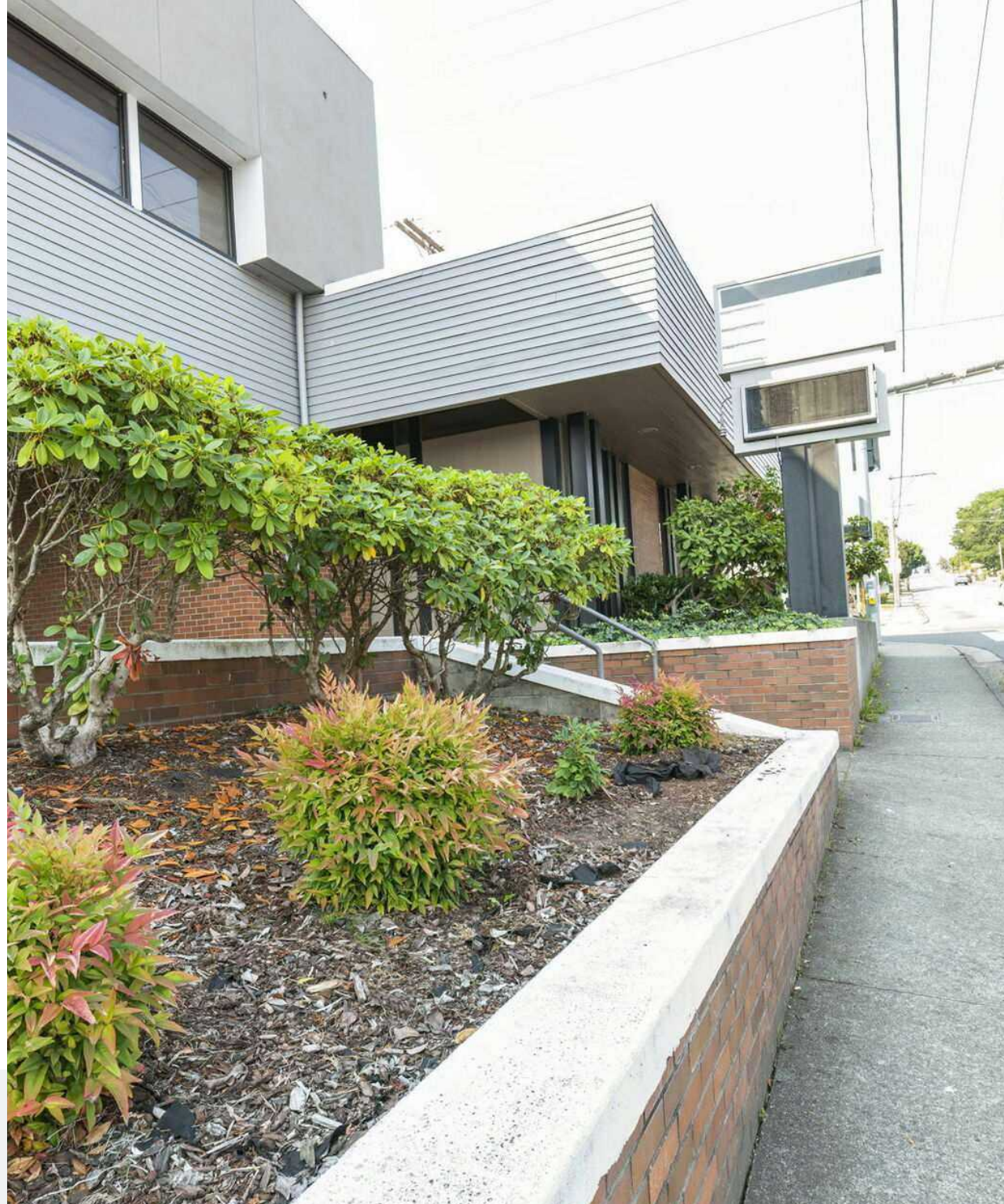




6th St Office Building

875 6th St
Bremerton, WA 98337

FOR LEASE



GARY ANDERSON
360.731.3739 | garee1776@aol.com

6th St Office Building

875 6th St, Bremerton, WA 98337

FOR LEASE | \$17/PSF + NNN



Property Description

A 2-Story contemporary design office building situated on the busy intersection of 6th Street and Warren Avenue in the Downtown Core area of Bremerton. This 7,900sf building was previously utilized for a commercial bank with drive-thru aspect. The current owner has a conceptual restaurant design that has been approved by the City for you to take the ball and run with it from there. Parking is not a problem with 38 parking stalls available at a ratio of 1/208sf with a portion of the parking covered.

