

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,



KIDDER MATHEWS

AVAILABLE FOR LEASE



# 6869 KIMBALL DRIVE



LOCATED AT THE  
INTERSECTION OF  
WOLLOCHET DR  
AND KIMBALL DR



FLEXIBLE FIRST  
FLOOR LAYOUT



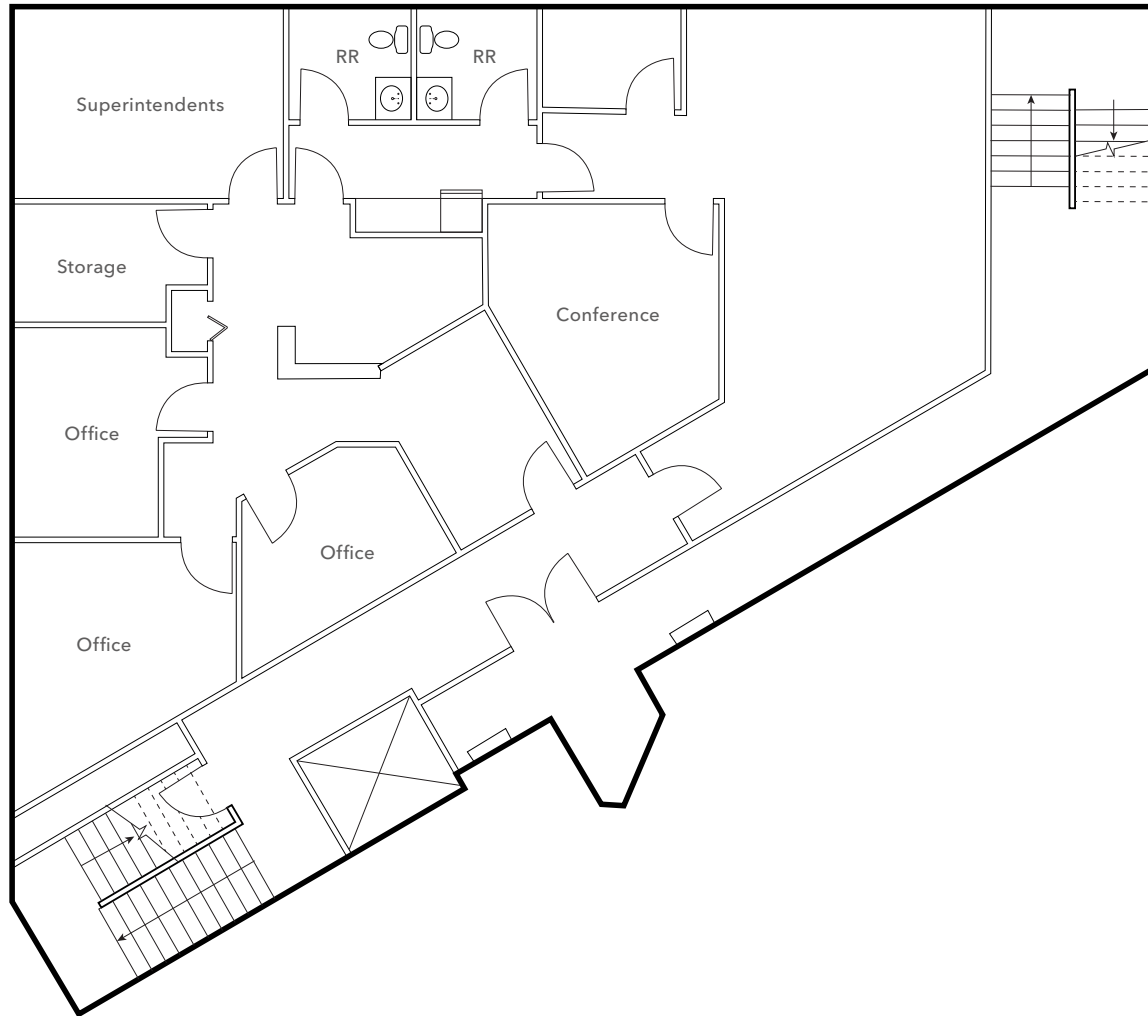
QUICK ACCESS  
TO SR - 16



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

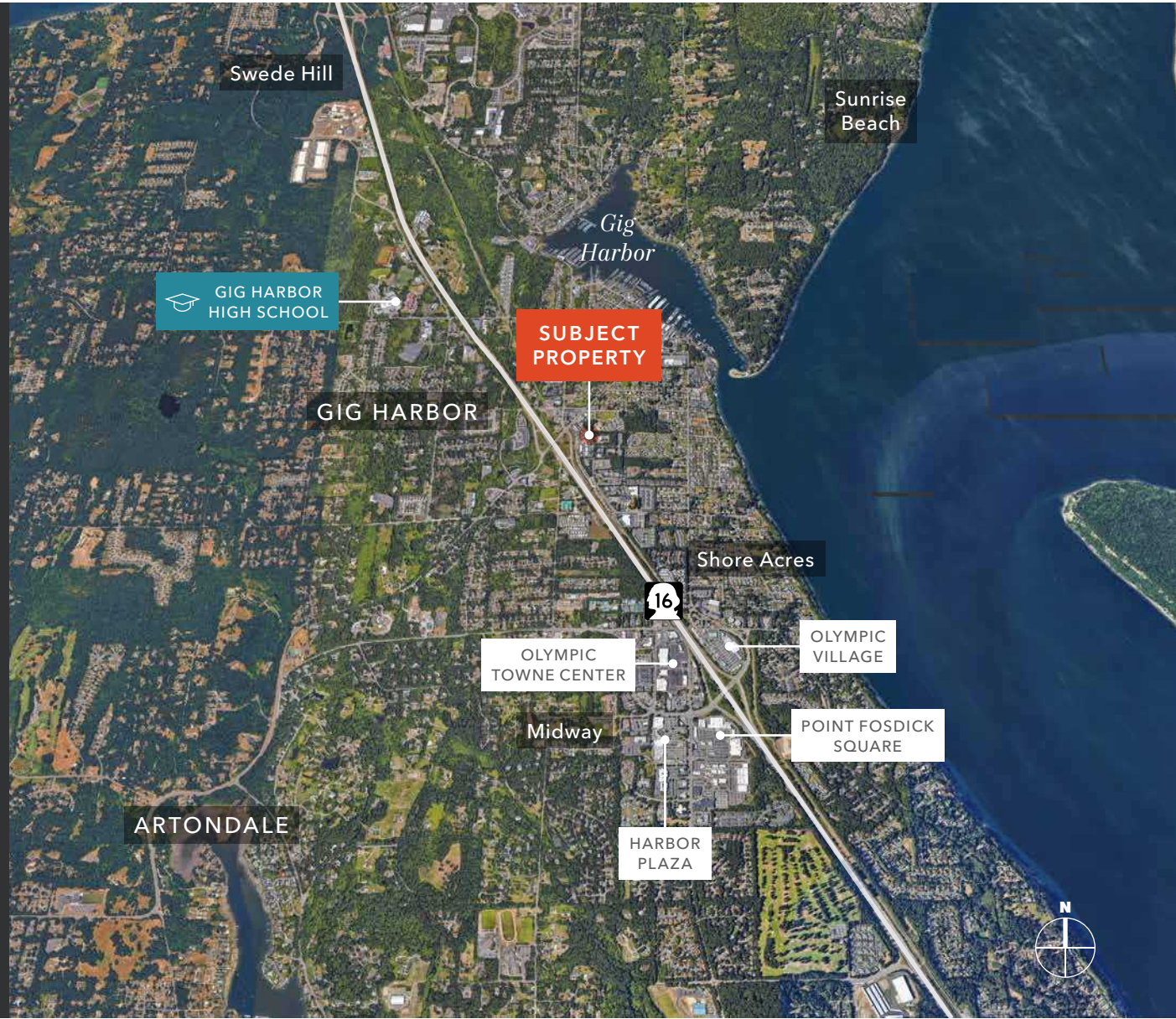
Excellent access to WA-16 and I-5, providing quick routes to Pierce and Kitsap Counties

