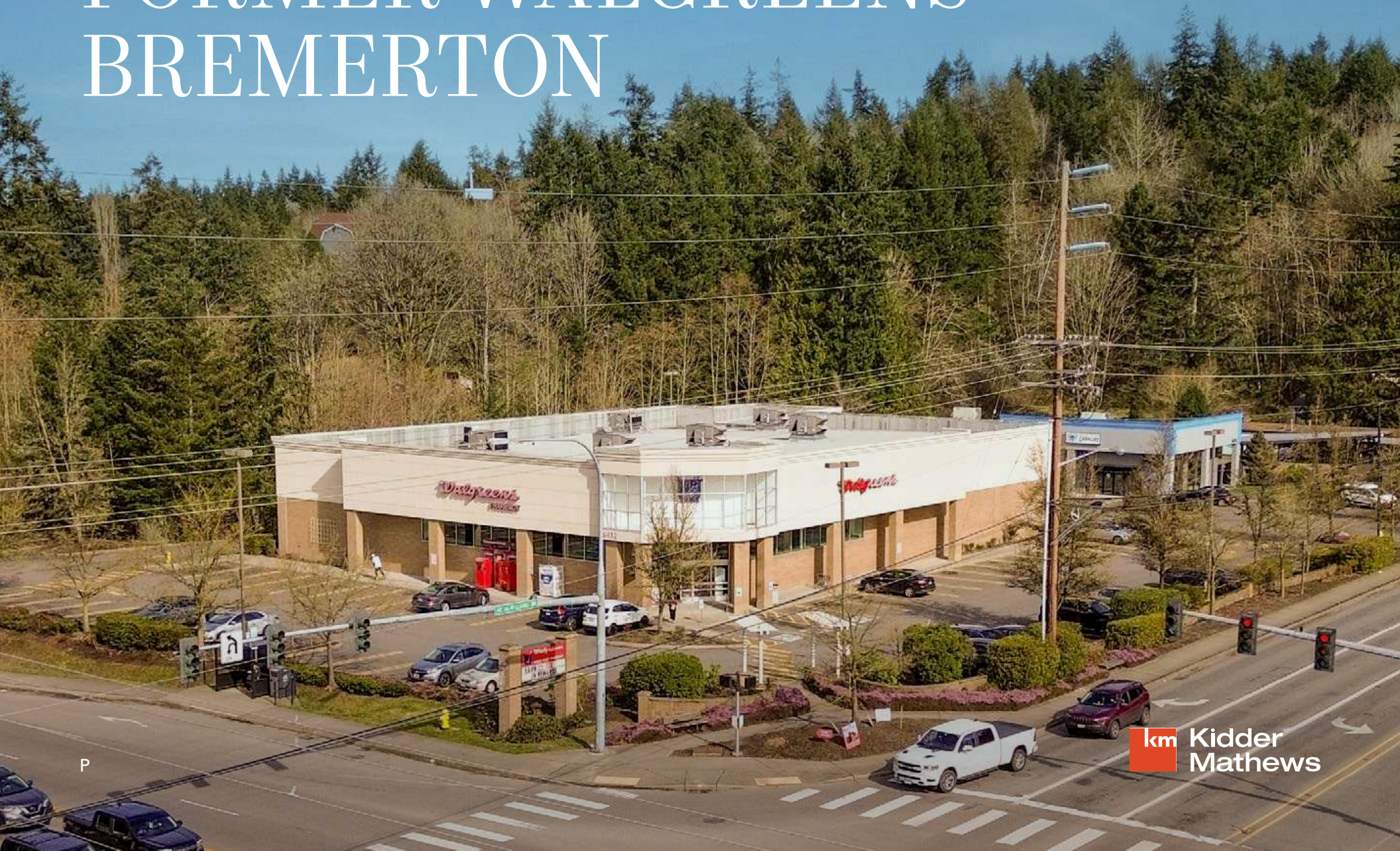


OFFERING MEMORANDUM

FORMER WALGREENS – BREMERTON



Listing Team

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INVESTMENT SUMMARY

INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to purchase or lease the former Walgreens owner/user retail building, located in rapidly growing Bremerton, WA.