Property Highlights

- A Total Of 7,900sf Commercial Building
- Approved Conceptual Restaurant Design Available
- 38 Parking Stalls
- High Traffic Area

Offering Summary

Lease Rate:	\$17 / PSF+ NNN
Number of Units:	1
Available SF:	7,900sf
Lot Size:	0.28 Acres
Building Size:	7,900 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	848	2,265	5,026
Total Population	2,440	6,229	15,095
Average HH Income	\$84,182	\$88,951	\$96,477

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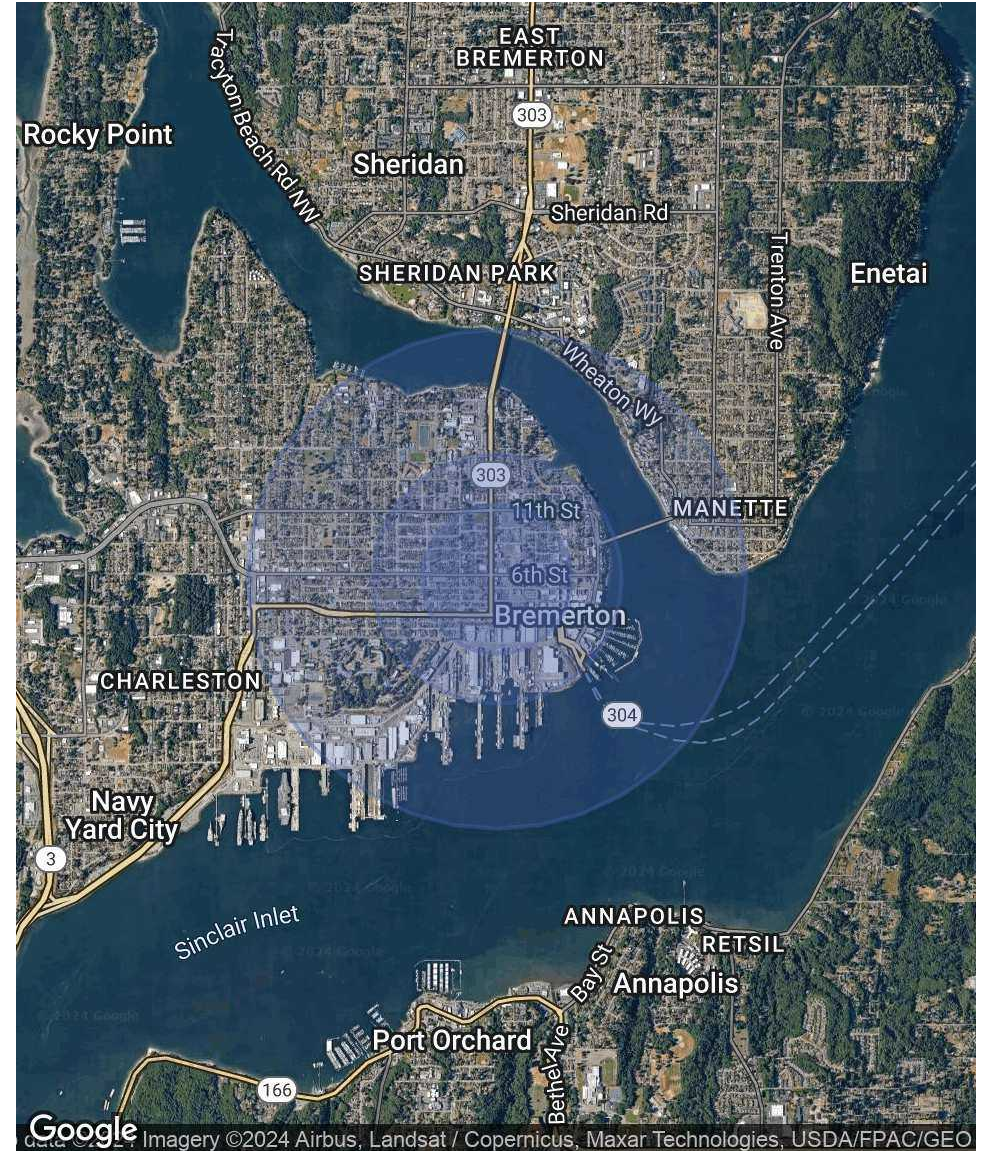
875 6th St, Bremerton, WA 98337

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,440	6,229	15,095
Average Age	35	35	35
Average Age (Male)	35	35	34
Average Age (Female)	35	35	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	848	2,265	5,026
# of Persons per HH	2.9	2.8	3
Average HH Income	\$84,182	\$88,951	\$96,477
Average House Value	\$493,466	\$463,905	\$449,175

Demographics data derived from AlphaMap



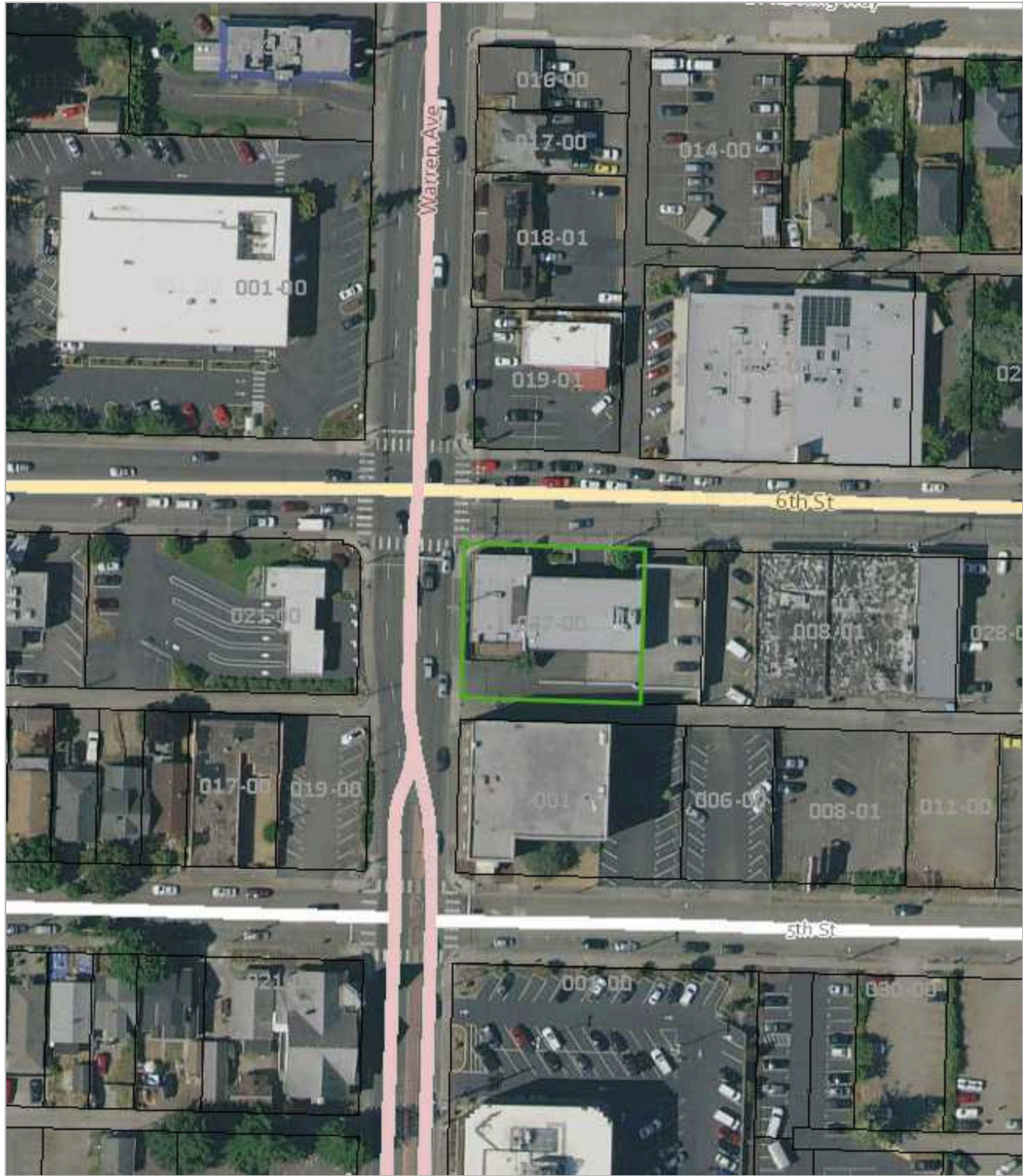
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Map Scale: 1 : 1,200

