



**FOR LEASE**

402 Pacific Avenue  
Bremerton, Washington 98337



## 4TH PACIFIC ARTS BUILDING

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

**4TH PACIFIC ARTS BUILDING** is conveniently located in the Heart of Downtown Bremerton. The property benefits from excellent walk score, ease of access, and strong location. Located within three blocks of the WS Ferry Terminal which boasted over 2,460,465 riders and the Kitsap Fast Ferry with its 301,531 passengers in 2019 and 30 minute crossing time to Seattle; and within two blocks of the Naval Shipyard and it's 22,000 shipyard commuters and 14,000 full time employees (not accounted in the daytime demographics), plus 500 planned new apartment units opening within the next year. The site is just steps away to restaurants, art galleries, specialty retail, the SeeFilm-10 Cinema and waterfront access via the nationally renowned downtown parks. The building itself has a spacious ground floor level with full glass storefront, a mezzanine as well as full basement.

## INTERIOR IMAGES



### 402 PACIFIC AVENUE:

**13,500 SF**      **\$5-\$12 PSF, NNN**

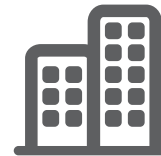
- Ground Floor: 6,000 SF (Can be Demised)
- Full Basement with Fire Sprinklers: 6,000 SF
- Mezzanine: 1,500 SF



