

# 1888 SE SEDGWICK ROAD

6,208 SF retail center for sale on Fred Meyer  
fronting pad in Port Orchard, Washington



1888 SE SEDGWICK RD, PORT ORCHARD, WA 98366

**km** Kidder  
Mathews



# EXCLUSIVELY LISTED BY

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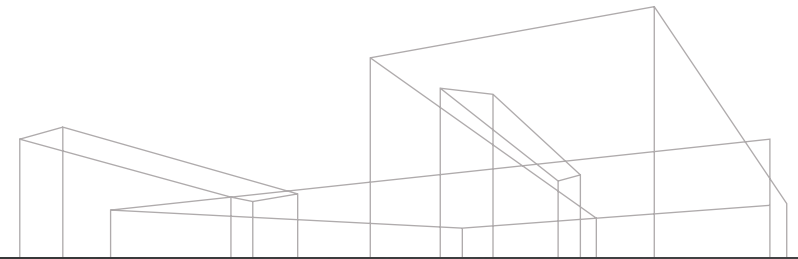


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# 1888 SE SEDGWICK RD INVESTMENT OFFERING



## The Offering

Kidder Mathews is pleased to present 1888 SE Sedgwick Rd, an exclusive investment opportunity in Port Orchard Washington. The offering consists of a 6,208 sq ft Fred Meyer shadow anchored retail strip center.



**\$2,227,000**  
ASKING PRICE (\$359/SF)



**6,208 SF MULTI-TENANT**  
RETAIL CENTER (0.50 AC LOT)

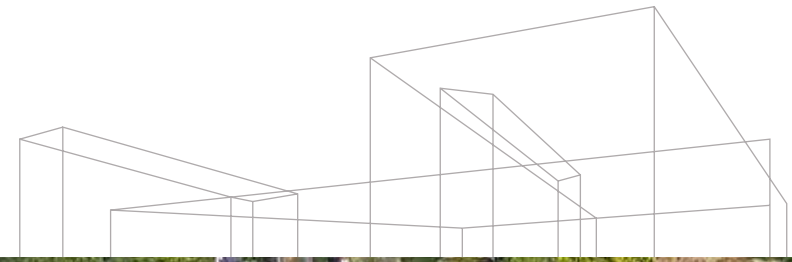


**PARKING RATIO OF 4.19/1,000 SF (26 SPACES) PLUS RECIPROCAL PARKING AGREEMENT WITH FRED MEYER**



**STRONG DEMOGRAPHICS & TRAFFIC COUNTS**

# 1888 SE SEDGWICK RD INVESTMENT OFFERING



## Investments Highlights

**FRED MEYER** shadowed pad along heavily trafficked Sedgwick Rd.

**NNN** retail property

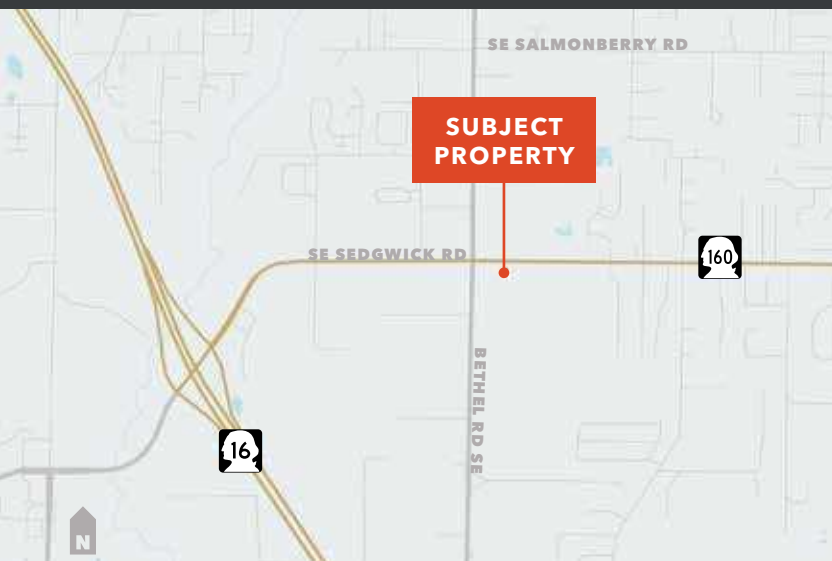
**46%** leased currently with significant upside with stabilization of existing vacancy

