



FORMER SHARI'S CAFÉ & PIES

SILVERDALE, WA



2ND GEN RESTAURANT

3070 NW BUCKLIN HILL RD, SILVERDALE

Location Positioned in the regional retail core of Silverdale, serving as the dominant shopping destination for the broader Kitsap Peninsula. The site benefits from favorable, stable regional demographics and high visibility within the established commercial trade area. Its placement near the primary regional mall ensures consistent consumer traffic and strong integration into the area's central commercial fabric.

Building Size 3,908 SF ±

Lot Size 40,075 SF

Opportunity Building for Lease or Land Available for Ground Lease

Parking 46± Spaces (12/1,000 SF)

Zoning Regional Center (RC)

Traffic Counts NW Bucklin Hill Road: 17,194 ADT

Access

- Full Access: NW Bucklin Hill RD
- Full Access to Site from Surrounding Centers



DEMOGRAPHICS

Data	1 Mile	3 Mile	5 Mile
2025 Population	3,506	39,600	84,594
2030 Population	3,462	41,416	88,367
2025 Households	1,813	15,576	32,417
Median HH Income	\$69,997	\$109,920	\$104,395
Avg. HH Size	3.0	3.0	3.0
Median Age	39.4	38.9	38.0
Adj Daytime Pop	9,317	24,354	46,770



BRUCE BURNS

Burns & Associates Realty, Inc.
206.443.9402

KATHERINE BURNS

Burns & Associates Realty, Inc.
206.683.3940 | kburnsrealty@aol.com

Information contained herein has been obtained from reliable sources, but is not guaranteed. Properties are subject to change.

ACCESS AERIAL



BRUCE BURNS

Burns & Associates Realty, Inc.
206.443.9402

KATHERINE BURNS

Burns & Associates Realty, Inc.
206.683.3940 | kburnsrealty@aol.com

Information contained herein has been obtained from reliable sources, but is not guaranteed. Properties are subject to change.

LOCATION AERIAL