Population



Average HH Income



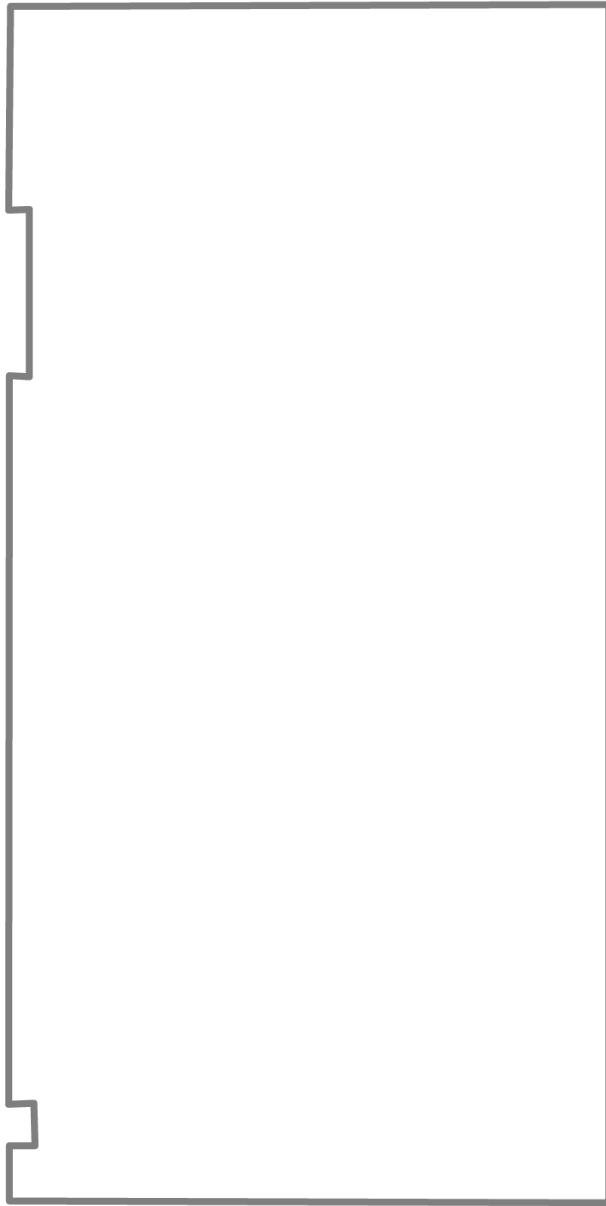
Daytime Population

Regis - 2020

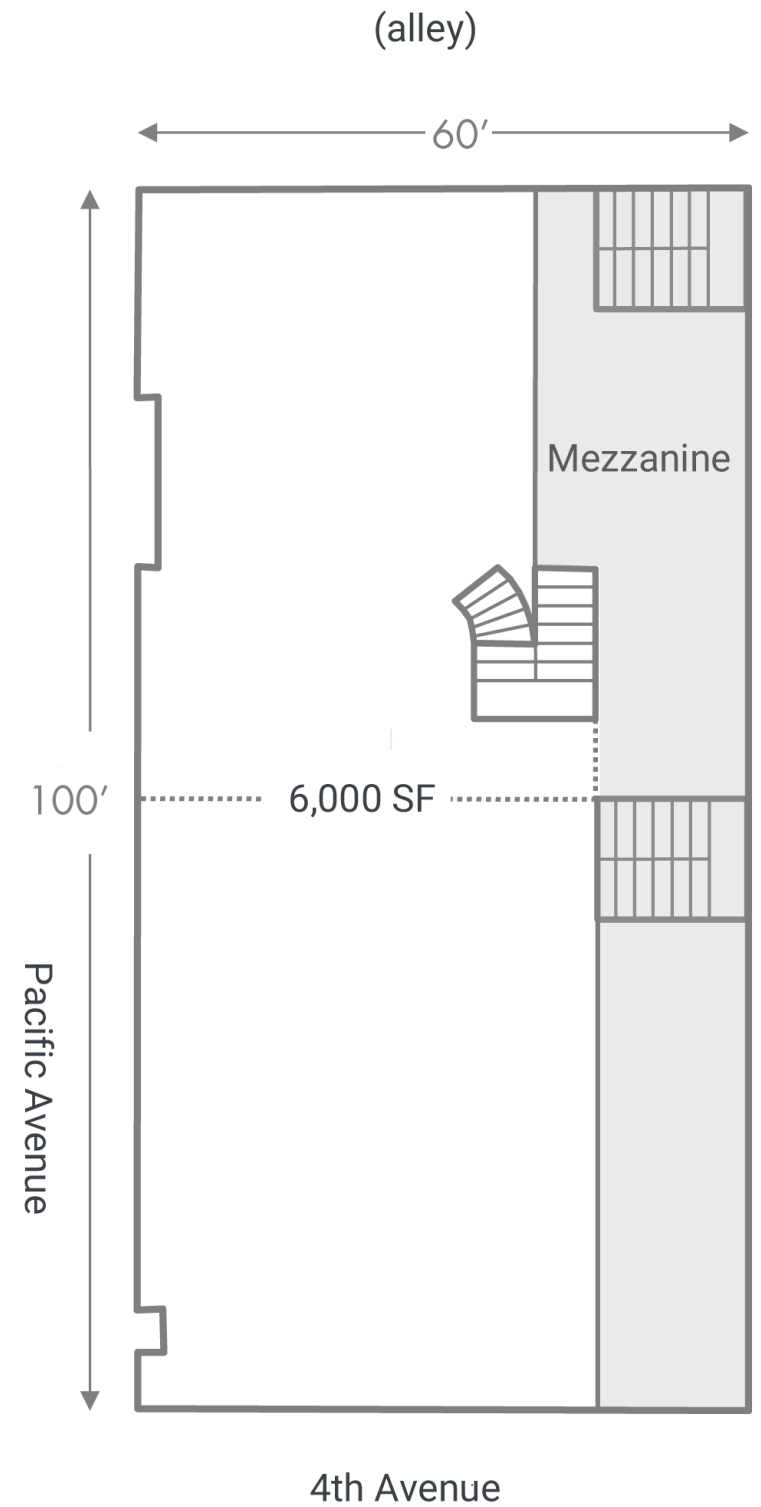
	Population	Average HH Income	Daytime Population
Mile 1	13,011	\$71,091	4,447
Mile 3	60,449	\$79,491	22,789
Mile 5	120,353	\$88,587	36,099

# FLOOR PLANS

Basement Level



Ground Floor and Mezzanine





# NEIGHBORHOOD INFORMATION

## Quincy Square (Proposed)



Coming in 2022 improvements to 4th Street from Pacific Avenue to Washington Avenue. Developed over the past several years by a grass roots consortium of active and interested citizens, professional groups, and developers. The vision for the block, honoring Quincy Jones, is to create a housing-based, day-to-night urban center with focused arts, entertainment, and evening-centric retail spaces. The concept compliments and builds on the revitalization of downtown that has been happening block by block over the last two decades, and will encourage increased density and housing in the downtown area. [Click here to read Quincy Jones's letter of support.](#)



### BREMERTON COMMUNITY FARMERS MARKET

Thursdays - May to October

market bursting with great vendors, music, educational opportunities, kids' activities, and more. The market is responsibly managed with an eye to offering innovative programs and initiatives for our community.

