

Available

# 8803 HWY 16

*±8,240 SF Property  
Available For Lease or  
For Sale in Gig Harbor*

8803 HIGHWAY 16  
GIG HARBOR, WA



SUBJECT  
PROPERTY

WAREHOUSE



*Centrally located in the City of Gig Harbor with direct access and visibility off of Highway 16. Seen by 72,000 cars per day.*

SALE PRICE \$1,490,000 / \$180 PSF

YEAR BUILT 1971 / 1989

MAIN FLOOR 2,720 SF

LOWER STORAGE/OFFICE FLOOR (2 ROLLUP DOORS, SMALL OFFICE) 2,720 SF

TOTAL BUILDING 5,440 SF

WAREHOUSE 2,800 SF

LOT AREA 0.59 AC

LEASE RATE TYPE \$12/SF/year, NNN

NOTES Two story office/showroom/ storage building with separate warehouse

PARKING Dedicated parking & fenced yard

PARCEL NUMBER 0221062094

ZONING Gig Harbor ED Employment District

*±2,700 SF - 8,240 SF*

AVAILABLE

8803 HWY 16

# CENTRLLY LOCATED IN *GIG HARBOR*

Gig Harbor known to locals as the gateway to the Olympic Peninsula and the Maritime City is both a bay on the Puget Sound and a harbor town that has been named one of the Smithsonian Magazines Top Five Small Towns for culture, heritage and charm. Its unique location, close to metropolitan centers yet positioned on a quiet, beautiful and historic peninsula - provides visitors and residents with a beautiful historic waterfront town center, excellent site-seeing, and many cultural and dining opportunities. Gig Harbor is located along State Route 16 across the Tacoma Narrows, a pair of twin suspension bridges that span the Tacoma Narrows strait of Puget Sound and connect the City of Tacoma to Gig Harbor and with the Kitsap Peninsula.

Henderson Bay



HIGHWAY 16  
MINI STORAGE

PIONEER  
ELEMENTARY

GIG HARBOR  
HIGH

8803 HWY 16

DISCOVERY  
ELEMENTARY



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	4,506	30,128	55,387
2028 PROJECTION	4,683	31,967	58,736
2020 CENSUS	4,320	29,012	53,999
PROJECTED GROWTH 2023 - 2028	0.8%	1.2%	1.2%
MEDIAN AGE	46.2	46.7	46.3

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	1,674	11,876	21,804
2028 PROJECTED	1,820	13,142	24,092
2020 CENSUS	1,584	11,350	21,043
GROWTH 2023 - 2028	1.7%	2.1%	2.1%
OWNER-OCCUPIED	67.5%	75.7%	77.6%
RENTER-OCCUPIED	32.5%	24.3%	22.4%

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$159,331	\$177,700	\$174,424
2023 MEDIAN HH INCOME	\$122,485	\$130,168	\$128,366
2023 EST. PER CAPITA INCOME	\$63,039	\$71,088	\$69,411

## BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	307	2,256	3,140
TOTAL EMPLOYEES	2,192	12,785	17,805

## RACE/ETHNICITY

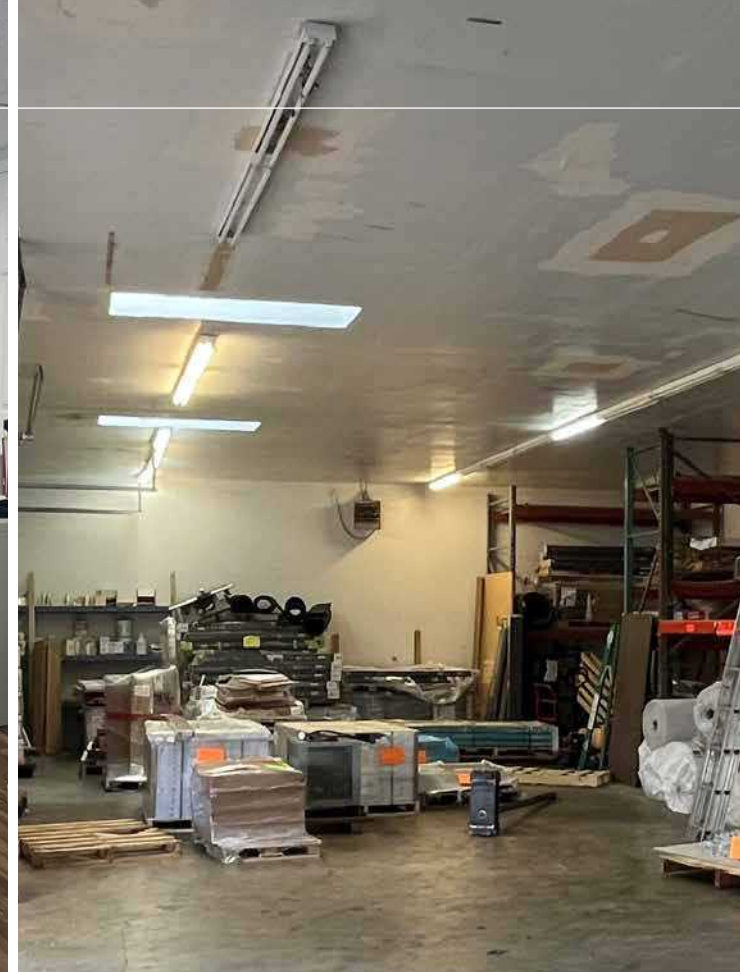
	1 Mile	3 Miles	5 Miles
WHITE	76.0%	80.7%	82.1%
BLACK OR AFRICAN AMERICAN	11.1%	3.9%	3.1%
AMERICAN INDIAN OR ALASKA NATIVE	0.4%	0.4%	0.5%
ASIAN	3.7%	4.5%	4.0%
HAWAIIAN OR PACIFIC ISLANDER	0.1%	0.3%	0.3%
OTHER RACE	1.2%	1.8%	1.7%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.2%	3.4%	2.8%
HIGH SCHOOL DIPLOMA	16.8%	15.4%	16.7%
SOME COLLEGE	23.7%	20.4%	20.8%
ASSOCIATE	11.3%	11.1%	11.2%
BACHELOR'S	20.7%	27.2%	27.1%
GRADUATE	21.7%	21.7%	20.6%

Data Source: ©2023, Sites USA

8803 HWY 16



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

8803 HWY 16

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*Exclusively leased by*

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