

For Lease

# SOUTH KITSAP MEDICAL CENTER

450 SOUTH KITSAP BOULEVARD  
PORT ORCHARD, WA

HARRISON  
PORT ORCHARD

OWNED & MANAGED BY

Well  
tower

km Kidder  
Mathews

# INNOVATION & CARE UNITE

Strategically located in South Kitsap County, a rapidly growing region

Ample on-site parking, making it convenient for patients and staff (4.71/1,000)

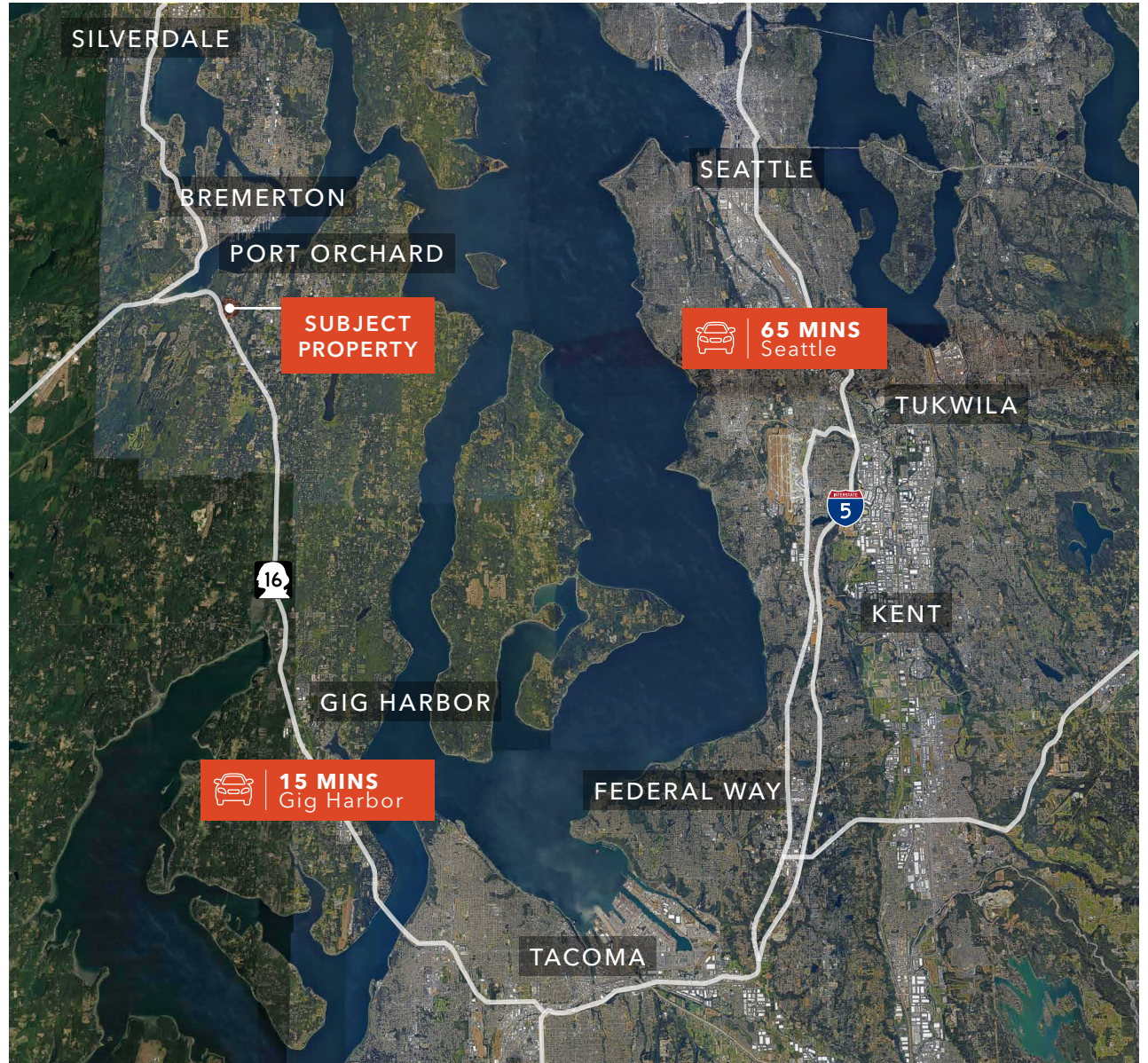
The medical center offers a welcoming and professional environment

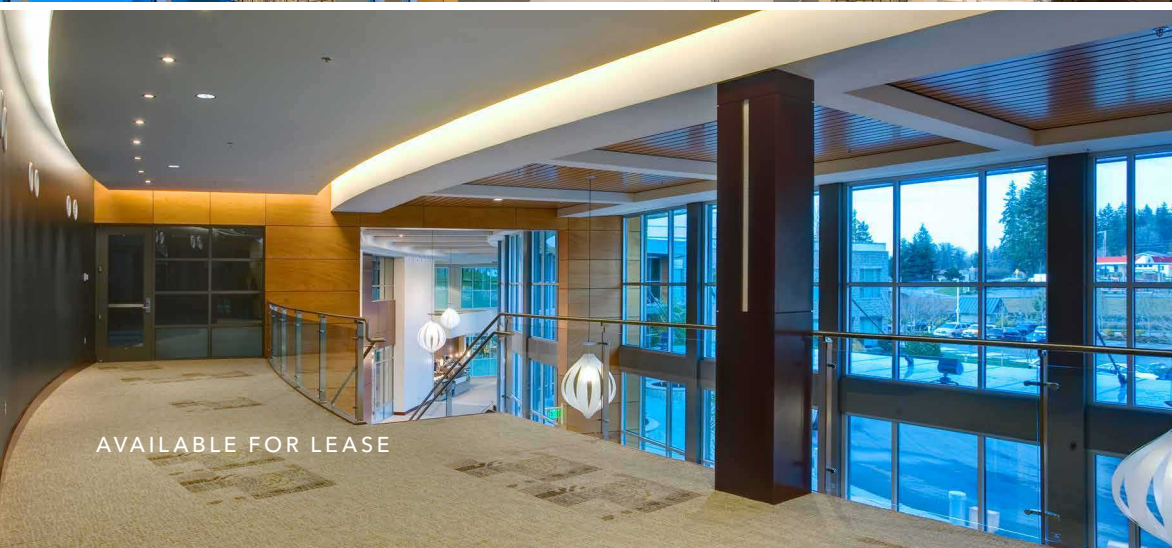
Conveniently located near Hwy 16 off of Tremont Street and South Kitsap

On-site café, serving breakfast and lunch

**30 MIN**  
TACOMA

**15 MIN**  
GIG HARBOR





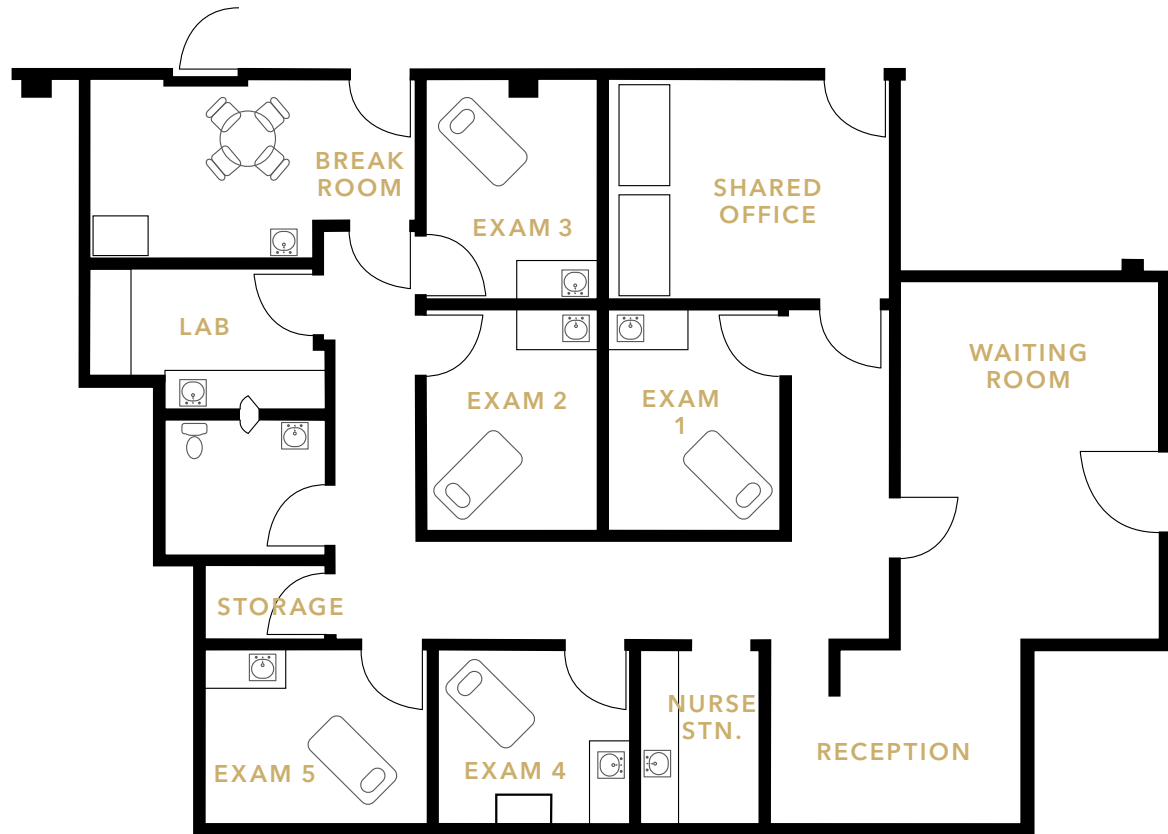
AVAILABLE FOR LEASE



WELLTOWER | KHDDER MATHEWS

# SUITE 144

Spec Plan



1,994 SF

AVAILABLE



# SUITE 230

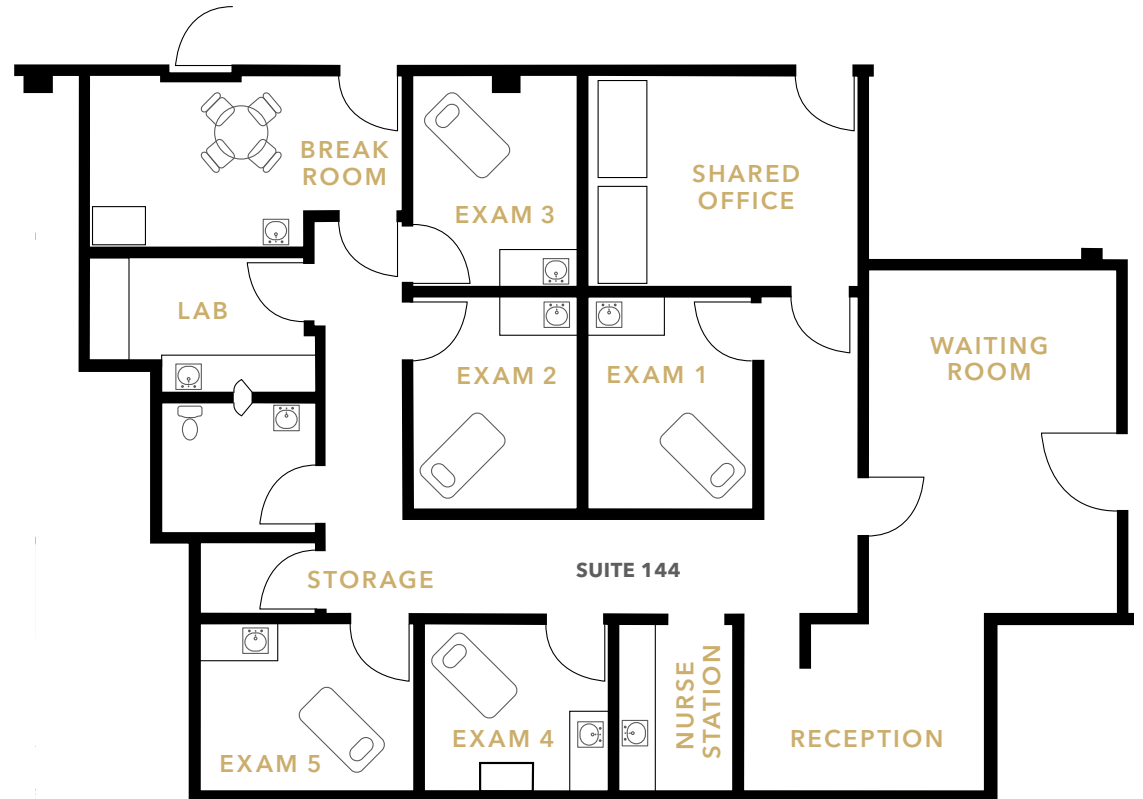
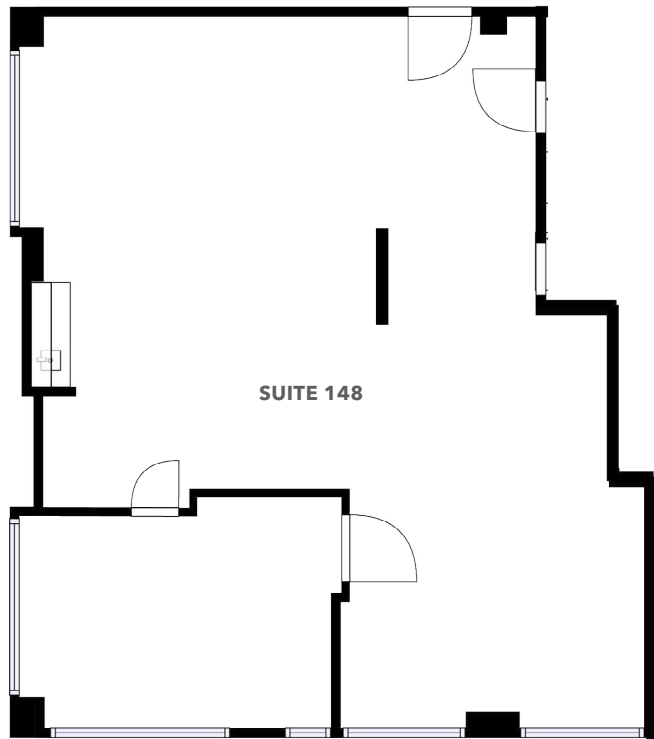


