

FOR SALE

# WATERFRONT FINANCIAL CENTER



9615 & 9619 LEVIN ROAD NW, SILVERDALE, WA 98383

**km** Kidder  
Mathews



# PREMIER OFFERING IN THE HEART OF SILVERDALE

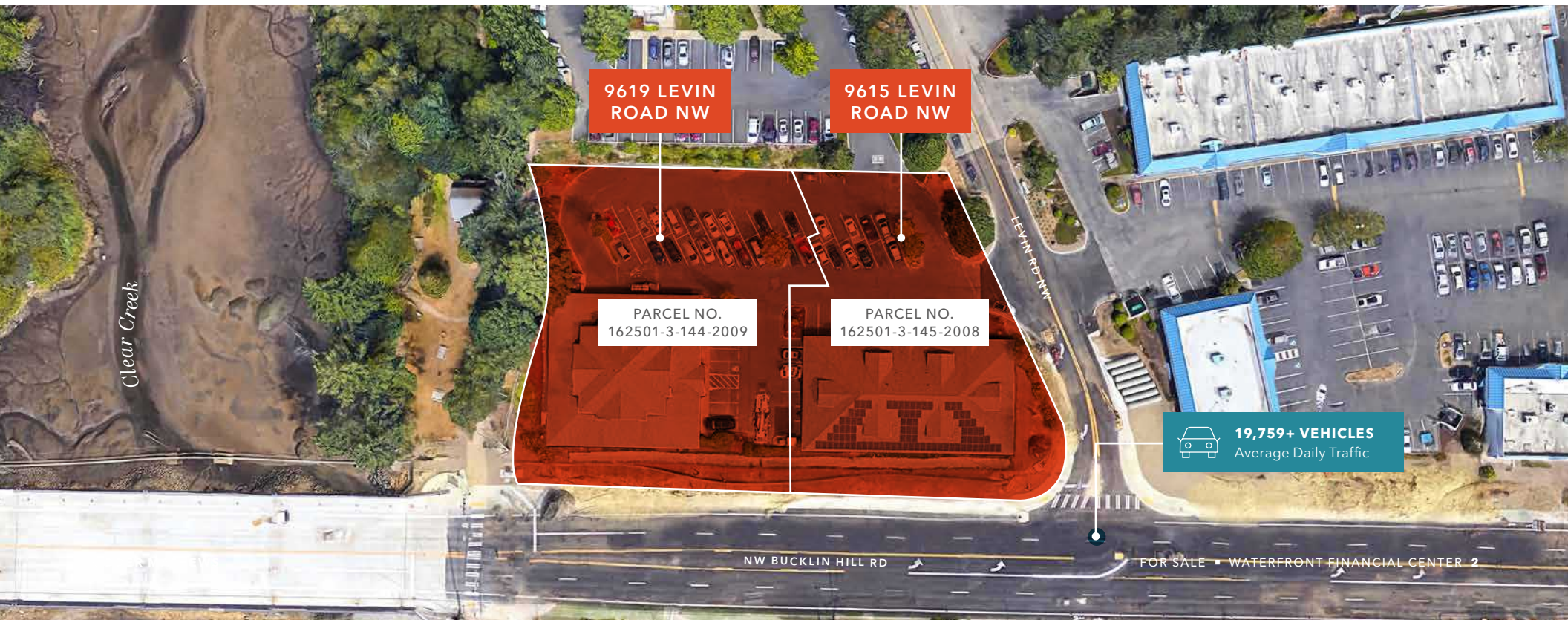
## INVESTMENT HIGHLIGHTS

Great building and monument signage with visibility on NW Bucklin Hill Road

Both buildings have water views of Dyes Inlet on Puget Sound

Close proximity to Hwy 3, Kitsap Mall, and US Navy Base Bangor

Ample Parking





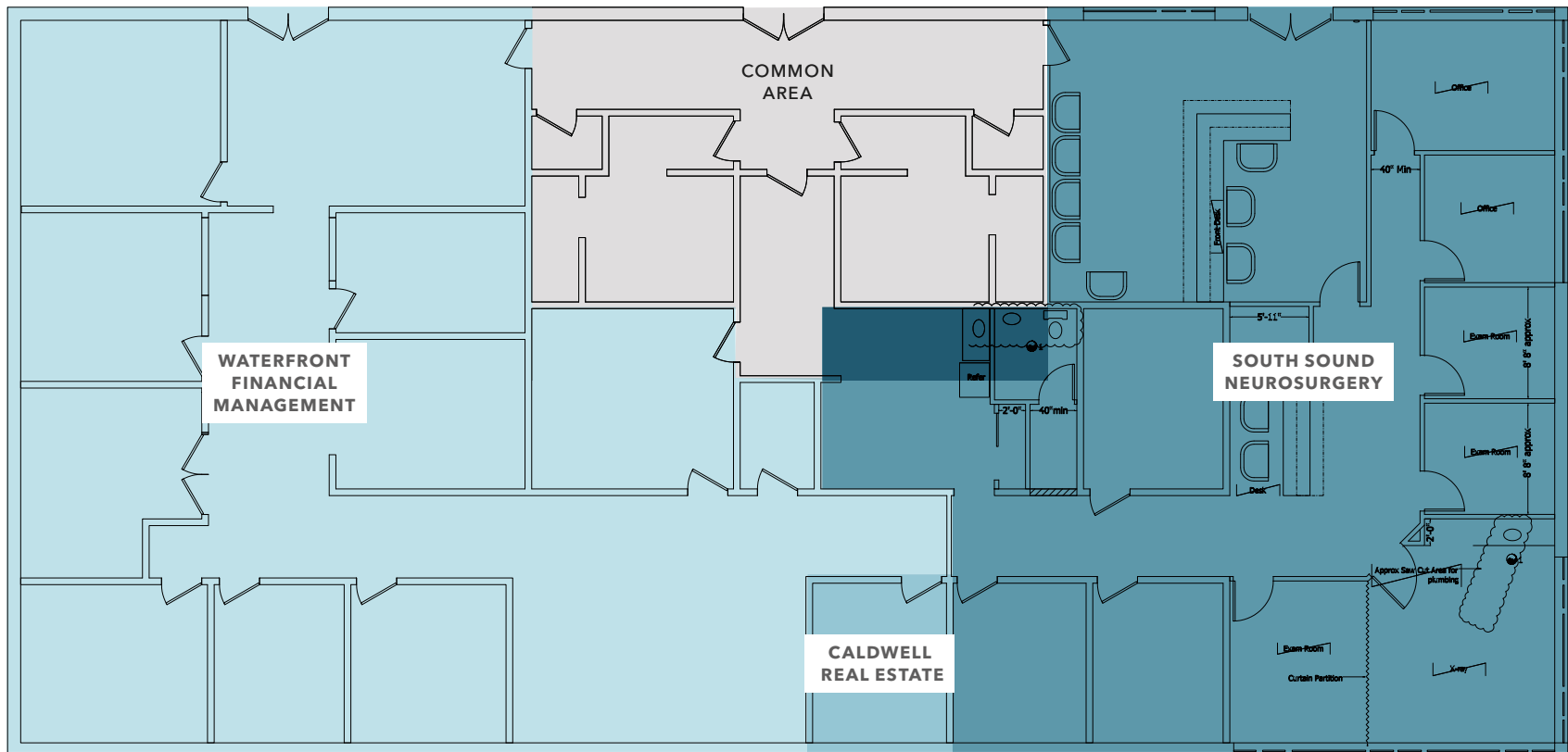
# PROPERTY OVERVIEW

## 9615 LEVIN ROAD NW

KITSAP COUNTY PARCEL	162501-3-145-2008
BUILDING SF	6,325 SF
NO. OF STORIES	1
BUILT	1990
PARCEL AC	0.65 AC (28,314 SF)
ZONING	RC (Regional Center)
OCCUPANCY	100% occupied - current NOI \$136,756
NOTES	Solar panels on the roof
