

LEASE

Myhre Place Shopping Center Suite 104/105

10868 NW MYHRE PLACE

Silverdale, WA 98383

PRESENTED BY:

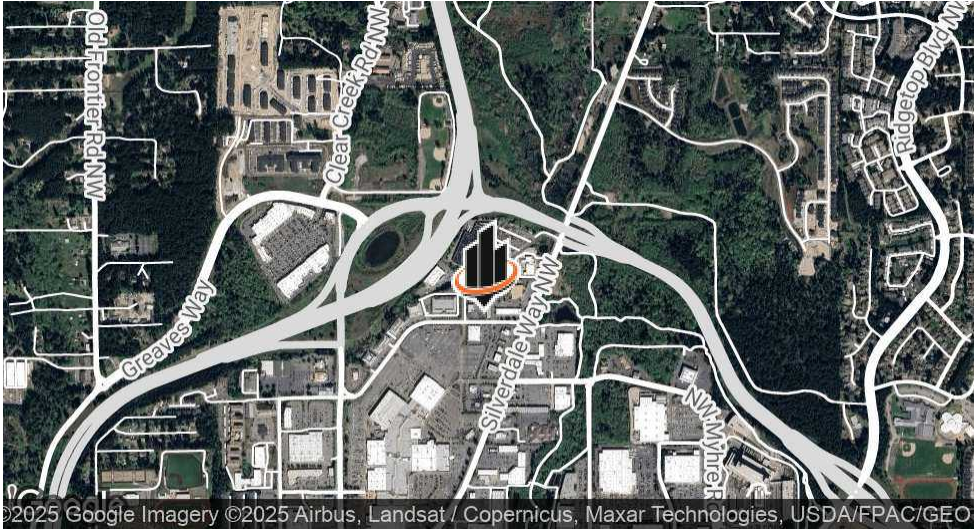
KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$18.00 PSF NNN
AVAILABLE SF:	1,450 SF
LOT SIZE:	3.06 Acres
BUILDING SIZE:	28,516 SF

PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 10868 NW Myhre Place in Silverdale, WA. This 1,450 +/- SF end cap unit is a standout feature of the property, offering exceptional visibility and access. Situated in proximity to the Kitsap Mall and the confluence of Hwys 3 and 303, this location serves as a regional retail hub, drawing from Silverdale, Bremerton, Poulsbo, and surrounding communities. The well-maintained center boasts lower-than-market CAM/NNNs, ample parking, and a strong traffic flow, making it an attractive prospect for retail businesses seeking a prominent and accessible space to thrive in Kitsap County's vibrant market.

PROPERTY HIGHLIGHTS

- 1,450 +/- SF End Cap Available
- Shadow of Kitsap Mall
- 1 Minute from Hwys 3 and 303
- Regional Retail Hub
- Well-Maintained Center
- Fantastic Visibility

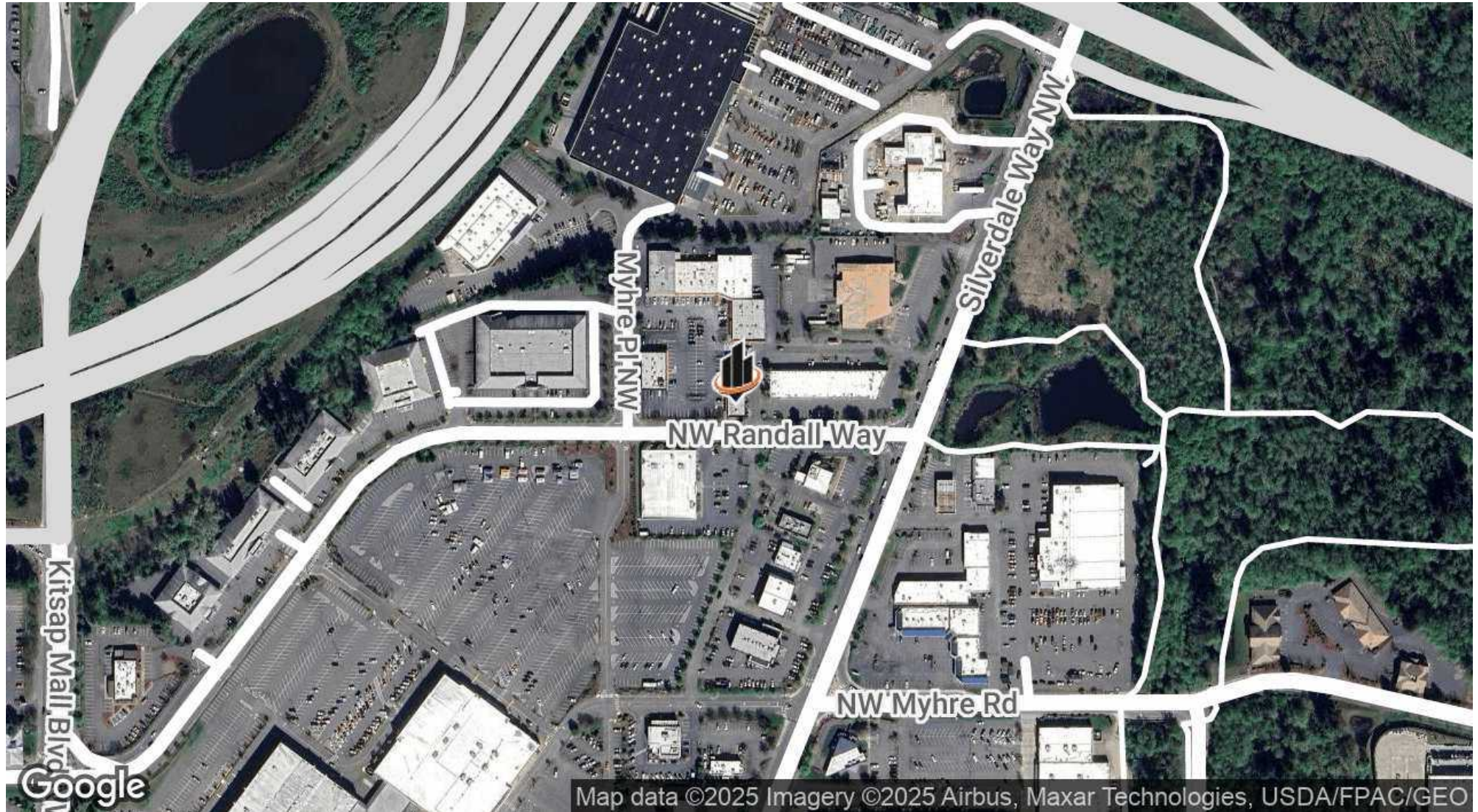
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ADDITIONAL PHOTOS