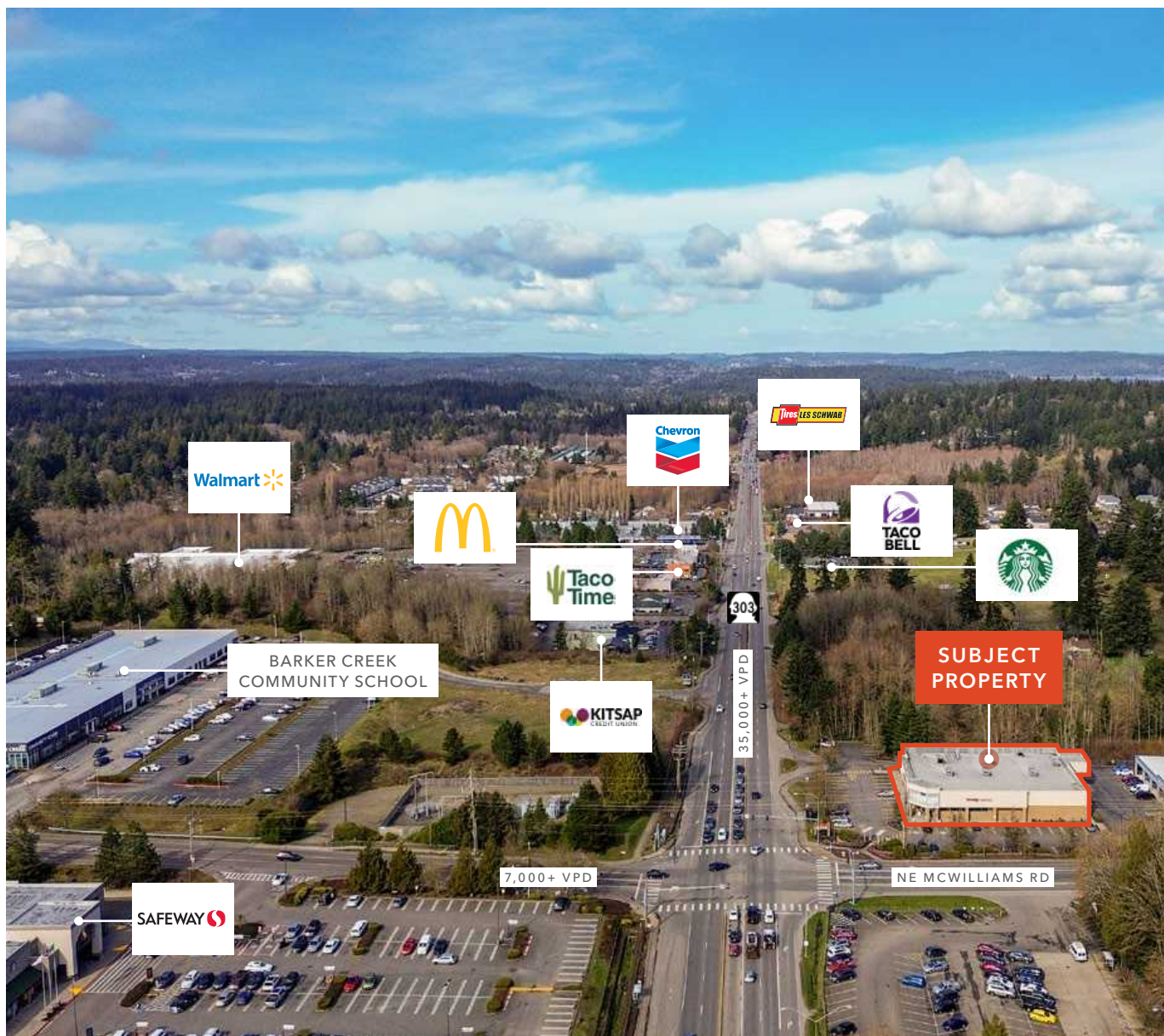
ADDRESS	6432 State Highway 303 NE Bremerton, WA
BUILDING SF	15,000 SF
LOT SIZE	2.00 AC (87,120 SF)
ZONING	Commercial (C)
YEAR BUILT	2001