TENANTS	<ul style="list-style-type: none"><li>• South Sound Neurosurgery PLLC (NeoSpine)</li><li>• Capstone CPA &amp; Waterfront Financial Management</li><li>• Caldwell Real Estate</li></ul>
SALE PRICE	\$2,300,000 (\$363 PSF)
CAP RATE	5.95%



# 9615 LEVIN ROAD FLOOR PLAN



## 9615 LEVIN ROAD RENT ROLL

Suite	Tenant	Square Feet	Lease Expiration	Lease Type	Base Rent per Month	Annual Rent	Rent PSF	CAMs/Mo	Annual CAM	CAMs PSF	Options
100	Waterfront Financial Management LLC	3,247 SF	12/31/2028	NNN	\$6,430.33	\$77,164	\$23.77	\$2,352.56	\$28,230.73	\$8.69	None
200	Caldwell Real Estate	133 SF	12/31/2026 *Tenant may terminate on 90 Days Notice	Gross	\$350.00	\$4,200	\$31.58				None
300	South Sound Neurosurgery PLLC	2,906.50 SF	12/31/2027 *Tenant may terminate on 180 Days Notice	NNN	\$4,616.00	\$55,392	\$19.06	\$2,044.52	\$24,534.24	\$8.44	Two (2) Three Year (3 Yr) Options

# PROPERTY OVERVIEW

## 9619 LEVIN ROAD NW

KITSAP COUNTY PARCEL	162501-3-144-2009
BUILDING SF	8,850 SF (Per County Records)
NO. OF STORIES	2 (no elevator)
BUILT	1990
PARCEL AC	0.70 AC (30,492 SF)
ZONING	RC (Regional Center)
OCCUPANCY	Approximately 33% occupied
NOTES	<ul style="list-style-type: none"><li>• Entire 1st floor vacant - former Fidelity Title</li><li>• 2nd floor fully occupied through 11/30/2024</li></ul>
SALE PRICE	\$2,000,000



## 9619 LEVIN ROAD RENT ROLL

Suite	Tenant	Square Feet	Lease Expiration	Lease Type	Base Rent per Month	Annual Rent	Rent PSF	CAMs/Mo	Annual CAM	CAMs PSF	Options
100	Vacant (Former Fidelity National Title)	6,300									
200	Stampede Presentation Products, Inc.	2,951	11/30/2024	NNN	\$3,191	\$38,292	\$12.98	\$2,152.25	\$25,827	\$8.75	One (1) Three Year (3 Yr) Option



PROPERTY PHOTOS





# AMENITIES MAP

**KITSAP MALL**

macy's	BARNES & NOBLE	Red Robin	DICK'S SPORTING GOODS
WinCo FOODS	WORLD MARKET	JCPenney	H&M
KOHL'S	BUFFALO WILD WINGS	AMERICAN EAGLE	Starbucks
KFC	CHASE	Jack in the box	Red Robin

CENTRAL KITSAP HIGH SCHOOL

target

HOBBY LOBBY

**TOWNE CENTRE**

BANK OF AMERICA	Arby's	BEIJU
TARGET	WALGREENS	Great Clips

AMC THEATRES

Walgreens

GROCERY OUTLET  
Sargain Market

HARBOR FREIGHT

Best Western	TacoTime
HOP'S DROPS	

THE HOME DEPOT

REI

**SILVERDALE SHOPPING CENTER**

ROSS DRESS FOR LESS	GNC LIVE WELL	Red Robin
McDonald's	Bright Now! Dental	verizon

TRADER JOE'S

LOWE'S	COSTCO WHOLESALE	ASHLEY
BEST BUY	PET SMART	Columbia

DQ	jiffylube	Wendys
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**KITSAP PLACE**

TJ-maxx	Michaels
DOLLAR TREE	CAR-TOYS

RIDGETOP BLVD NW

**SUBJECT PROPERTY**

**SILVERDALE PLAZA**

BURGER KING	Starbucks	RITE AID	JOANN
Staples	ups	Shari's	IHop
QUALITY INC.	ME Massage Envy	SAFeway	SUPERCUTS

NW BUCKLIN HILL RD

3

303



KIDDER MATHEWS

Dyes Inlet

FOR SALE WATERFRONT FINANCIAL CENTER 9



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	4,876	41,076	86,998
2028 PROJECTION	5,101	43,265	90,798
2020 CENSUS	4,883	38,791	83,729
PROJECTED GROWTH 2023 - 2028	225	2,189	3,800
MEDIAN AGE	41.5	38.2	38.1

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	2,459	16,043	32,609
2028 PROJECTED	2,540	16,651	33,583
2020 CENSUS	2,408	15,045	31,271
GROWTH 2023 - 2028	82	608	974
OWNER-OCCUPIED	63.9%	67.4%	67.6%
RENTER-OCCUPIED	36.1%	32.6%	32.4%

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$107,276	\$135,058	\$130,158
2023 MEDIAN HH INCOME	\$75,242	\$ 105,285	\$ 99,818
2023 EST. PER CAPITA INCOME	\$54,266	\$52,846	\$49,662

## BUSINESS

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	931	1,554	2,542
TOTAL EMPLOYEES	7,971	12,045	22,717

## RACE/ETHNICITY

	1 Mile	3 Miles	5 Miles
WHITE	71.4%	70.8%	69.6%
BLACK OR AFRICAN AMERICAN	4.1%	4.1%	4.3%
AMERICAN INDIAN OR ALASKA NATIVE	1.0%	0.9%	1.0%
ASIAN	10.7%	10.3%	9.1%
HAWAIIAN OR PACIFIC ISLANDER	0.8%	1.0%	1.0%
OTHER RACE	2.4%	2.5%	3.5%

## EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	4.1%	2.3%	2.5%
HIGH SCHOOL DIPLOMA	24.0%	19.0%	21.2%
SOME COLLEGE	29.3%	27.7%	28.1%
ASSOCIATE	11.2%	12.4%	12.2%
BACHELOR'S	20.0%	25.5%	23.4%
GRADUATE	9.7%	11.4%	10.6%

Data Source: ©2023, Sites USA



*Exclusively listed by*

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