

FOR LEASE

21505 Market Place NW
Poulsbo, WA 98370

ONE CLICK MAP



Now Open!



COLLEGE MARKETPLACE

Blake Weber | Tim Weber | Don Whittles | Ned Whalen

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

COLLEGE MARKETPLACE is a multi tenant strip retail center less than ½ a mile from downtown Poulsbo and two miles from Naval Base Kitsap – Bangor. Great retail opportunity that fronts Walmart Super Center and close to major tenants: Petco, Jack in the Box, Home Depot, Wendy’s, Big 5 Sporting Goods, Office Max, Gamestop and Kitsap Bank.

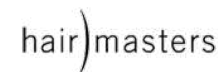
21505 OLHAVA WAY NW:

1,500 SF	\$32.00 PSF	PLUS \$9.25 NNN
1,500 SF	LEASED	LONE STAR DONUT
1,080 SF	LEASED	OATH PIZZA

- Nearly 50% of Poulsbo’s retail sales tax revenue is generated by College Marketplace tenants
- Excellent location on Kitsap Peninsula and great access from 2 interchanges from State Route 3
- Ample parking



NEARBY TENANTS



DEMOGRAPHICS

POPULATION

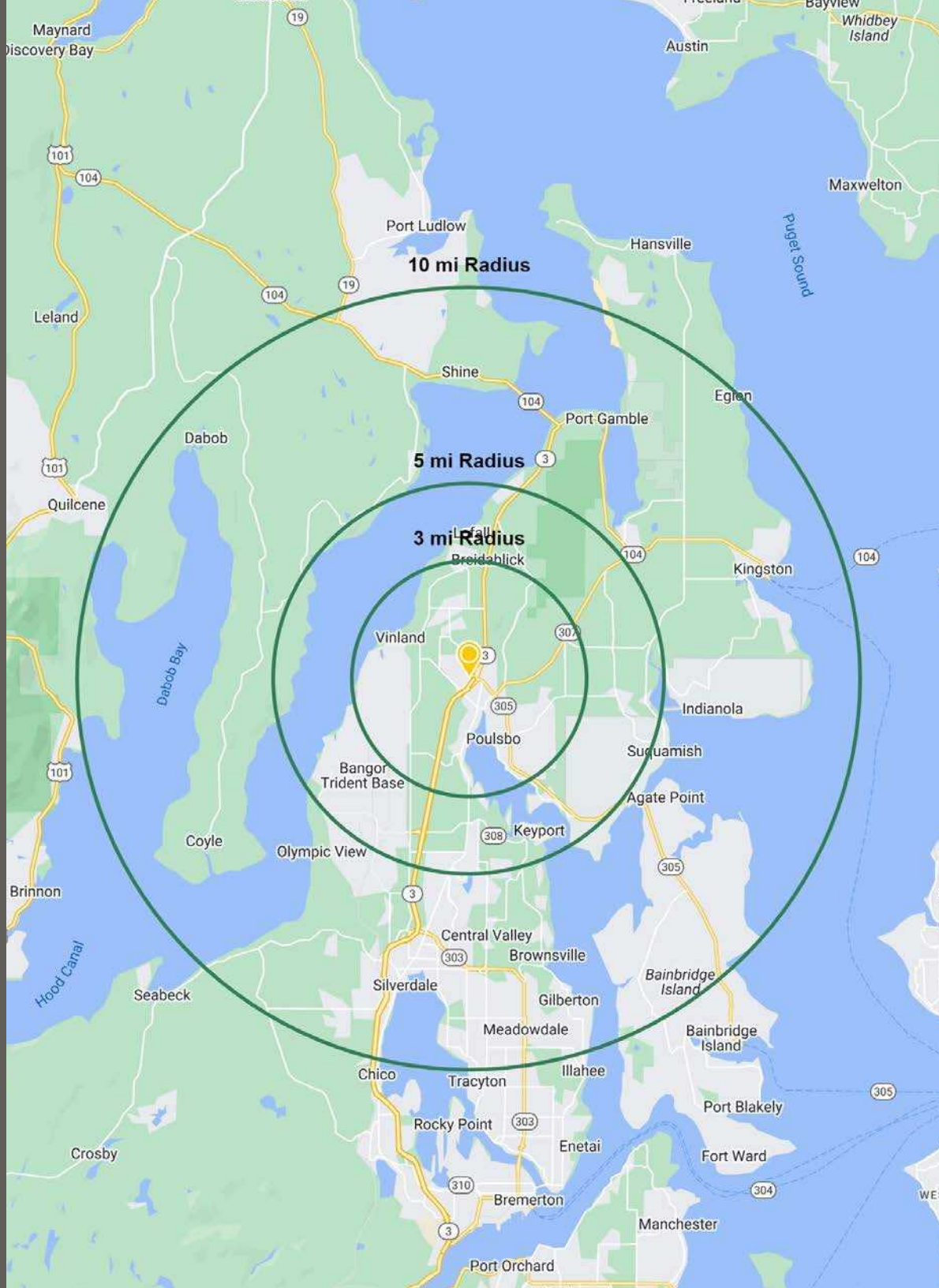
Mile 3	Mile 5	Mile 10
19,509	33,344	113,965

AVERAGE HH INCOME

Mile 3	Mile 5	Mile 10
\$131,585	\$136,155	\$148,232

DAYTIME POPULATION

Mile 3	Mile 5	Mile 10
13,892	23,921	70,545



SUMMARY

LOCATION AERIAL



BIG 5
SPORTING GOODS

OfficeMax

Kinwell

WWU CENTER
AT OC POULSBO

PROPOSED



CASCADE VIEW
MEDICAL CENTER

Firestone



90%
OF INCOMING TRAFFIC
TO COLLEGE MARKETPLACE
OCCURS IN FRONT OF OUR PROPERTY



MATTRESS FIRM

TACO DEL MAR

T-Mobile

SUPERCUTS
every time

SUBWAY

WOK TERYAKI

NAVY FEDERAL
Credit Union

maxx NUTRITION

CHIPOTLE
MEXICAN GRILL

Wendy's

Starbucks

TACO BELL

WING STOP

verizon

cricket

hair)masters

Peninsula
CREDIT UNION

AVALON
nail bar

oath

SITE PLAN





POULSBO, WA is situated between the Olympic and Cascade Mountains with popular tourist attractions such as three marinas and shopping at downtown Front Street. The Poulsbo ferry has 4 destination stops including Seattle, WA.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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