

*For Sale or Lease*

# POULSBO RETAIL

750 NW EDVARD ST, POULSBO, WA

*35,835 SF Retail Building Available  
for Sale or Lease in Poulsbo*



*Exclusively listed by*

BRIAN ENGELKING  
253.722.1418  
brian.engelking@kidder.com

KIDDER.COM

 **Kidder  
Mathews**



*Easy major highway access.  
Regional draw. Near to Walmart,  
Home Depot, Olympic College and  
Naval Base.*

|                   |                  |
|-------------------|------------------|
| YEAR BUILT        | 1999             |
| TOTAL SITE SF     | ±245,000 SF      |
| TOTAL BUILDING SF | 35,835 SF        |
| LEASE RATE        | \$12.00 PSF, NNN |
| SALE PRICE        | \$4,600,000*     |
| PARKING           | Abundant         |

DO NOT DISTURB TENANTS

CURRENTLY BUILT OUT AS A THEATRE

\*Property to be delivered vacant and IS NOT an investment sale

**\$4.6M**  
SALE PRICE

**\$12 PSF**  
LEASE RATE, NNN

POULSBO RETAIL

COLLEGE PLACE SHOPPING CNTR

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |

POULSBO

SUBJECT PROPERTY

45,000+ VPD

22,000+ VPD

BANGOR TRIDENT BASE

VIKING AVE NW

NE FINN HILL RD

NE LINCOLN RD

Liberty Bay



|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

# HIGHLY- ACCESSIBLE LOCATION

## DEMOGRAPHICS

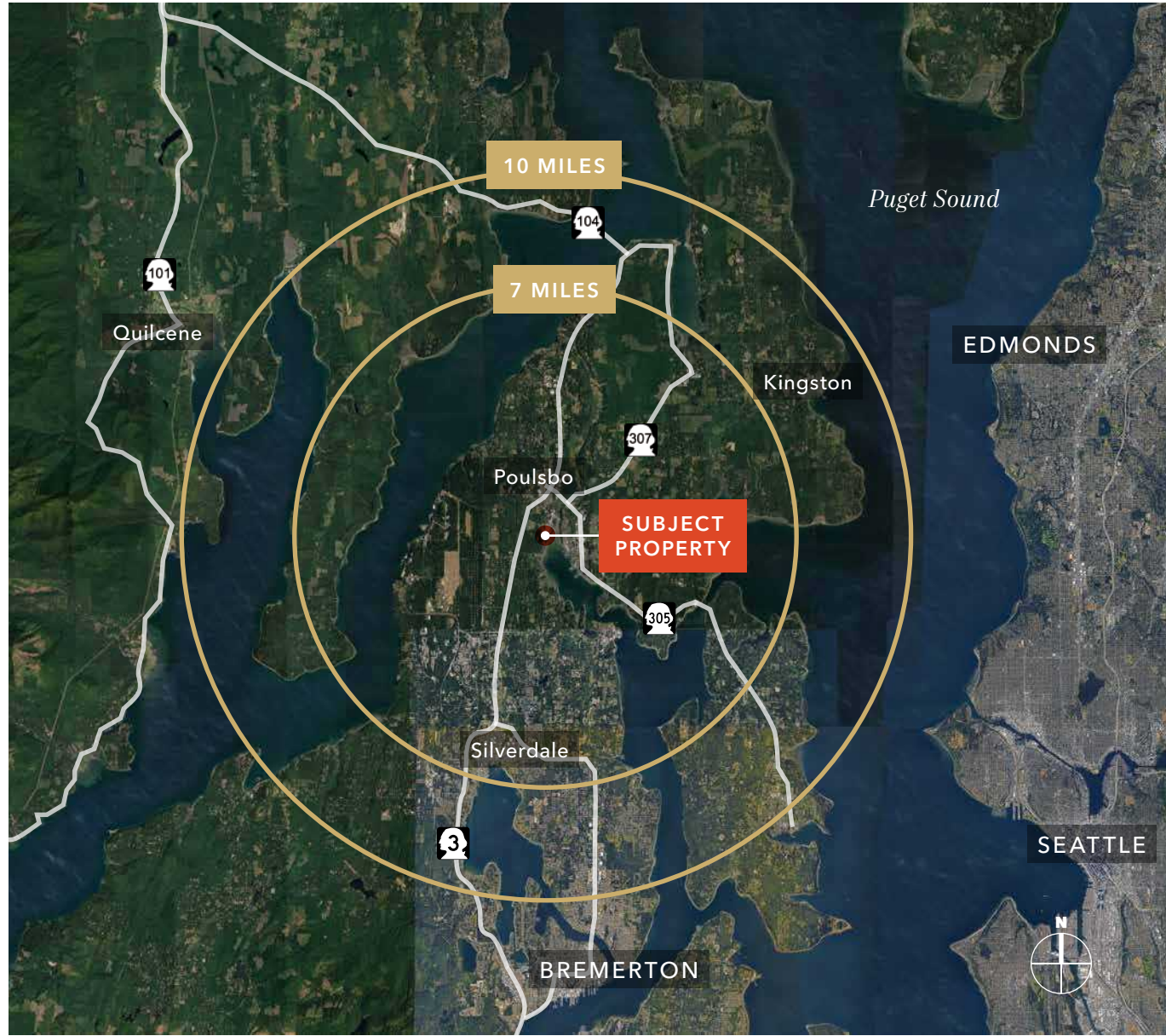
|               | 7 Miles   | 10 Miles  |
|---------------|-----------|-----------|
| POPULATION    | 69,460    | 125,351   |
| AVG HH INCOME | \$140,974 | \$147,915 |

**5 MIN**

DOWNTOWN POULSBO

**26 MIN**

BREMERTON



# POULSBO RETAIL

*Exclusively listed by*

**BRIAN ENGELKING**

253.722.1418

brian.engelking@kidder.com

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**km** Kidder  
Mathews