

For Sale or Lease

POULSBO RETAIL

750 NW EDVARD ST, POULSBO, WA

*35,835 SF Retail Building Available
for Sale or Lease in Poulsbo*



Exclusively listed by

BRIAN ENGELKING
253.722.1418
brian.engelking@kiddermathews.com

KIDDER.COM

km Kidder
Mathews



*Easy major highway access.
Regional draw. Near to Walmart,
Home Depot, Olympic College and
Naval Base.*

YEAR BUILT	1999
TOTAL SITE SF	±245,000 SF
TOTAL BUILDING SF	35,835 SF
LEASE RATE	\$12.00 PSF, NNN
SALE PRICE	\$4,600,000*
PARKING	Abundant
DO NOT DISTURB TENANTS	
CURRENTLY BUILT OUT AS A THEATRE	

*Property to be delivered vacant and IS NOT an investment sale

\$4.6M
SALE PRICE

\$12 PSF
LEASE RATE, NNN

POULSBO RETAIL

COLLEGE PLACE SHOPPING CNTR

POULSBO

SUBJECT PROPERTY

45,000+ VPD

22,000+ VPD

BANGOR TRIDENT BASE

VIKING AVE NW

NE LINCOLN RD

Liberty Bay



HIGHLY- ACCESSIBLE LOCATION

DEMOGRAPHICS

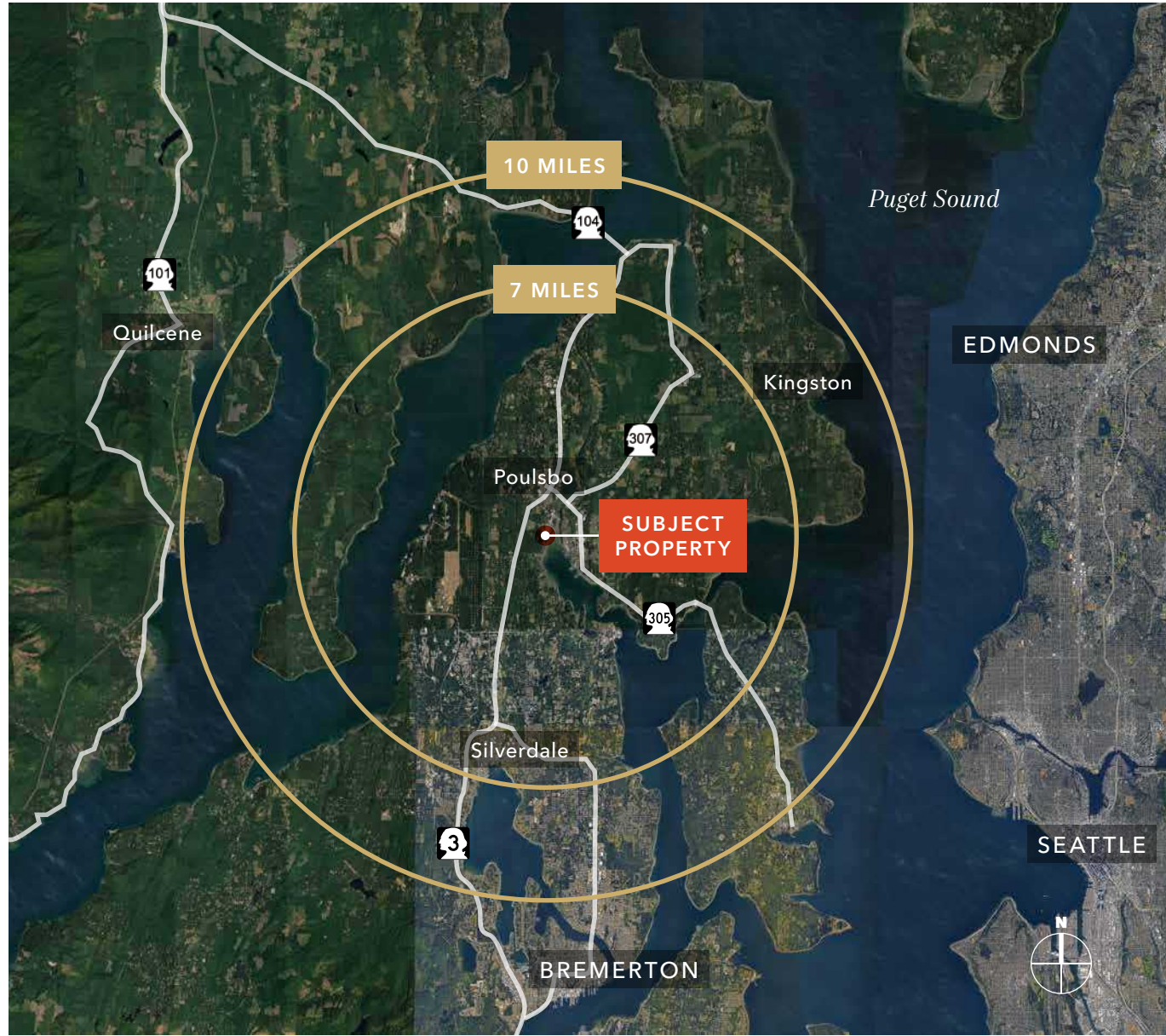
	7 Miles	10 Miles
POPULATION	69,460	125,351
AVG HH INCOME	\$140,974	\$147,915

5 MIN

DOWNTOWN POULSBO

26 MIN

BREMERTON



POULSBO RETAIL

Exclusively listed by

BRIAN ENGELKING

253.722.1418

brian.engelking@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews