

# For Sale

6627 Wollochet Drive  
Gig Harbor, WA 98335

## Site Available - 3.69 Acres

- Approved for 102,371 SF Gross, 81,535 SF Rentable in 673 Units (121 SF average)
- Located at Wollochet Dr and SR-16 in Gig Harbor, WA
- Access from Wollochet Drive, visibility from Wollochet and SR-16
- Conditional Use Approval issued November 16, 2021 and remains active
- Site to be delivered rough graded prior to close of escrow
- Permits are 60-90 days from availability



Accelerating success.

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# Property Overview

6627 Wollochet Drive, Gig Harbor, is a total of 3.69 Acres (160,736 SF) and the site shall be delivered graded and ready to commence construction upon issuance of building permits. All plans and site details shall be made available to qualified buyers presenting an offer in the form of Letter of Intent outlining terms of purchase and buyers financial capability to close.

StorTrack reports a 5-mile supply of 7.60 SF/capita with only 1.70 SF of climate controlled space. Current population within 5 miles is 68,634 and growing at 4.85% per year. 5 Mile median household income is \$121,121. Average self-storage street rates as of May 22, 2024 reported as \$1.76/SF with 25.4% renters.

Sellers to provide a complete set of plans, CUP approval details and all available 3rd party reports.

# Demographics

3 Mi Radius	5 Mi Radius
Population	
28,001	68,634
Yardi SF/Capita	
15.58	7.60
Median Household Income	
\$119,187	\$121,121