4,388 SF

AVAILABLE



# SUITE 144 & 148



*1,290 SF*

SUITE 148

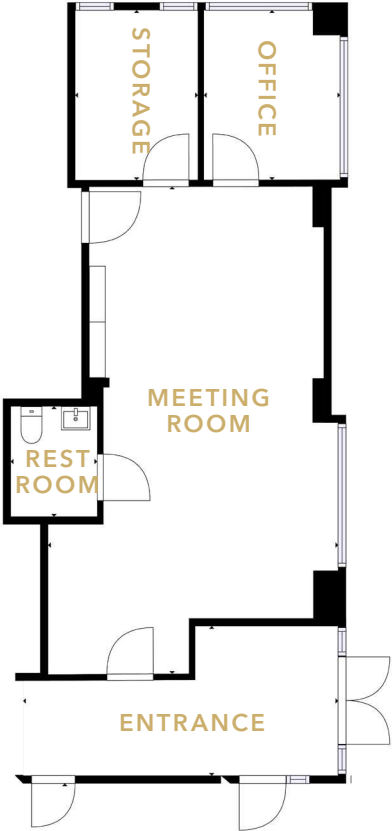
*1,994 SF*

SUITE 144

*3,284 SF*

CONTIGUOUS

# SUITE 168



821 SF

AVAILABLE

South Kitsap Medical Center



BEST IN CLASS  
MANAGEMENT  
PROVIDED BY  
WELLTOWER



CENTRALLY  
LOCATED



STATE OF THE ART  
FACILITY



HEALTHCARE  
SYNERGY



## DEMOGRAPHICS



### Population

	1 Mile	3 Miles	5 Miles
2023 POPULATION	5,869	44,994	95,256
2028 PROJECTED POPULATION	5,934	47,334	99,819
AVERAGE HOUSEHOLD INCOME	\$97,848	105,280	107,888



### Traffic Counts

Street	Year Count	Avg Daily Volume
S KITSAP BLVD & TREMONT ST W	2022	5,705
STATE HWY 16 & TREMONT ST W	2022	7,434
TREMONT ST W & SW POTTERY AVE E	2022	15,425





# SOUTH KITSAP MEDICAL CENTER

OWNED & MANAGED BY

**Well  
tower**

EXCLUSIVELY LEASED BY

DREW FRAME, SIOB  
Kidder Mathews  
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**km** Kidder  
Mathews