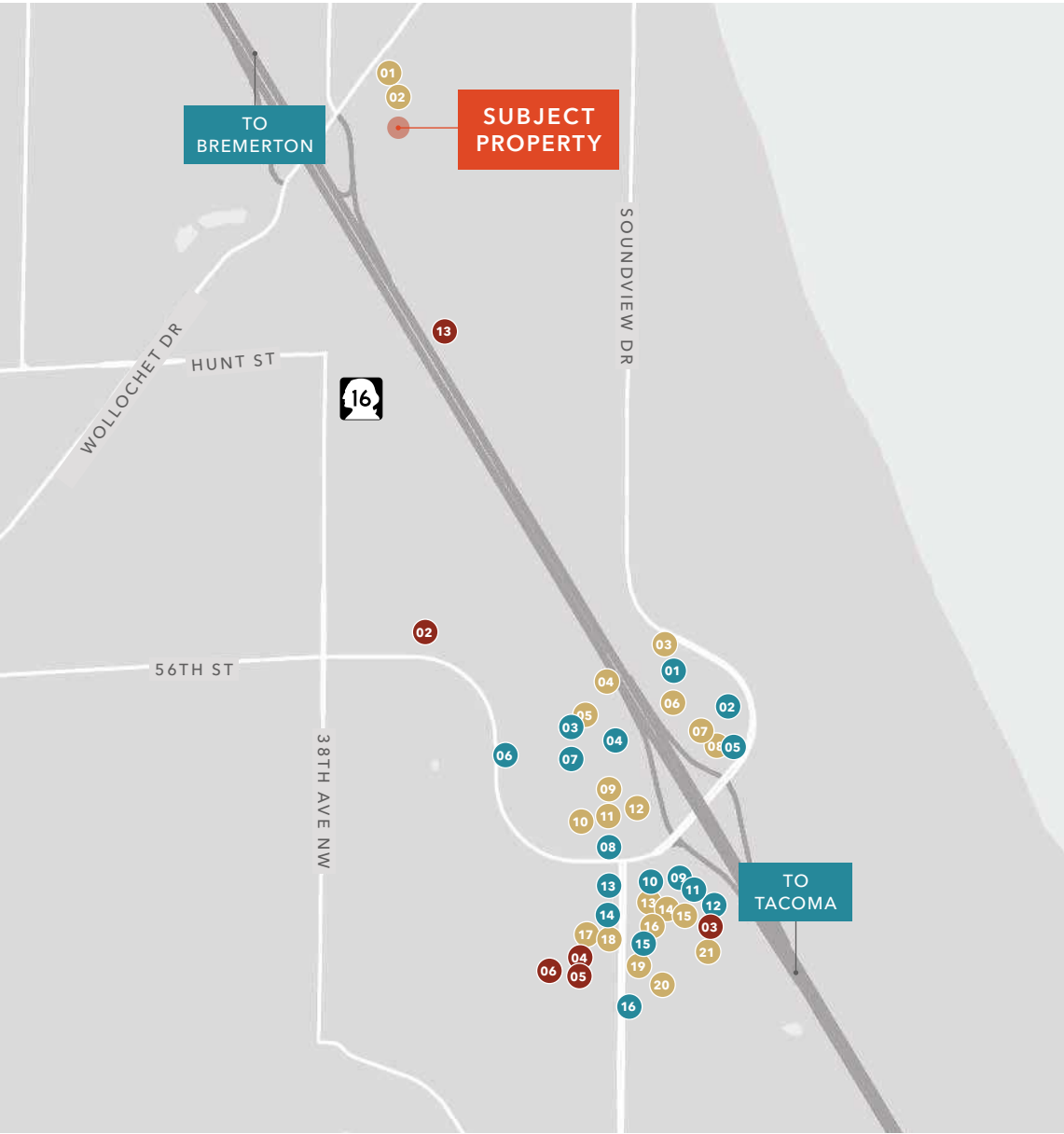
Walkable to a variety of retail and dining options along Kimball Drive

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*

**BRUCE BARKER, MBA, CCIM**

Vice President

253.341.0765

bruce.barker@kidder.com

**KIDDER.COM**

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