Printed: Tuesday, Sep 17, 2024



** This map is not a substitute for field survey **

100 ft



Comments



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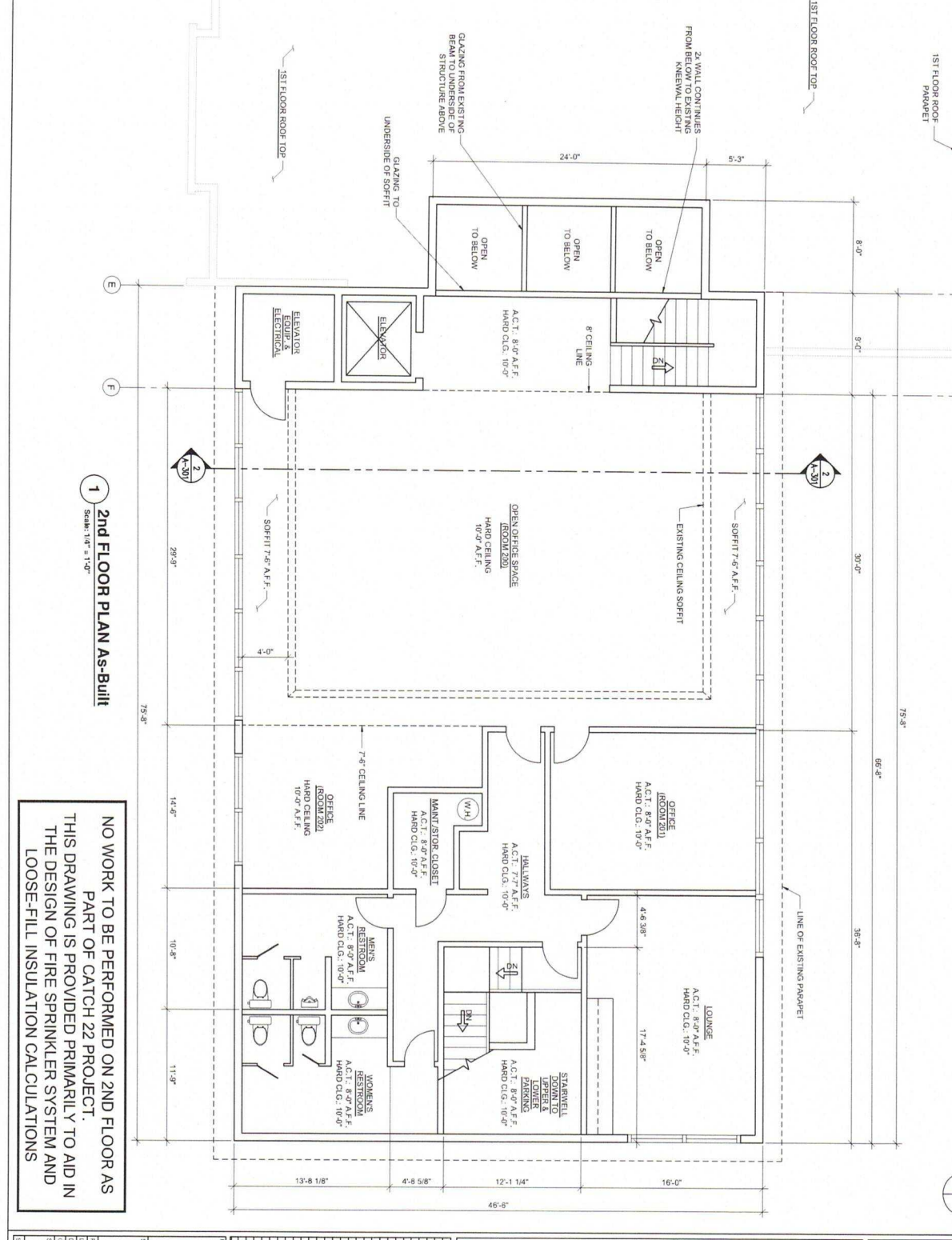
Google