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LOCATION MAP



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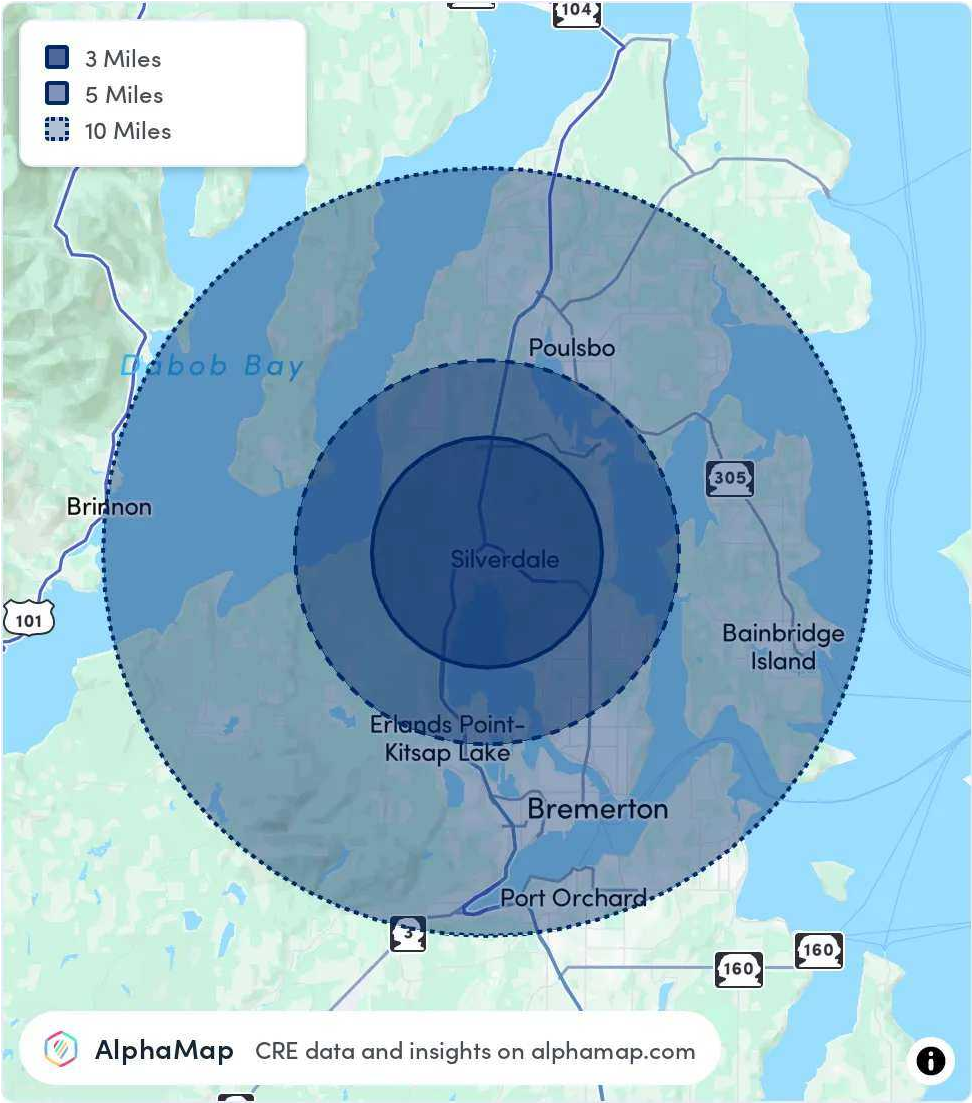
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,080	38,940	72,932
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	37	38	38
AVERAGE AGE (FEMALE)	42	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,804	14,141	26,529
PERSONS PER HH	2.2	2.8	2.7
AVERAGE HH INCOME	\$107,061	\$127,005	\$128,634
AVERAGE HOUSE VALUE	\$606,160	\$582,708	\$613,092
PER CAPITA INCOME	\$48,664	\$45,358	\$47,642

Map and demographics data derived from AlphaMap



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