**7.65%** CAP rate on proforma rent and 100% occupancy

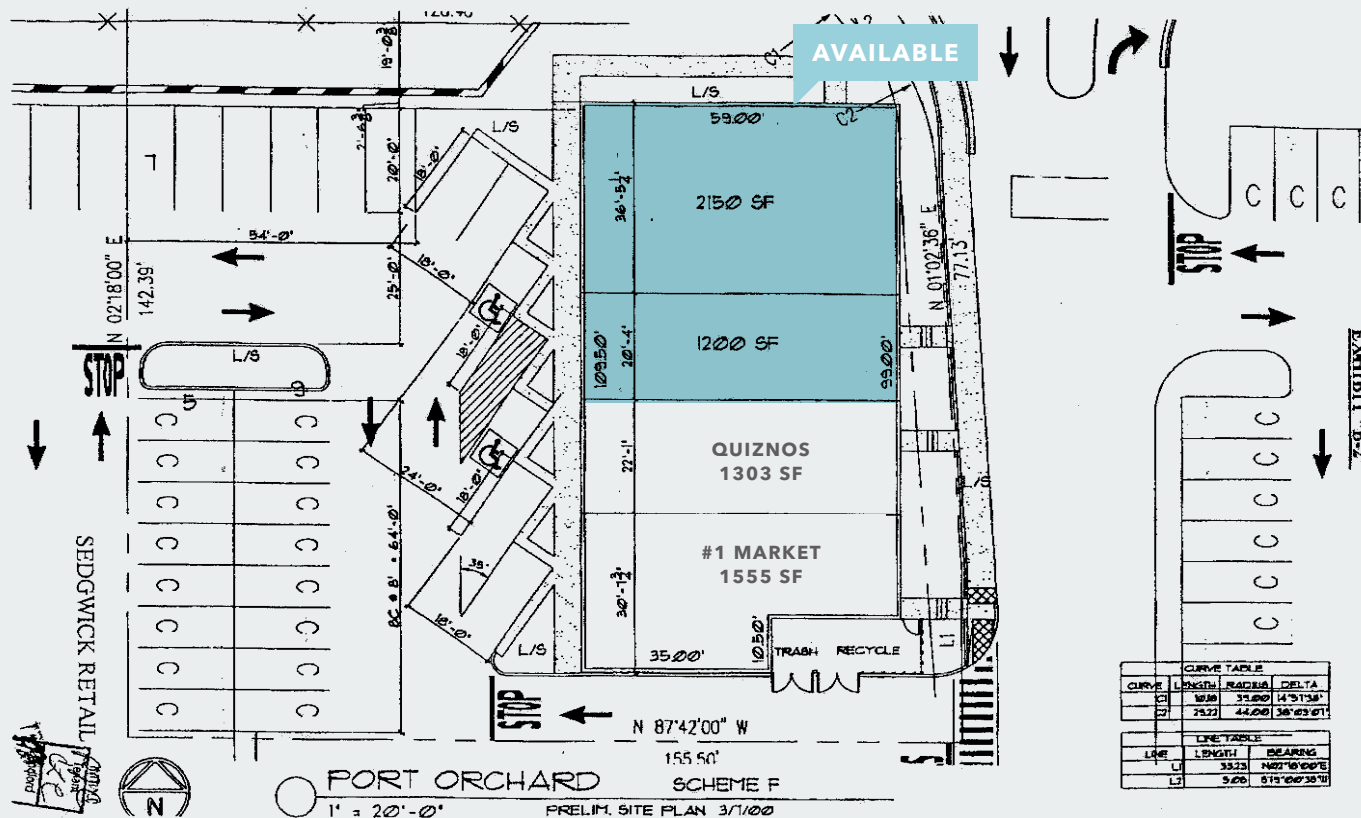
**LACK** of competing retail shop space within one mile radius