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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1 2nd FLOOR PLAN AS-BUILT
Scale: 1/4" = 1'-0"

NO WORK TO BE PERFORMED ON 2ND FLOOR AS PART OF CATCH 22 PROJECT. THIS DRAWING IS PROVIDED PRIMARILY TO AID IN THE DESIGN OF FIRE SPRINKLER SYSTEM AND LOOSE-FILL INSULATION CALCULATIONS

No.	Description	Date
1	UPDATE TO PERMIT SET	06/11/2020

Project: CATCH 22 Pizza & Bar
Change of Use

2nd Floor Plan
(For Sprinkler Design Ref)

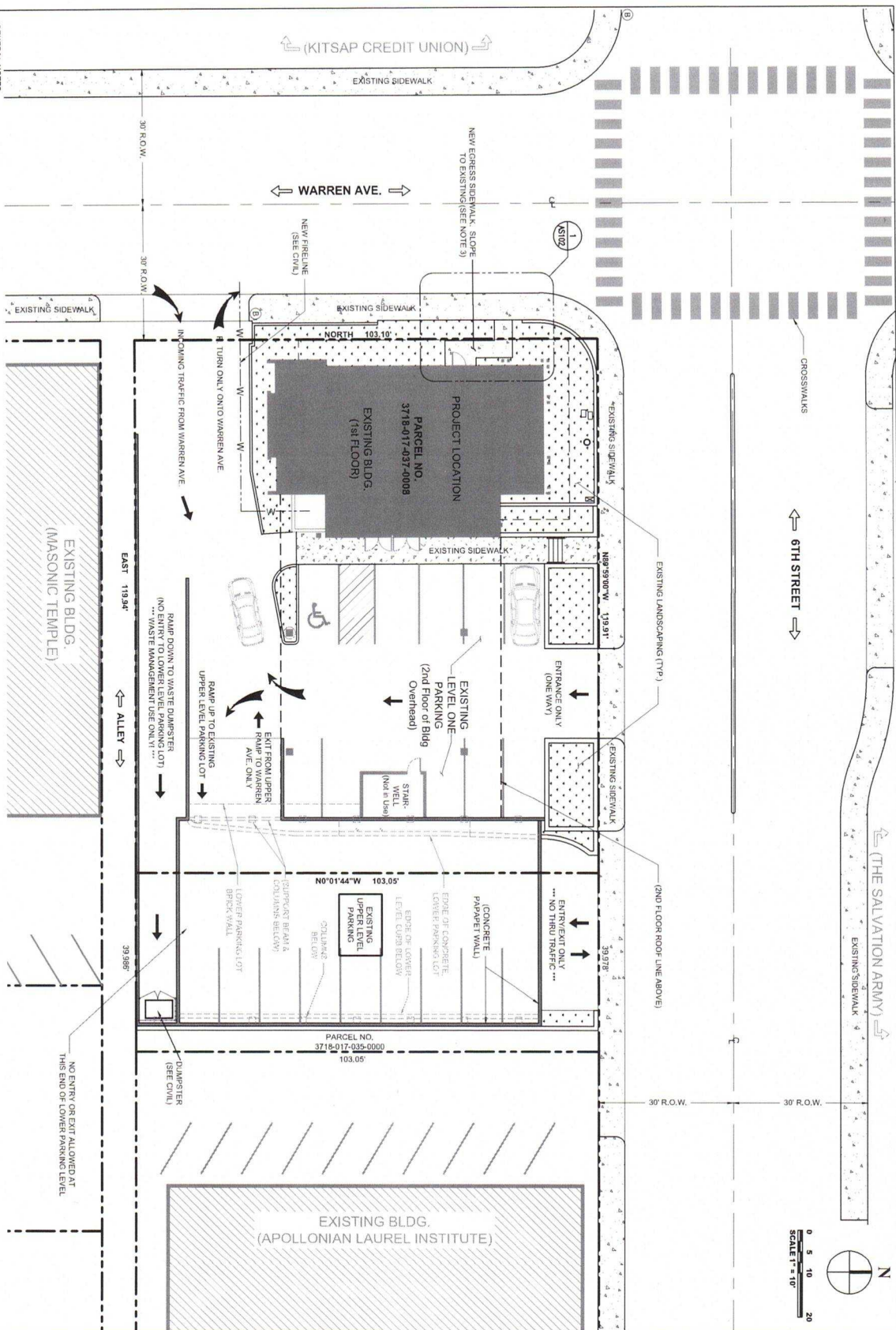
Project Number: 22-2103
Date: 06/11/2020
Drawn By: C. Chapman
Checked By: R. Bunker
Sheet No: A-105

