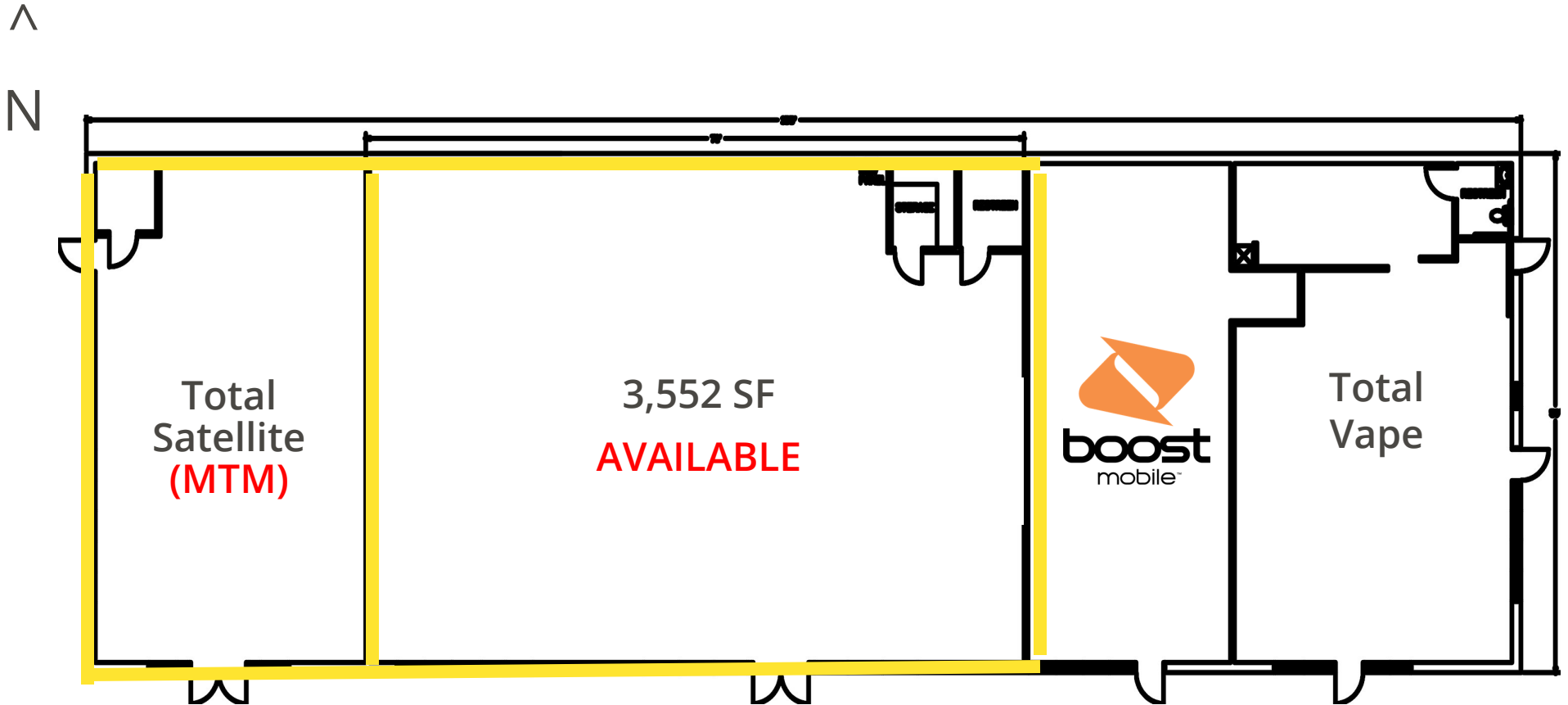
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KITSAP WAY—27,000 CPD