# Traffic Counts

WSDOT - 2023
Wollochet Drive NW: 12,022 ADT
State Route 16: 82,388 ADT

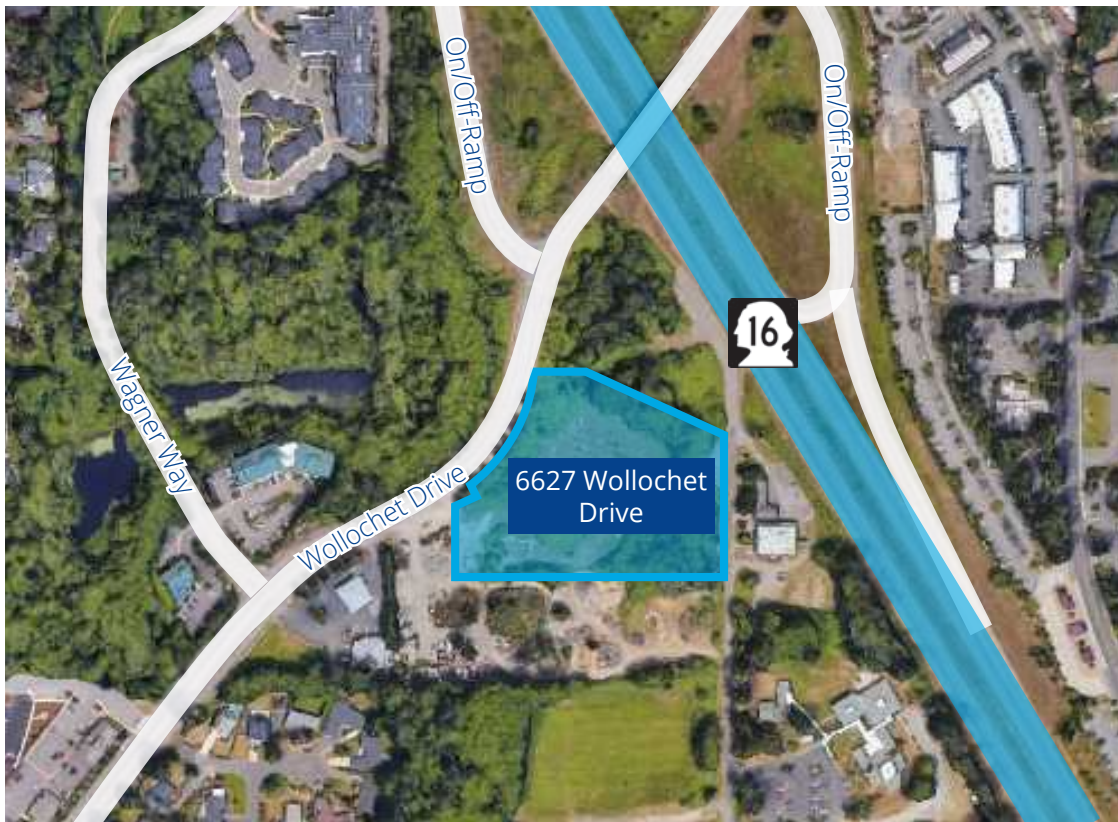
# Property Details

Location	6627 Wollochet Drive NW, located on the east side of Wollochet Drive, approximately 500 feet northeast of the intersection with Wagner Way, and approximately 300 ft south of the intersection with the SR-16 off ramp.
APN	0221078007
Area	3.69 Acres / 160,736 SF