Scale: 1/4" = 1'-0"

RAWAN MAJU
CONSTRUCTION MANAGEMENT & CONTRACTING
2750 STE. MALE HILL DR., P.O. Box 2030
Brenton, WA 98310
360-885-0898 Phone / 360-885-1097 Fax

Project Owner:
Rawan Maju
911 Ironside Ave.
Brenton, WA 98310

- GENERAL NOTES:**
1. SECOND FLOOR ABOVE EXISTING COVERED PARKING AREA IS UNOCCUPIED SPACE. NEW FIRE SPRINKLER SYSTEM INCLUDED IN PROJECT'S SCOPE OF WORK. CONSTRUCTION IS TO BE INSTALLED. NO OTHER WORK ON THE SECOND FLOOR IS TO BE DONE.
 2. SEE CIVIL PLANS FOR PARKING LAYOUT, DUMPSTER DETAILS AND NEW FIRE LINE INSTALLATION & LOCATION DETAILS.
 3. CONSTRUCT NEW PATHWAY FOR EMERGENCY EGRESS WHERE SHOWN. APPROX. (84) 30. FT. NEW CONCRETE. THE INTO EXISTING SIDEWALK.



PROJECT NAME: CATCH 22 Pizza & Bar
CHANGE OF USE
SITE PLAN
AS101

No.	DATE	DESCRIPTION	BY
1	01/15/2024	ISSUED FOR PERMIT SET	BJC

Project Owner: Rawan Majid
 911 Ironside Ave.
 Bremerton, WA 98310

Project Designer: BJC MANAGEMENT GROUP & CONTRACTING
 3780 SE Mile Hill Dr. / P.O. Box 2030
 Port Orchard, WA 98366
 360-895-0388 Phone / 360-895-1097 Fax