**HIGHLY** visible store fronts with second generation improvements

**WELL** parked retail with additional shared parking with Fred Meyer



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AVAILABLE  
SUITES

2,150 SF

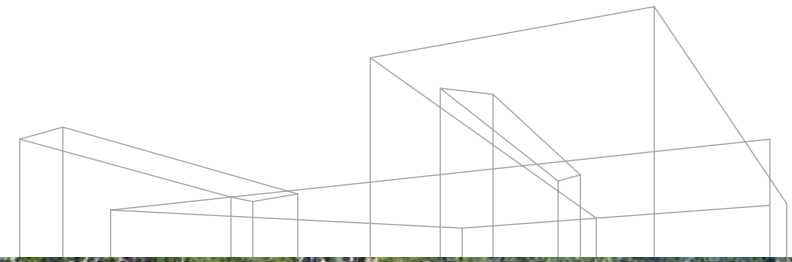
SUITE 101

1,200 SF

SUITE 102

\$24.00  
PSF

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**BETHEL JUNCTION & PLAZA**

SAFEWAY	Walmart	GameStop	Walgreens
RITE AID	Staples	Wendy's	TacoTime
O'Reilly	The UPS Store	AT&T	Dutch Bros



**SR-160 & BETHEL RD**  
16,388+ CARS/DAY

**SUBJECT PROPERTY**

**SR-16 & SR-160**  
57,859+ CARS/DAY

DQ	Star's	RED LION HOTELS
McDonald's	76	Columbia Bank

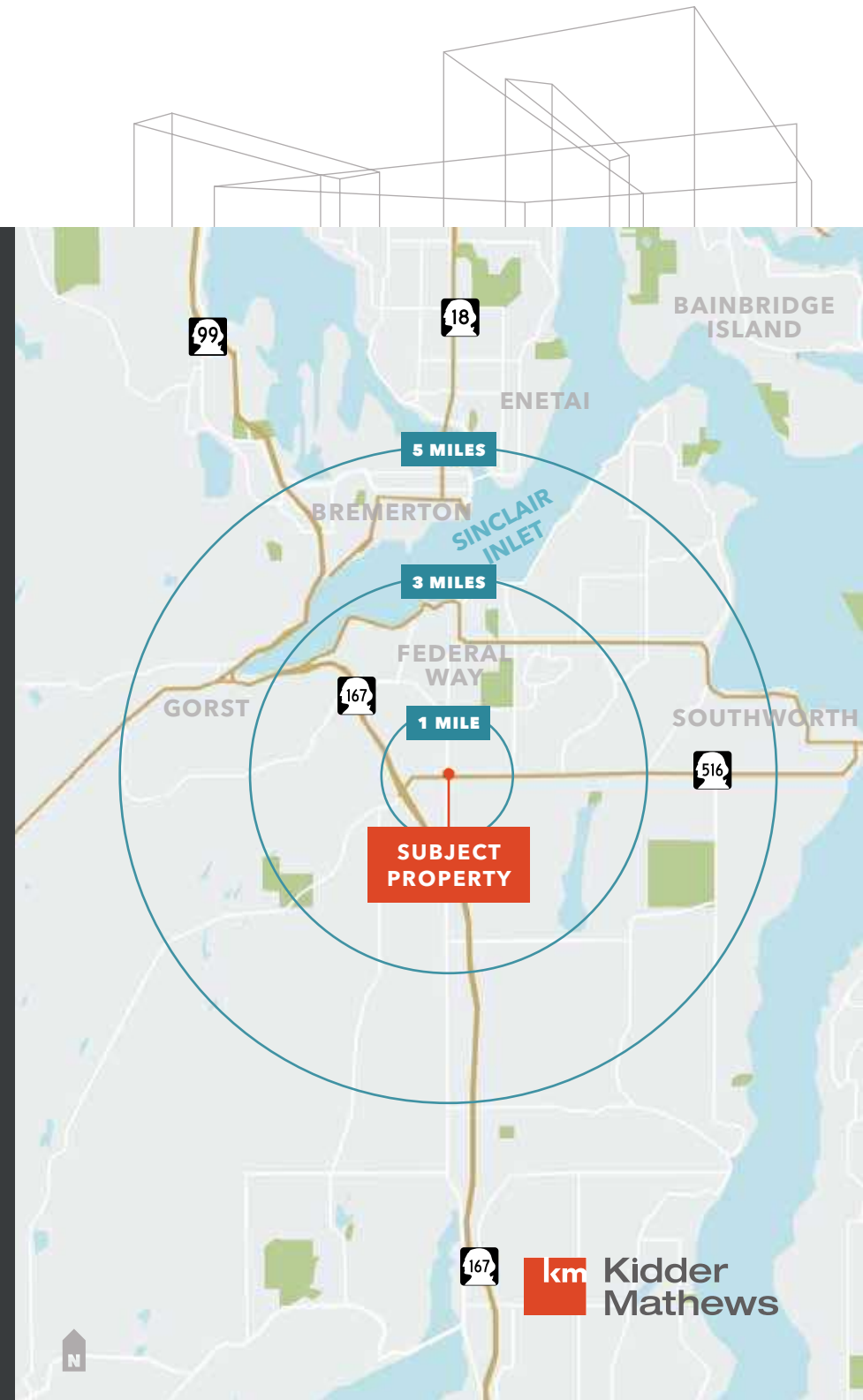


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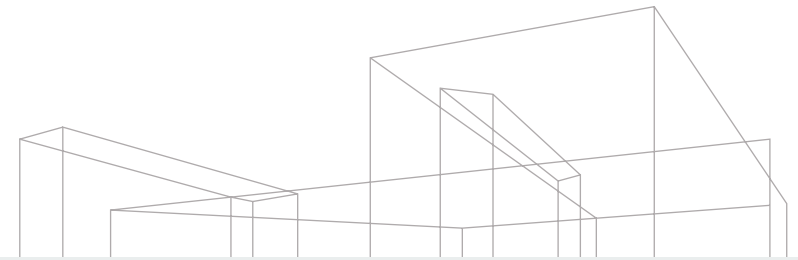
## Area Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2022 ESTIMATE	7,494	39,161	84,015
2027 PROJECTION	7,827	40,761	86,417
