

OFFERING MEMORANDUM

FORMER



In the box

JACK IN THE BOX

1467 OLNEY AVE SE | PORT ORCHARD, WA 98366



# 1467 OLNEY AVE SE PORT ORCHARD, WA 98366

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PARCEL	302402-3-046-200
PARCEL SIZE	28,314 SF
BUILDING SIZE	2,420 SF
PRESENT USE	Fast Food
ZONING	CC
YEAR BUILT	1989
<b>LISTING PRICE</b>	<b>\$1,600,000.00</b>

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- Free-standing
- Drive-thru
- Ample Parking
- Strong Demographics
- Excellent Visibility on 35k+ VPD Intersection
- Co-Market Tenants include Starbucks, McDonald's, Tractor Supply Co., Albertsons, & more!

[CLICK TO VIEW IN MAPS](#)

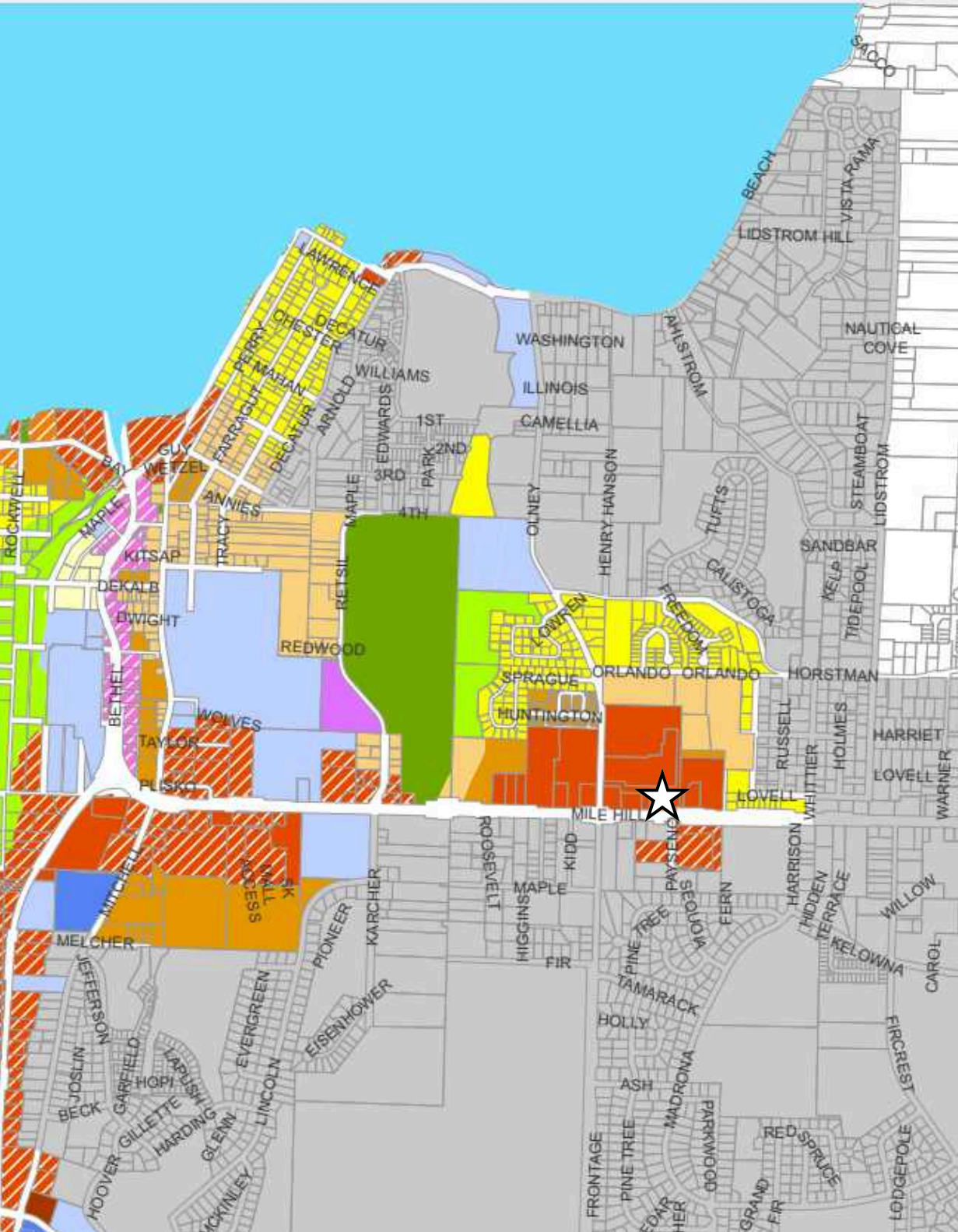




# CC ZONING

This zone is intended to provide for those commercial establishments which serve the shopping and service needs for large sections of the county and provides visitor services and accommodations for both destination and en route travelers.

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## Zoning Designation

- Greenbelt (GB)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)
- Residential 4 (R4)
- Residential 6 (R6)
- Neighborhood Mixed Use (NMU)
- Business Professional Mixed Use (BPMU)
- Commercial Mixed Use (CMU)
- Downtown Mixed Use (DMU)
- Gateway Mixed Use (GMU)
- Commercial Corridor (CC)
- Commercial Heavy (CH)
- Industrial Flex (IF)
- Light Industrial (LI)
- Civic and Institutional (CI)
- Parks and Recreation (PR)
- Public Facilities (PF)

## Urban Growth Area

- Port Orchard UGA





**18k**  
TOTAL  
POPULATION

**12.3k**  
DAYTIME  
POPULATION

**\$115k**  
AVG. HOUSEHOLD  
INCOME

**887**  
BUSINESSES

**72%**  
ADULTS WITH  
COLLEGE EDUCATION

**6.2k**  
EMPLOYEES

\*2024 PROJECTIONS FOR PORT ORCHARD, WA. COLLECTED VIA SITESUSA



# PORT ORCHARD WATERFRONT



O'NEVY AVENUE

3,898 VPD



20,141 VPD



166

166



# SOUTH KITSAP REGIONAL PARK

JACKSON AVENUE

11,049 VPD



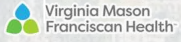
16,932 VPD

SE LUND AVE



16,616 VPD

TREMONT ST W



16

46,188 VPD







# **RYAN CORNISH**

**SENIOR VICE PRESIDENT | PARTNER**  
RYAN@PAADVISORS.COM

206.375.6142