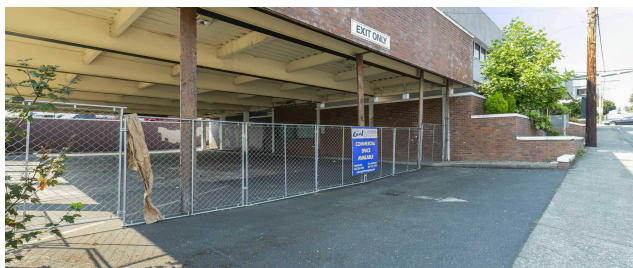
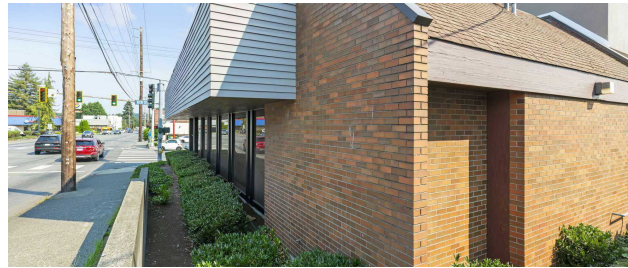
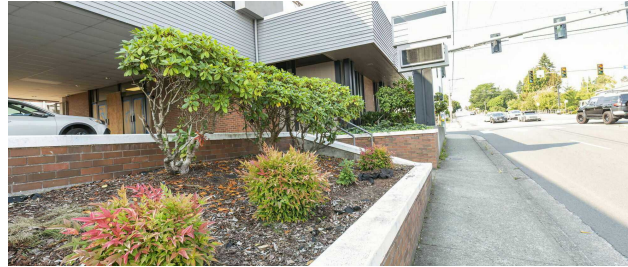
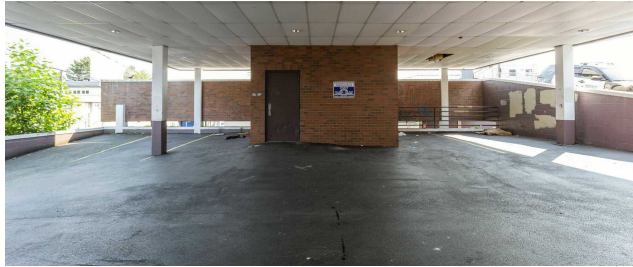


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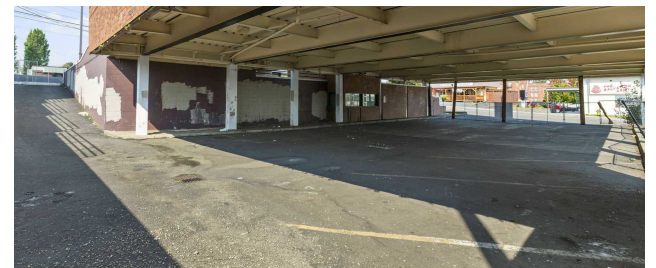
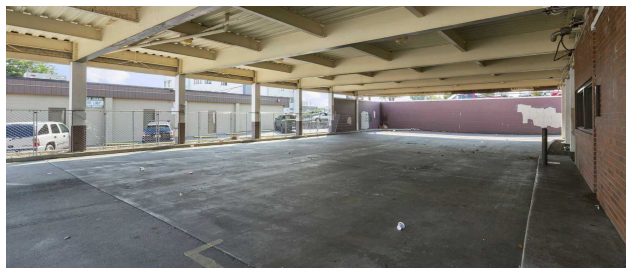
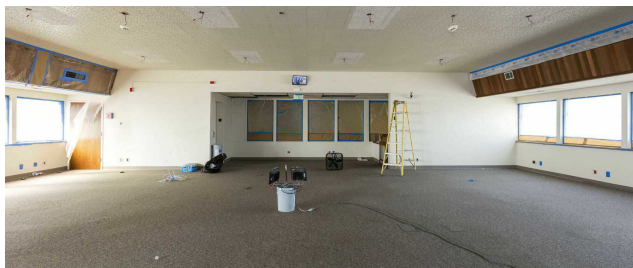
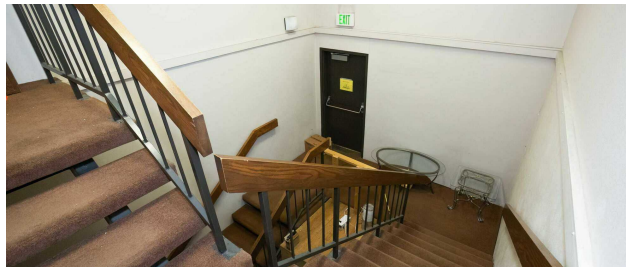
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