\$3,000,000

PURCHASE PRICE

\$12 - \$15/SF NNN

LEASE RATE



INVESTMENT HIGHLIGHTS



PROPERTY IS SITUATED
ON A LARGE PARCEL OF LAND
(2.00 AC, 87,120 SF)



LOCATED ON A HARD
CORNER, SIGNALIZED
INTERSECTION



HIGH TRAFFIC COUNTS
ON HWY 303 AND NE
MCWILLIAMS (36,176 VPD)



CURRENT TENANT IS
VACATING AUGUST 2025





PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



DRONE VIDEO



LOCATION OVERVIEW

DEVELOPMENT



BREMERTON OVERVIEW

Bremerton, Washington, is the largest city in Kitsap County, situated on the Kitsap Peninsula directly west of Seattle across Puget Sound.

Bremerton is renowned for being home to the Puget Sound Naval Shipyard and the Bremerton Annex of Naval Base Kitsap, both of which are significantly contributing to the city's notable growth. The naval shipyard is experiencing rapid growth and set to undergo a \$145M electrical and infrastructure update, which will drive demand for housing and commercial services in the area.

Bremerton offers a mix of small-town charm with big city living, making it a desired area in the Puget Sound. Bremerton offers proximity to vibrant city life with Seattle only a one-hour ferry ride away, as well as outdoor recreation activities with close access to Olympic National Park.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2025 TOTAL	10,686	50,470	115,179
2029 PROJECTION	10,781	49,857	114,306
2020 CENSUS	10,023	50,453	114,225

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2025 AVERAGE HH INCOME	\$120,456	\$117,000	\$133,148
2029 PROJECTED HH INCOME	\$126,868	\$122,225	\$139,448
TOTAL BUSINESSES	260	1,084	4,250
TOTAL EMPLOYEES	1,899	8,714	34,245

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	2.4%	3.4%	3.0%
HIGH SCHOOL DIPLOMA	25.5%	22.3%	20.9%
SOME COLLEGE	28.4%	26.6%	25.1%
ASSOCIATE	12.9%	12.5%	12.2%
BACHELOR'S	21.3%	22.7%	24.2%
GRADUATE	7.4%	9.8%	12.8%

HOUSEHOLDS

4,184
1 MILE

20,342
3 MILES

42,283
5 MILES

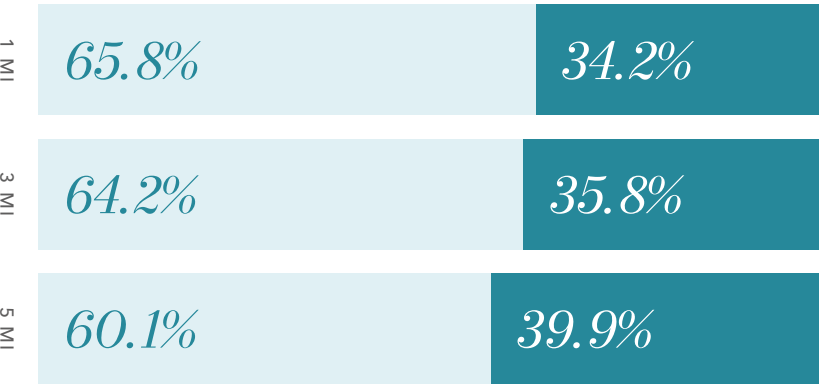
2029 PROJECTED GROWTH

0.3%
1 MILE

0.9%
3 MILES

0.9%
5 MILES

OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2024, Sites USA

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