

FOR SALE

1216 Bay Street
Port Orchard, WA



FORMER LES SCHWAB/ NOW KITSAP RV

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

PARCELS INCLUDED IN SALE:

| | | |
|-----------------|-------------------|-------------------|
| #25240120172005 | 35,284 SF | 0.18 ACRES |
| #25240120162006 | 32,234 SF | 0.74 ACRES |
| #25240130372009 | 73,181 SF | 1.68 ACRES |
| TOTAL: | 140,699 SF | 3.23 ACRES |

- Building Size: 12,284 SF
- 15,789 CPD on Bay Street
- NOI: \$129,000/year
- **SALE PRICE: \$1,900,000**



CURRENT TENANT



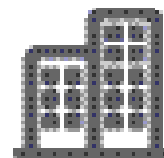
Kitsap RV is a state-of-the-art service & repair facility who offers a wide selection of new and pre-owned RVs for sale and lease. Kitsap RV has a positive following of satisfied customers and prides themselves on the best service around.



Population



Average HH Income



Daytime Population

Regis - 2018

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 4,177 | \$65,984 | 5,176 |
| Mile 3 | 55,504 | \$60,129 | 44,925 |
| Mile 5 | 102,589 | \$66,397 | 75,174 |

LOCATION AERIAL



SITE

16

16

166

160

TREMONT ST

SE LUND AVE

SW SEDGWICK RD

BETHEL RD SE

OLNEY AVE SE

MILE HILL DR

JO-ANN
Bowl
BIG 5
DOLLAR TREE

Albertsons Savon Pharmacy
WALLES FARGO Papa Murphy's BURGER KING Starbucks

Saar's MARKET PLACE Jack in the box
US

FAMILY PANCAKE HOUSE

Public Storage

REGAL CINEMAS

SUBWAY DESERT SUN

McDonald's

QFC

9-11 NAPA

MIDAS AW ACE PIZZA

GroupHealth

KITSAP

KCC

Puerto Vallarta

Walgreens

STAPLES

RITE AID AutoZone TacoTime

ups BIG LOTS! SALLY
BIG TIRES SUBWAY O'Reilly AUTO PARTS

7 ELEVEN

Pizza Hut

Walmart Wendy's SUBWAY

NAVY FEDERAL Credit Union

McDonald's
Charis DQ LOWE'S

Fred Meyer Verizon
Quiznos hair masters Great Clips Starbucks MONEY TREE

Albertsons Savon Pharmacy US



**PROPOSED
640 BAY ST BUILDING**

**SITE NEARBY FUTURE PLANS TO REDEVELOP DOWNTOWN
PORT ORCHARD - INCLUDING :**

- 9,000 SF PUBLIC LIBRARY
- CONFERENCE ROOMS
- COMMERCIAL KITCHEN

COMMUNITY CENTER





PORT ORCHARD, WA is located on the Kitsap Peninsula and is a perfect destination for boaters and water sports – featuring a nationally recognized water trail for paddlers. The Downtown scene is built with a collection of eclectic boutiques, antiques, and collectible shops where shoppers can find a mix of designer and retro goods. The views of the Olympic Mountains and the serene landscape allow visitors and residents to enjoy all that Port Orchard has to offer.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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