

FOR LEASE

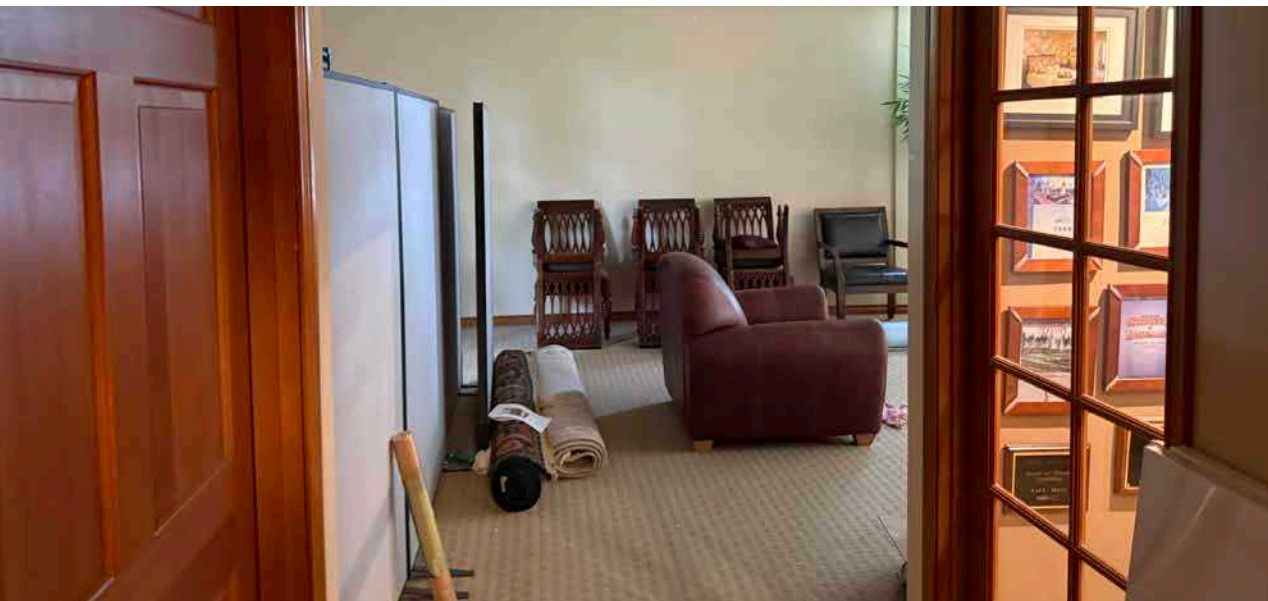
2,374 SF OFFICE AVAILABLE FOR LEASE

6869 KIMBALL DRIVE
GIG HARBOR, WA

HILL CUSTOM HOMES
Remodels
Design/Build
Custom
A Passion for Fine Home Building

KIDDER.COM

km Kidder
Mathews



*Located 3 minutes from downtown
Gig Harbor*

YEAR BUILT 1998

YEAR RENOVATED 2010

TOTAL BUILDING SF 4,748 on two floors

PARKING Ample free parking available on-site for staff and visitors. 11 covered parking spots.

2,374 SF

FIRST FLOOR

\$6,000

MONTH GROSS - LEASE RATE

6869 KIMBALL DRIVE

GRANDVIEW ST

STINSON AVE

PIONEER WAY

8,269+ VPD

21,855+ VPD

KIMBALL DR

WOLOCHET DR



ERICKSON ST,



AVAILABLE FOR LEASE

KIDDER MATHES



6869 KIMBALL DRIVE



LOCATED AT THE
INTERSECTION OF
WOLLOCHET DR
AND KIMBALL DR



FLEXIBLE FIRST
FLOOR LAYOUT



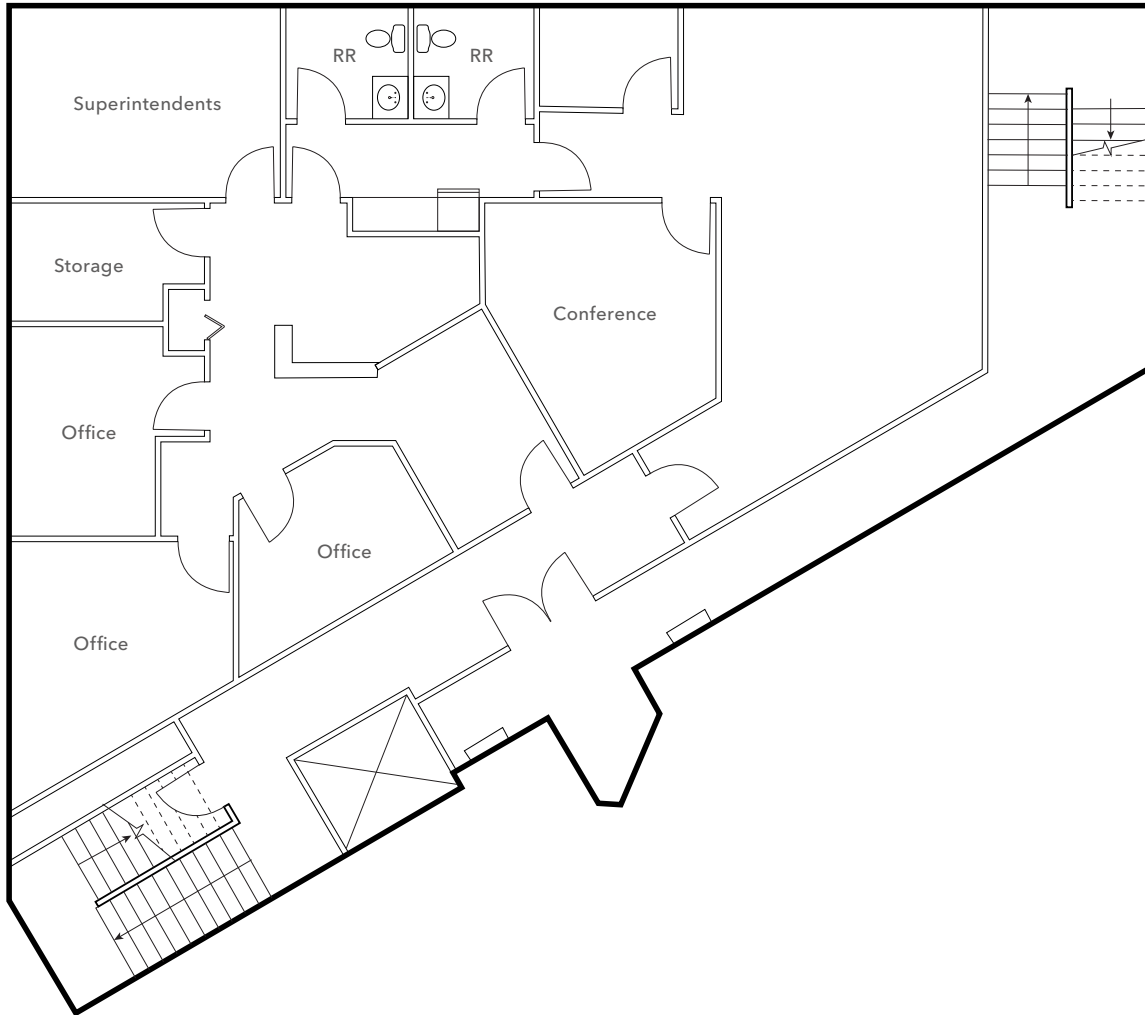
QUICK ACCESS
TO SR - 16



COVERED
PARKING



FLOOR PLAN



FIRST FLOOR

2,374 SF

AVAILABLE

\$6,000

MONTH GROSS - LEASE RATE

AVAILABILITY

CONTACT BROKER

Flexible first floor layout featuring private offices, open workspaces, conference room, kitchenette, and in-suite restroom.



HIGHLY- ACCESSIBLE LOCATION

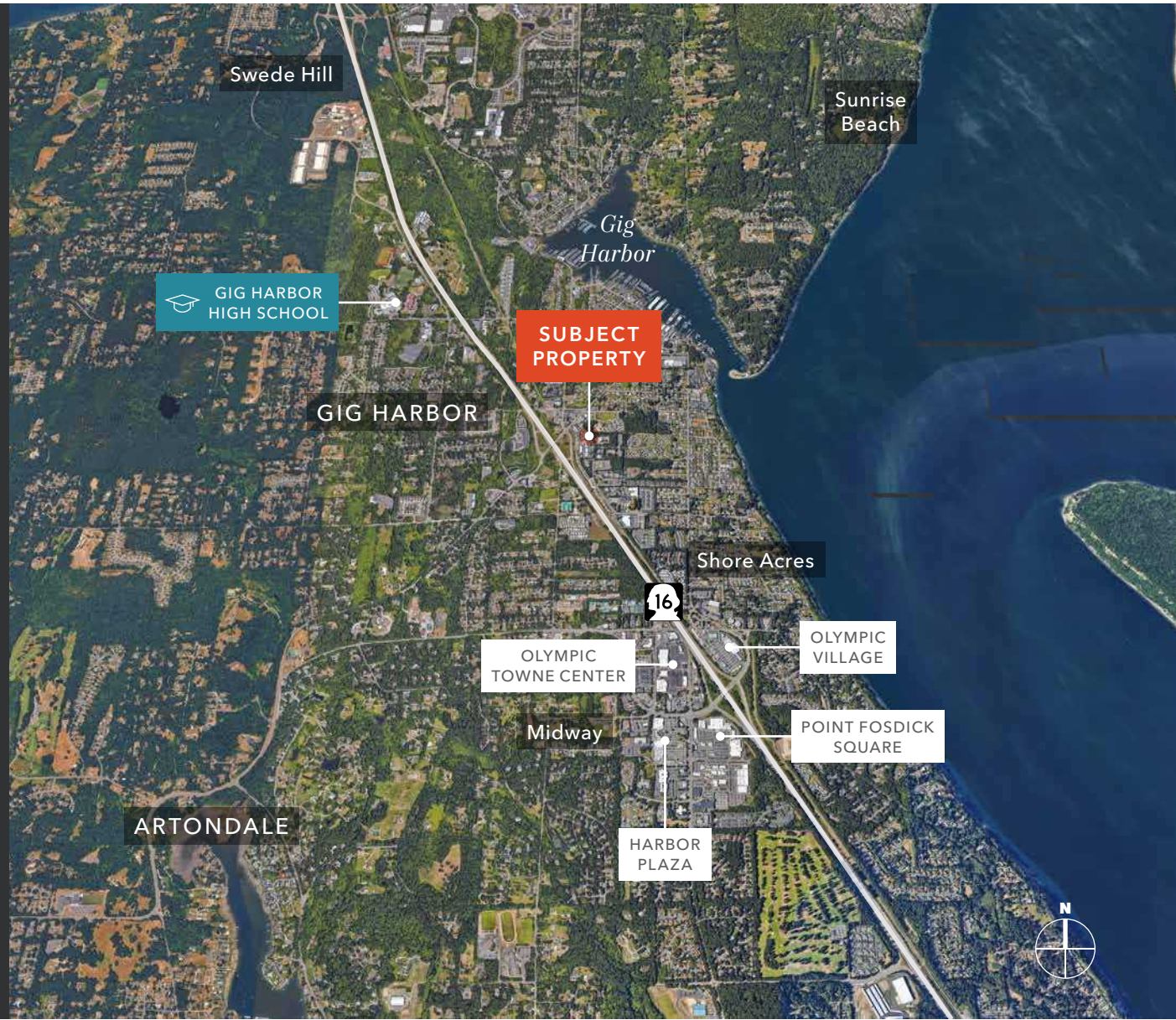
Excellent access to WA-16 and I-5, providing quick routes to Pierce and Kitsap Counties

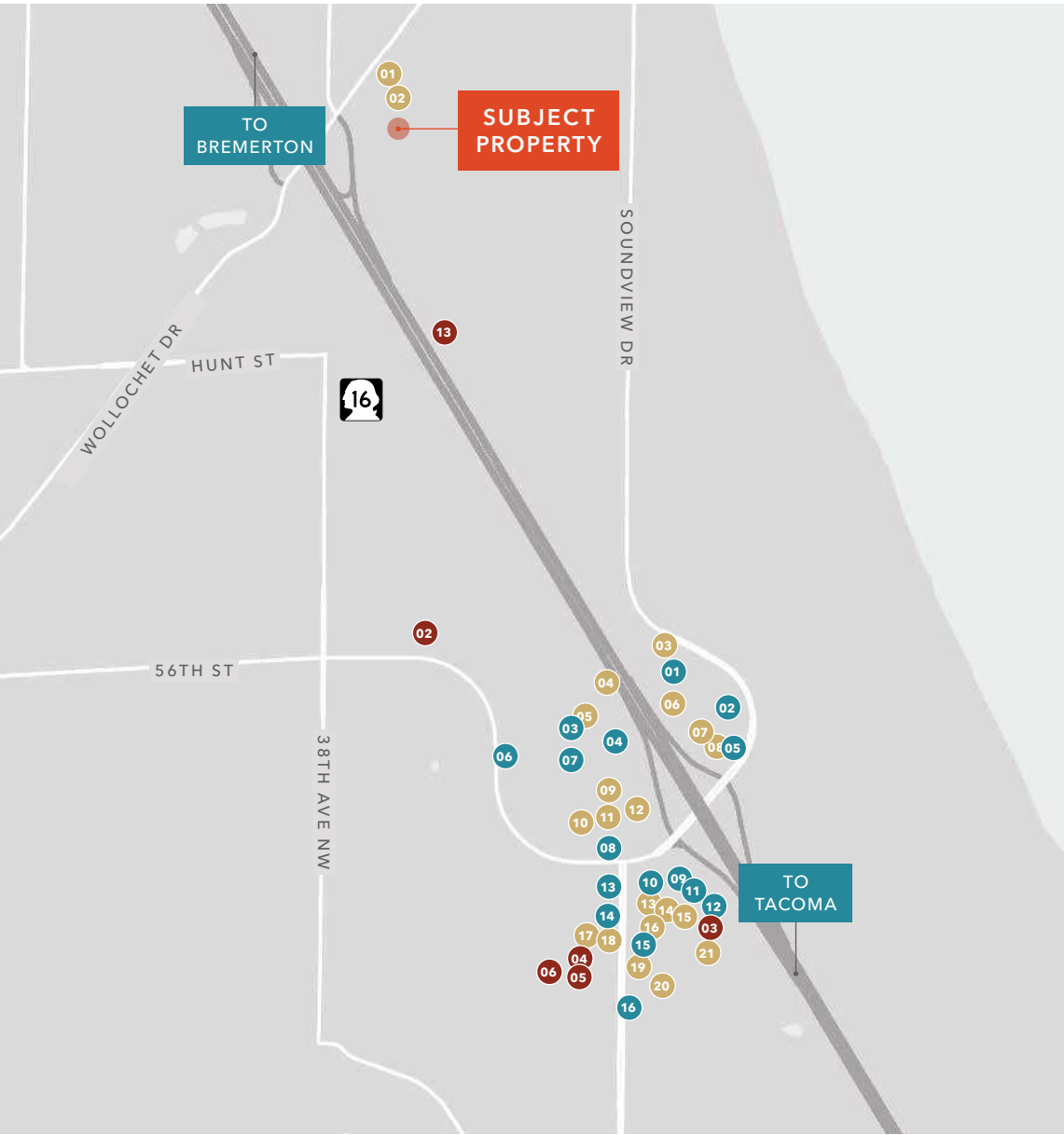
Walkable to a variety of retail and dining options along Kimball Drive