Zoning	RB-2 "Consistent with the Land Use Matrix set forth in GHMC 17.14.020, "ministorage" is a conditionally permitted use in the subject site's RB-2 zone."
Reports	Applicable reports are available upon request of further information.

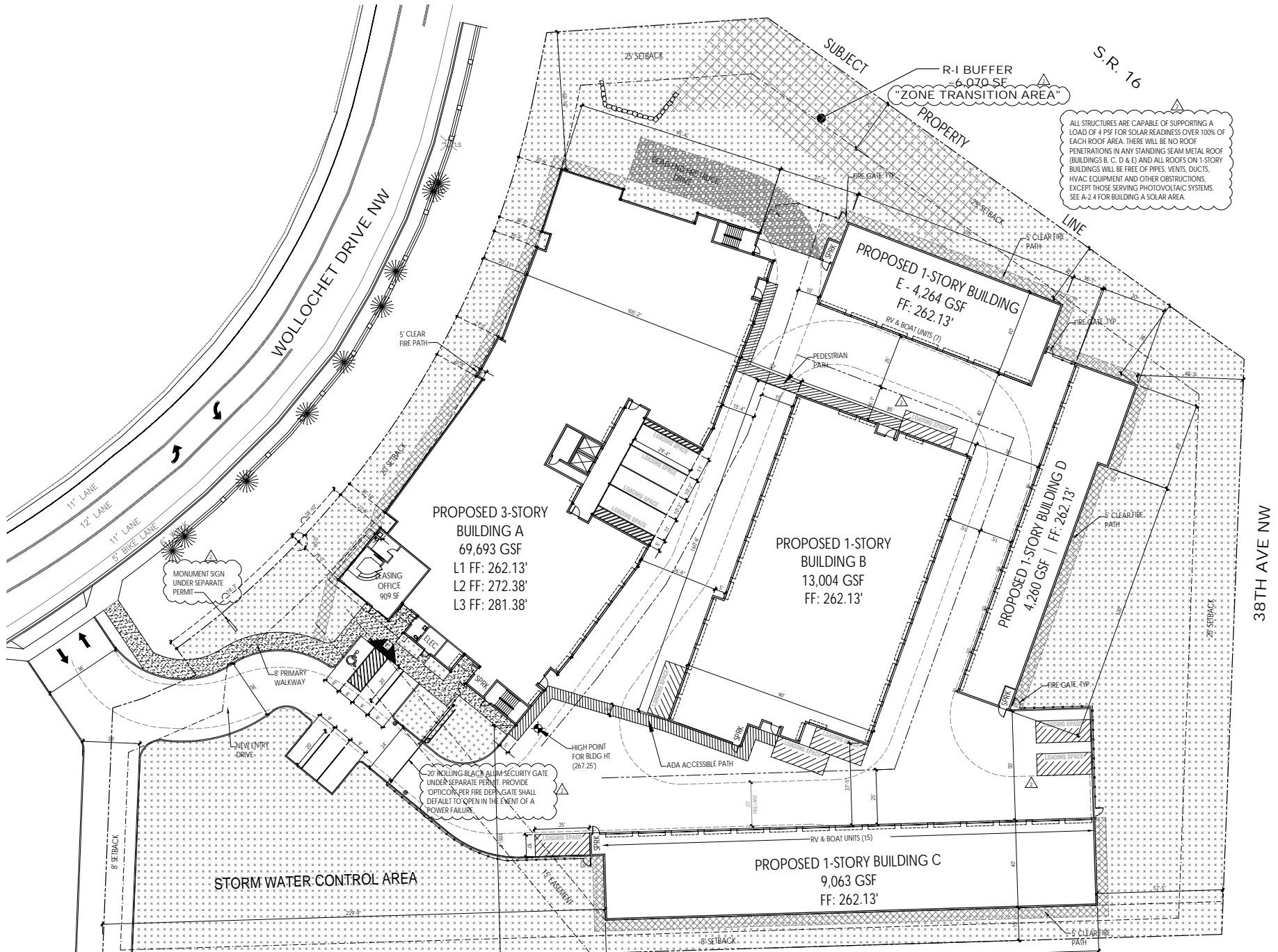
## Entitlement Note

Conditional Use which included Design Review (Hearing Examiner's Decision) remain valid while actively permitting civil and building permits. Would potentially expire after two years if no activity, extensions are possible.