ANNUAL GROWTH 2010-2020	1.1%	1.3%	1.2%
ANNUAL GROWTH 2022-2027	0.9%	0.8%	0.6%
MEDIAN AGE	36.6	38.4	38
<b>HOUSEHOLDS</b>			
2022 ESTIMATE	2,924	15,496	33,523
2020	2,948	15,458	33,308
ANNUAL GROWTH 2020-2022	-24	38	215
<b>EMPLOYMENT &amp; INCOME</b>			
AVERAGE HOUSEHOLD INCOME	\$64,688	\$74,469	\$74,880
MEDIAN HOUSEHOLD INCOME	\$60,423	\$64,014	\$73,124
TOTAL BUSINESSES	292	1,331	2,620
TOTAL EMPLOYEES	2,102	10,528	24,069

DATA SOURCE: SITES USA



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## Rent Roll

Tenant	Unit	LEASE TERM		RENTAL RATES			
		Size (SF)	Lease End	Rent	Rent/SF	Escalations	Options
Available	101	2,150			\$0.00		
Available	102	1,200			\$0.00		
Quiznos	103	1,303	4/30/2026	\$3,447.52	\$31.75	Flat	None
#1 Market	104	1,555	3/31/2025	\$4,179.59	\$32.25	3% annual	1, 5-yr, 3% increase over prior year
<b>Total</b>		<b>6,208</b>			<b>\$7,627.11</b>		







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