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TENANT INFORMATION

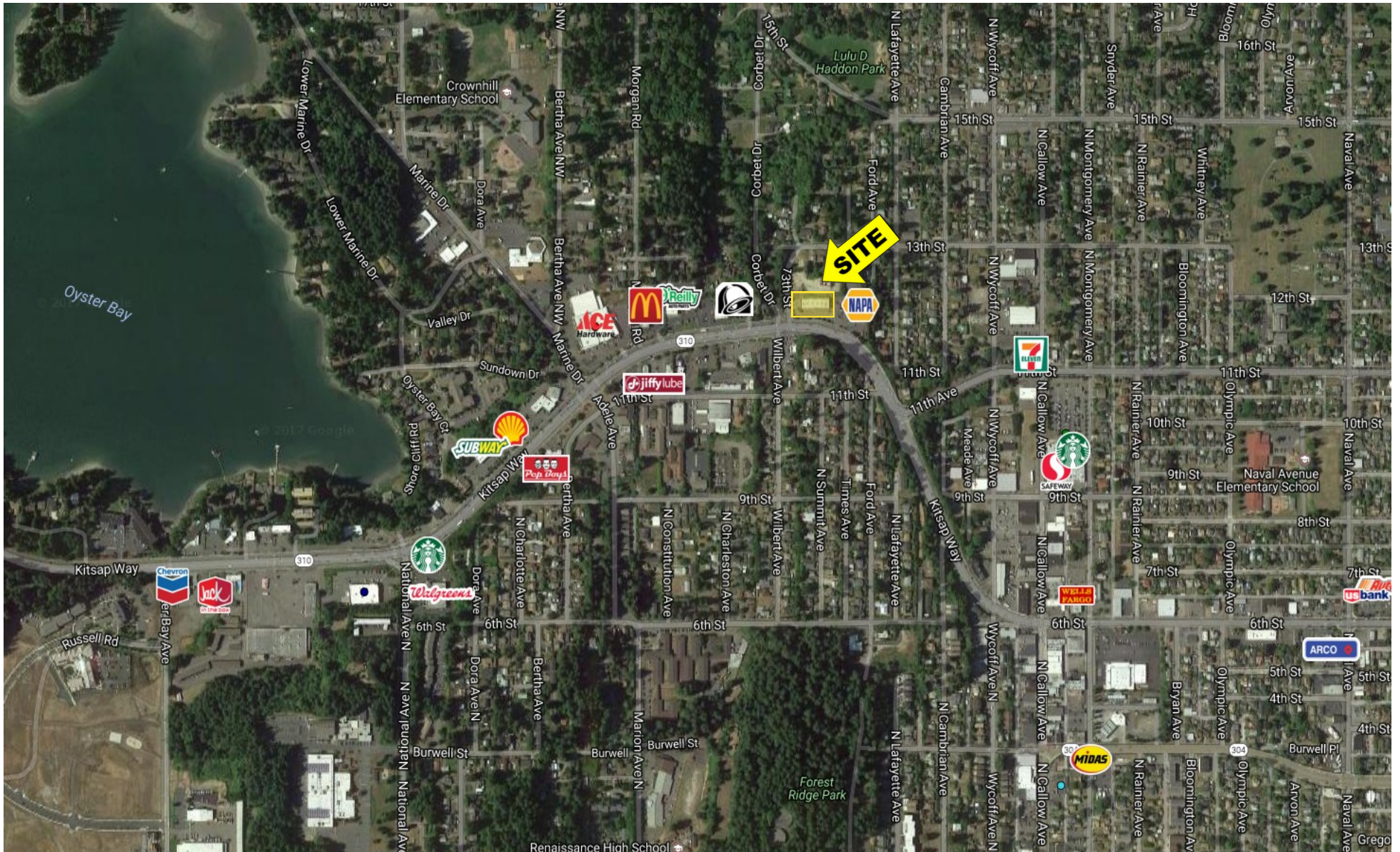
- Vape & Smoke - Suite A:
Local store specializing in the sale of vaping devices and vaping liquids.
Lease expires June 30, 2023 with option to renew.
- Boost Mobile – Suite B:
Strong local franchisee with over 90 stores; consisting of Boost Mobile and Sprint.
Lease expires September 30, 2022 with option to renew for an additional 5 years.
- Total Satellite – Suite D:
Month to Month – Tenant selling satellite TV service and equipment.



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