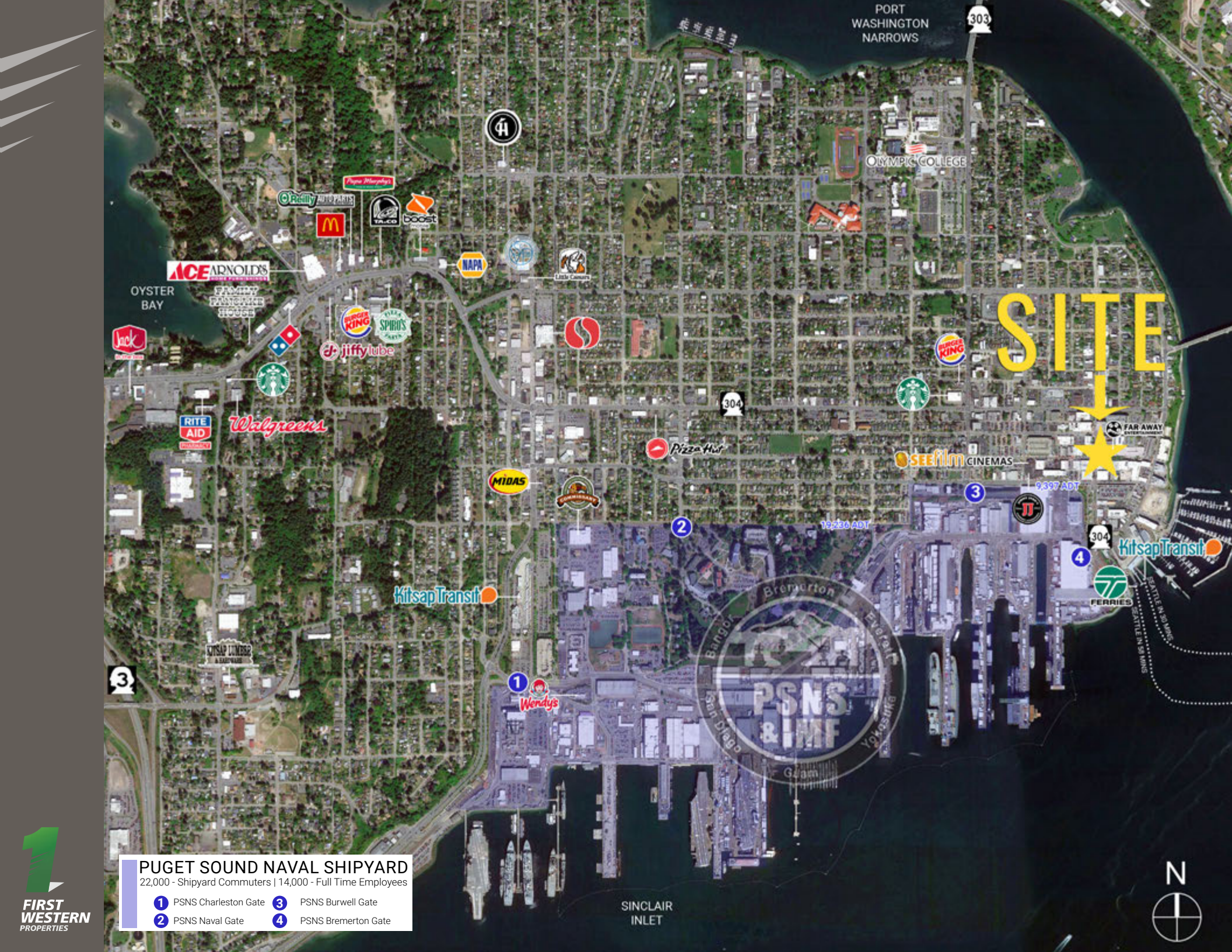
The Bremerton Community Farmers Market is a fabulously welcoming and bustling market tucked among the trees and beside the sea at Evergreen-Rotary Park. Each Thursday from May to October they offer a market



Designed with the ability to close the street to vehicular traffic, Quincy Square on 4th will be able to maximize the use of the right-of-way for activities. The image shows vendor tents set up to allow circulation at the building fronts and the street. Subject Site is at entrance!







## PUGET SOUND NAVAL SHIPYARD

22,000 - Shipyard Commuters | 14,000 - Full Time Employees

- |                        |                       |
|------------------------|-----------------------|
| 1 PSNS Charleston Gate | 3 PSNS Burwell Gate   |
| 2 PSNS Naval Gate      | 4 PSNS Bremerton Gate |





**BREMERTON, WA** Is reemerging as a commercial, residential, and cultural center in the region. As the only metropolitan city within Kitsap County, it boasts a growing economy and lifestyle diversity. Focused economic activity, with the subsequent protection of quality residential neighborhoods, is leading to new vibrancy and economic wellbeing city wide. Bolstered by the Naval Base Kitsap and close proximity to Seattle via ferry & high speed passenger ferry, Bremerton is ideally suited for all lifestyles.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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