

# 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 1/2 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.

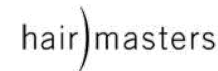
**21505 OLHAVA WAY NW:**

CAN BE COMBINED { 1,301 SF \$32.00 PSF PLUS \$9.25 NNN  
 1,500 SF \$32.00 PSF PLUS \$9.25 NNN

- 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

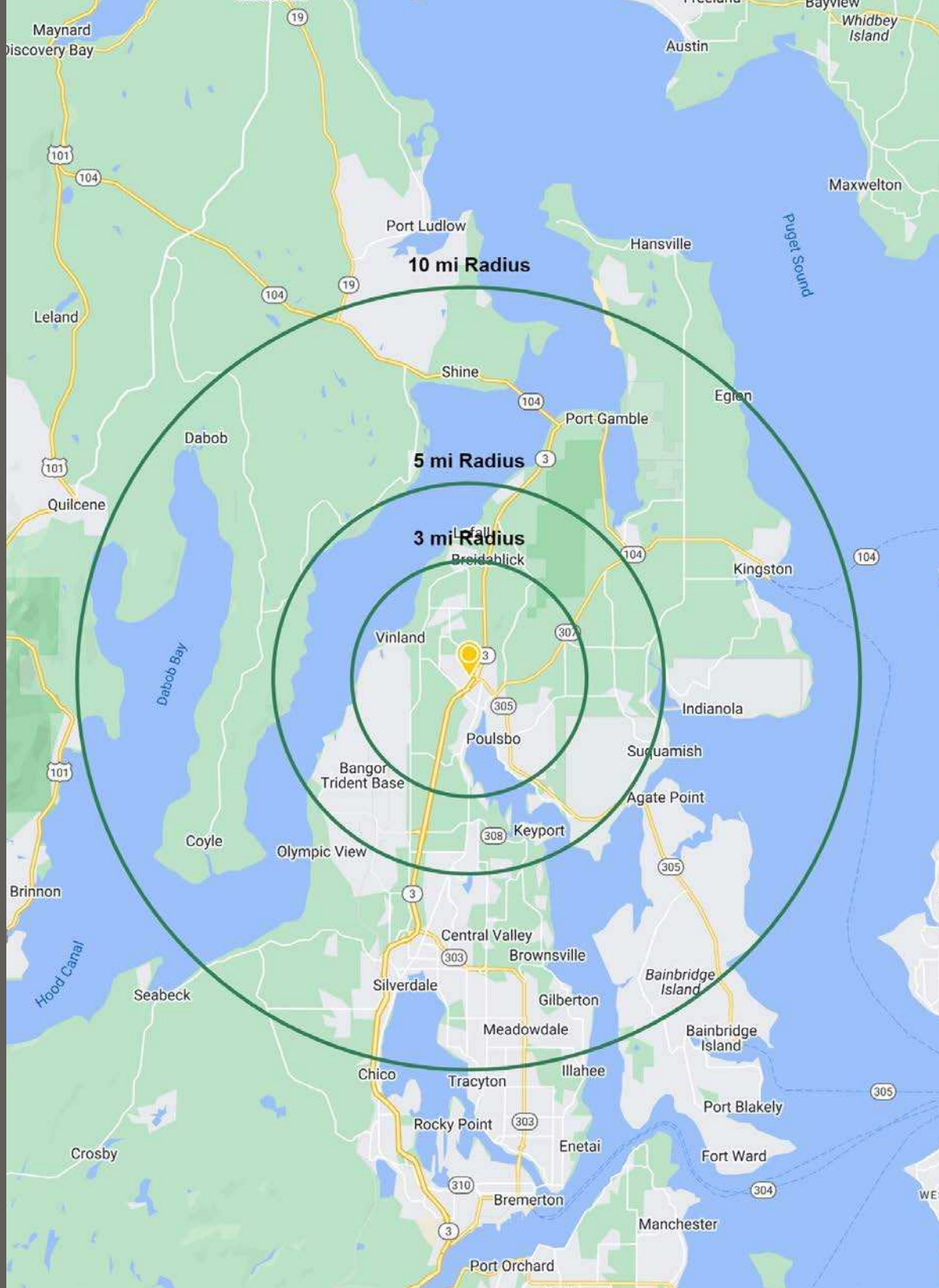
Mile 3	Mile 5	Mile 10
19,509	33,344	113,965

## 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

**Kinwell**

PROPOSED

**the Y**

WWU CENTER  
AT OC POULSBO

Virginia Mason  
Franciscan Health

**FAIRFIELD INN & SUITES**  
Marriott

CASCADE VIEW  
MEDICAL CENTER

**Firestone**

Animal Emergency  
& Specialty Center

**MARINE VIEW  
BEVERAGE**

**THE HOME  
DEPOT**

FUTURE  
HOTEL SITE

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

**petco**

**Jack  
in the box**



**Walmart**

**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**

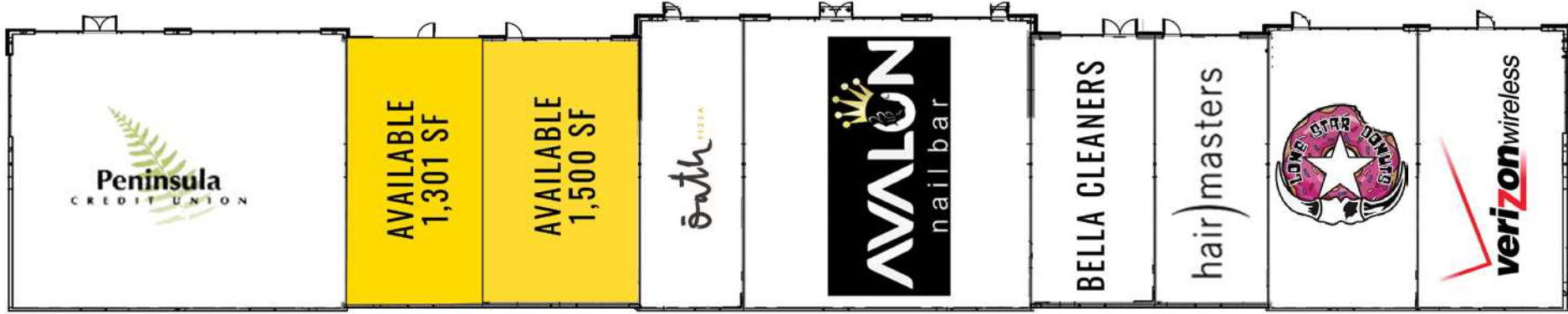
**hair)masters**

**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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