Site is entitled for a five-building project that includes 102K SF (gross) self-storage buildings. The main building is 3 floors of Climate Controlled storage lockers, while the other 4 are single story with some drive up component. We have an approved Conditional use permit, and site plan. We also have civil and architectural plans for our five building project.

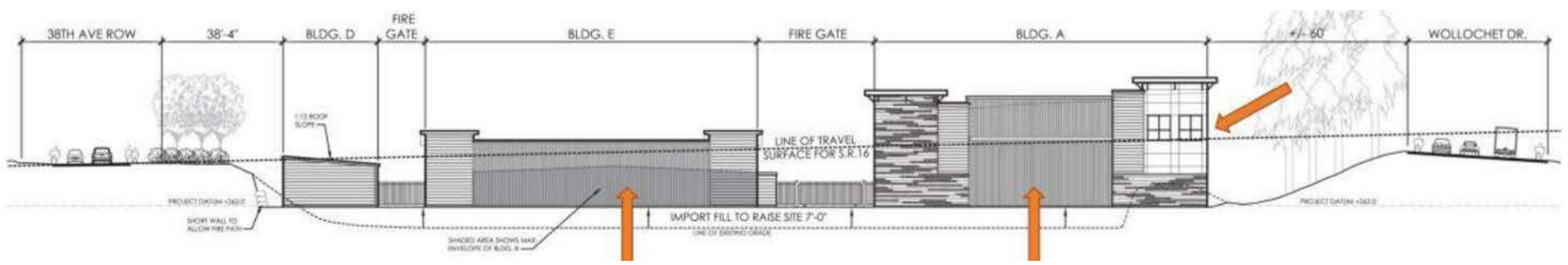
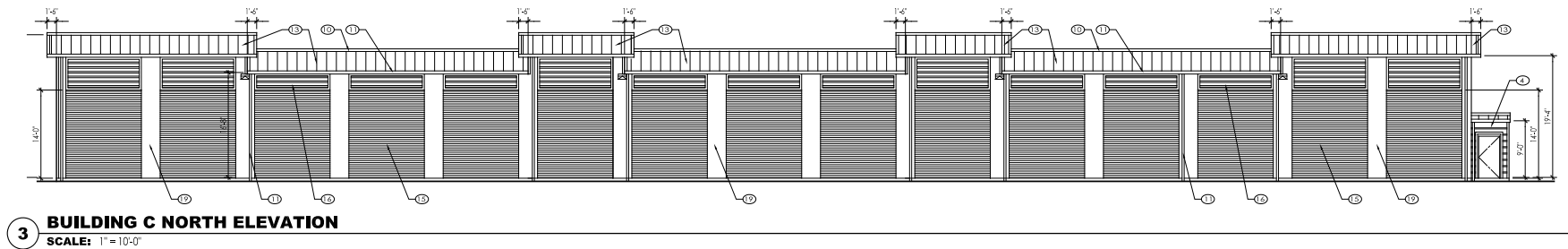
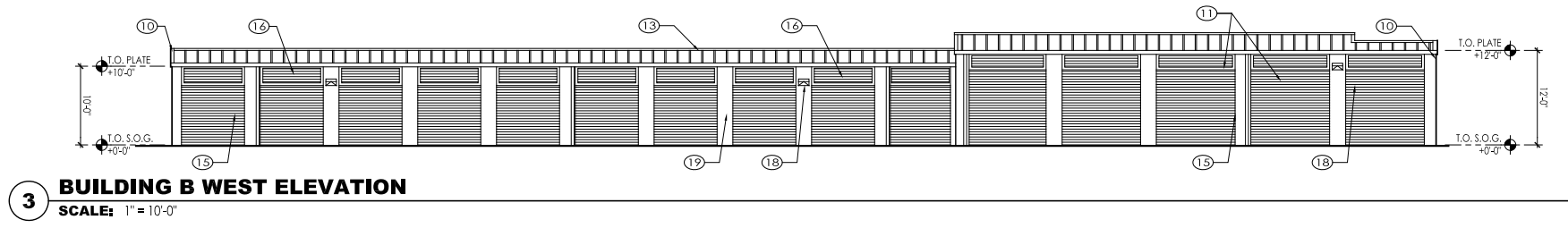
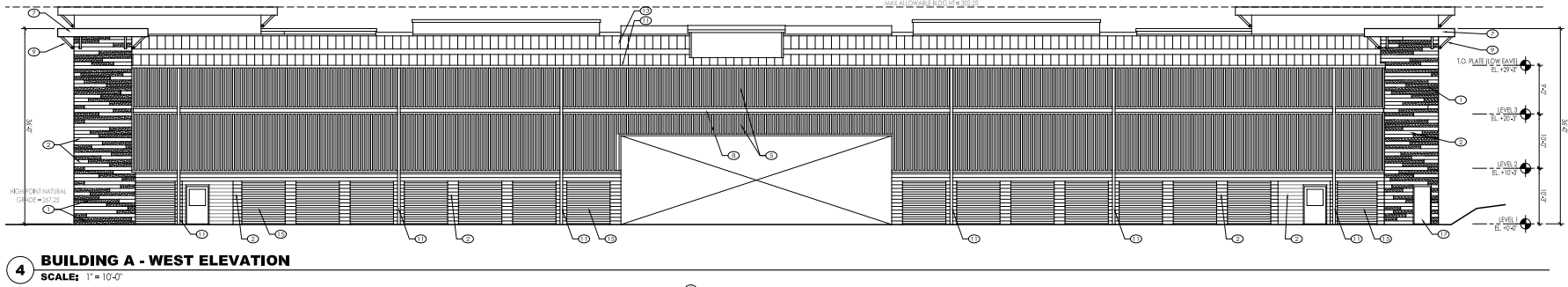


# Proposed Site Plan



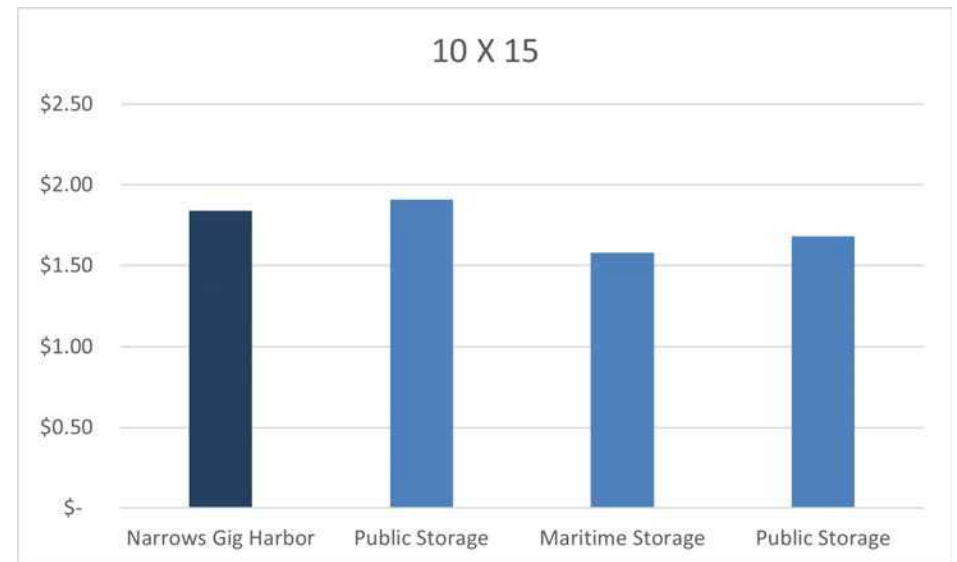
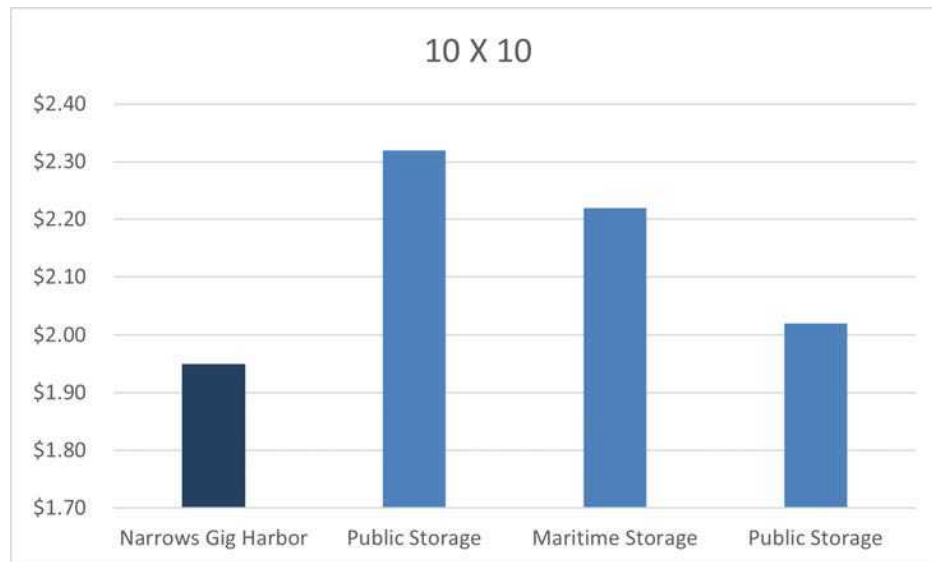
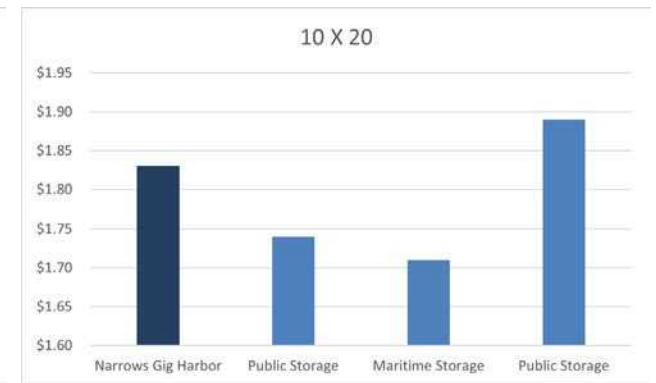
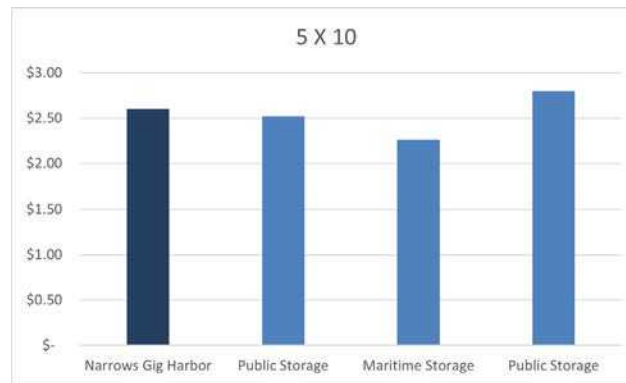
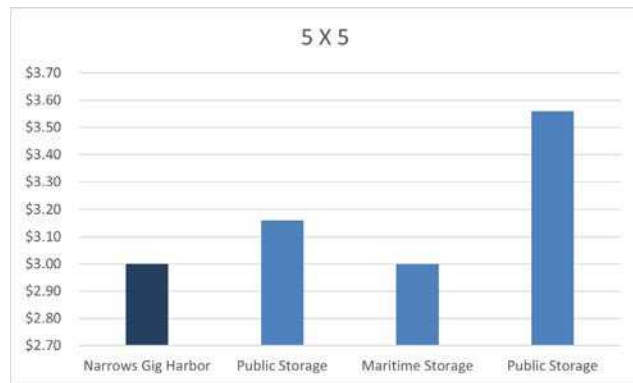
ALL STRUCTURES ARE CAPABLE OF SUPPORTING A LOAD OF 4 PSF FOR SOLAR READINESS OVER 100% OF EACH ROOF AREA. THERE WILL BE NO ROOF PENETRATIONS IN ANY STANDING SEAM METAL ROOF (BUILDINGS B, C, D & E) AND ALL ROOFS ON 1-STORY BUILDINGS WILL BE FREE OF PIPES, VENTS, DUCTS, HVAC EQUIPMENT AND OTHER OBSTRUCTIONS, EXCEPT THOSE SERVING PHOTOVOLTAIC SYSTEMS. SEE A-2.4 FOR BUILDING A SOLAR AREA.

# Proposed Building Elevations

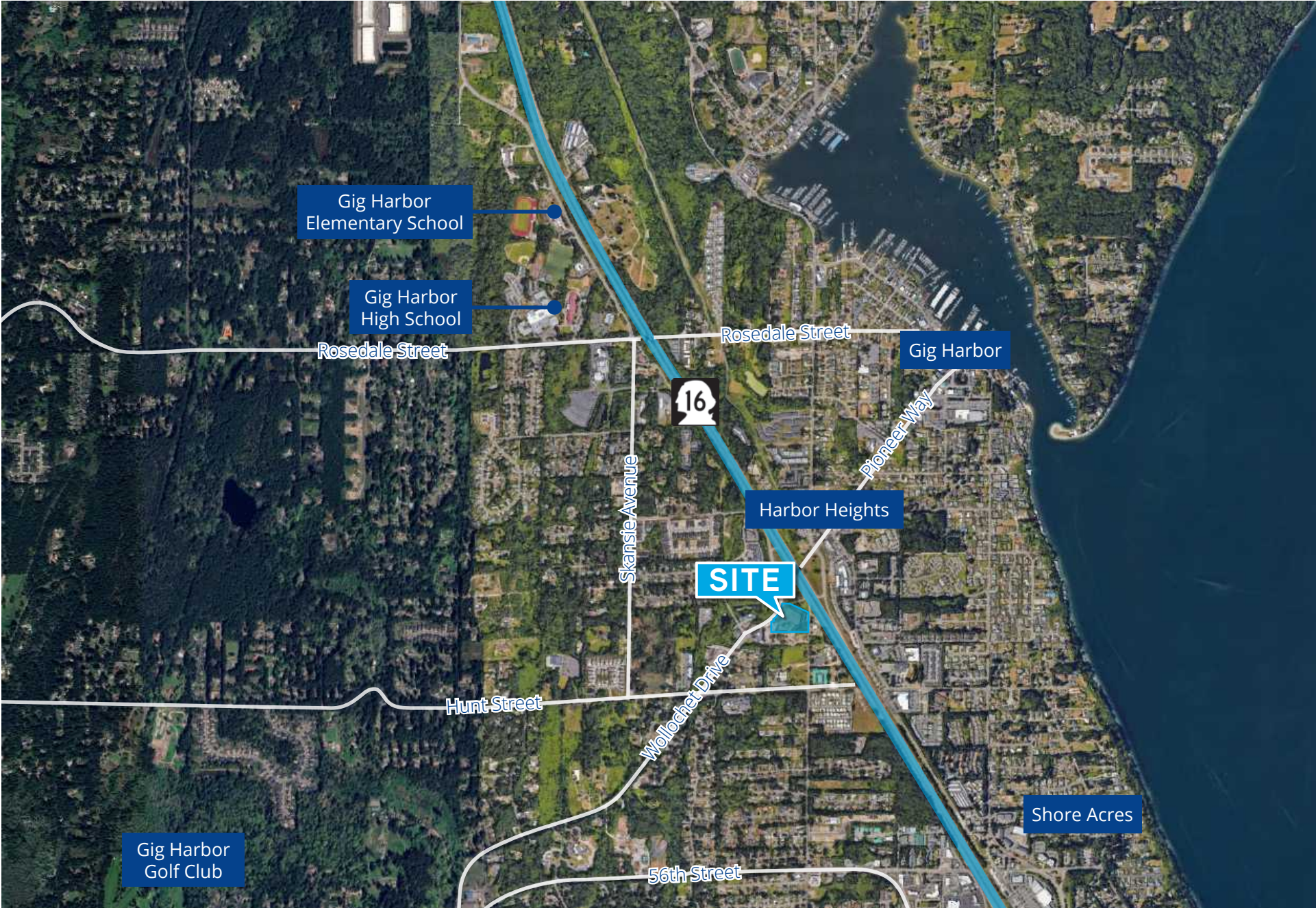


# Class A Competitive Set

#	Subject Property	Address	Est. SF	5x5	5x10	10x10	10x15	10x20
1	Narrows Gig Harbor	3303 Jahn Avenue	22,400	\$3.00	\$2.60	\$1.95	\$1.84	\$1.83
2	Public Storage	801 N Mildred Street	65,600	\$3.16	\$2.52	\$2.32	\$1.91	\$1.74
3	Maritime Storage	5116 89th Street	78,478	\$3.00	\$2.26	\$2.22	\$1.58	\$1.71
4	Public Storage	6312 North 9th Street	98,800	\$3.56	\$2.80	\$2.02	\$1.68	\$1.89
<b>Market Averages</b>			<b>66,320</b>	<b>\$3.24</b>	<b>\$2.53</b>	<b>\$2.19</b>	<b>\$1.72</b>	<b>\$1.78</b>



# Surrounding Area



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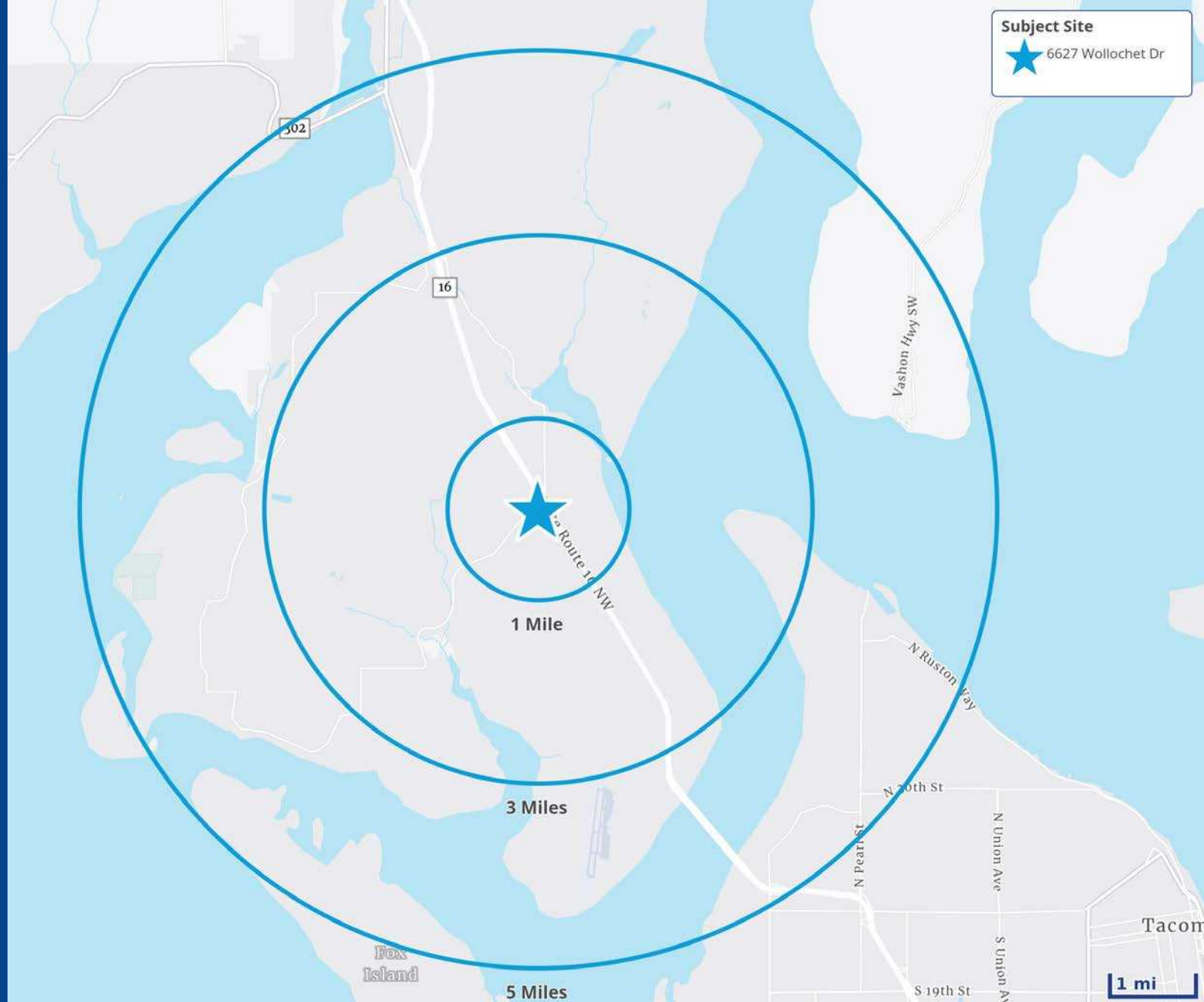
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