Located within minutes to Downtown Gig Harbor attractions

1 MIN
HIGHWAY 16

15 MIN
INTERSTATE 5





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Starbucks
- 02 Burger King
- 03 The Original Pancake House
- 04 Papa John's
- 05 Starbucks
- 06 Carl's Jr
- 07 McDonald's
- 08 Round Table
- 09 Dairy Queen
- 10 Jimmy John's
- 11 Papa Murphy's
- 12 KFC
- 13 Menchie's
- 14 Chipotle
- 15 Applebee's
- 16 Jersey Mike's
- 17 Subway
- 18 Domino's Pizza
- 19 Starbucks
- 20 Panera Bread
- 21 Ben & Jerry's

- 06 Anytime Fitness
- 07 PetSmart
- 08 Keybank
- 09 Michaels
- 10 Columbia State Bank
- 11 Orangetheory Fitness
- 12 Safeway
- 13 Chase Bank
- 14 Ace Hardware
- 15 Bank of America
- 16 Marshalls

MEDICAL

- 01 Franciscan Medical Clinic
- 02 Happy Kids Dentistry
- 03 MultiCare Indigo Urgent Care
- 04 Peninsula Family Medical Center
- 05 Franciscan Urgent Care
- 06 Gig Harbor Health & Rehabilitation

LIFESTYLE & FITNESS

- 01 Goodwill
- 02 Ulta Beauty
- 03 Fred Meyer
- 04 Wells Fargo
- 05 Ross

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	6,856	28,738	69,021
2030 PROJECTION	7,040	29,274	70,433
2020 CENSUS	6,546	27,874	68,075
PROJECTED GROWTH 2025 - 2030	0.5%	0.4%	0.4%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	50.5	46.2	46.3
% FEMALE	52.3%	50.4%	49.6%
% MALE	47.7%	49.6%	50.4%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED	3,148	11,670	28,869
2030 PROJECTED	3,270	12,037	29,883
2020 CENSUS	2,826	11,049	27,535
OWNER-OCCUPIED	62.9%	70.7%	72.0%
RENTER-OCCUPIED	37.1%	29.3%	28.0%

INCOME

	1 Mile	3 Miles	5 Miles
2025 ESTIMATED INCOME	\$172,076	\$177,039	\$178,128
2030 PROJECTED HH INCOME	\$173,000	\$177,445	\$177,959
ANNUAL CHANGE 2025 - 2030	0.01%	-	-

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	866	2,341	3,832
TOTAL EMPLOYEES	4,614	13,376	21,400
WHITE COLLAR WORKERS	2,286	9,470	23,342
BLUE COLLAR WORKERS	941	3,803	9,129

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	3.8%	3.4%	2.9%
HIGH SCHOOL DIPLOMA	17.6%	15.6%	16.8%
SOME COLLEGE	19.2%	20.2%	20.0%
ASSOCIATE	10.8%	9.8%	9.3%
BACHELOR'S	25.9%	28.5%	28.9%
GRADUATE	21.9%	21.9%	21.1%

Data Source: ©2026, Sites USA

6869 KIMBALL DRIVE



Exclusively leased by

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Vice President

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KIDDER.COM

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