



FOR SALE

11738 Canterwood Blvd NW
Gig Harbor, WA 98332



CANTERWOOD BLVD LAND

Jameson Sullivan | Lisa Tallman

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

PRIME DEVELOPMENT SITE IN THRIVING GIG HARBOR CORRIDOR

THIS 7.6-ACRE PARCEL AT 11738 CANTERWOOD BLVD NW offers a versatile canvas ideal for multifamily, retail, hotel, or medical development adjacent to St. Anthony Hospital. Gig Harbor area boasts a population of over 69,000 with an average earnings per job around \$76.3K, driven by strong employment in healthcare, government, and retail^[1]. Housing demand remains robust: pending home transactions jumped 51% year-over-year, with median prices approximately \$915K as of early 2025^[2]. The city's 2024 comp plan allows for quintuple density in select commercial zones—to meet the mandate for roughly 662 new homes by 2044^[3]. With direct access to HWY16 via the Burnham Drive interchange and proximity to retail, dining, and recreation—including waterfront and golf amenities—this site offers exceptional visibility and connectivity in one of Puget Sound's most in-demand submarkets.

SUMMARY

FOR SALE: \$3,500,000

» PARCEL #: 0122254090

» LAND SIZE: 7.6 ACRES
(331,056 SF)

» USABLE: 5.6 ACRES
(244,105 SF)

» ZONING: **B2**
[\(CLICK FOR DETAILS\)](#)



NEARBY RETAILERS





HOSPITALITY

Permitted Uses:

- Lodging Level Two:
<https://gigharbor.municipal.codes/GHMC/17.04.445>
- Lodging Level Three:
<https://gigharbor.municipal.codes/GHMC/17.04.446>



RETAIL

Permitted Uses:

- Electric Vehicle Charging Stations
- Automotive Fuel Dispensing Facility
- Vehicle Wash
- Animal Clinic
- Restaurant
- Restaurant with drive-thru (drive-thru requires CUP)
- Tavern
- Food Truck



MULTIFAMILY HOUSING

Requires Conditional Use Permit

- 35' Height Limit
- 32 Dwelling Units Per Acre



OTHER

Permitted Uses:

- Adult Family Home
- Government Administrative Office
- Personal Services
- Business Services
- Recreation, Indoor Commercial
- Recreation, Outdoor Commercial
- Entertainment, Commercial
- Marine Boat Sales Level 1
<https://gigharbor.municipal.codes/GHMC/17.04.549>

DEMOGRAPHICS

POPULATION

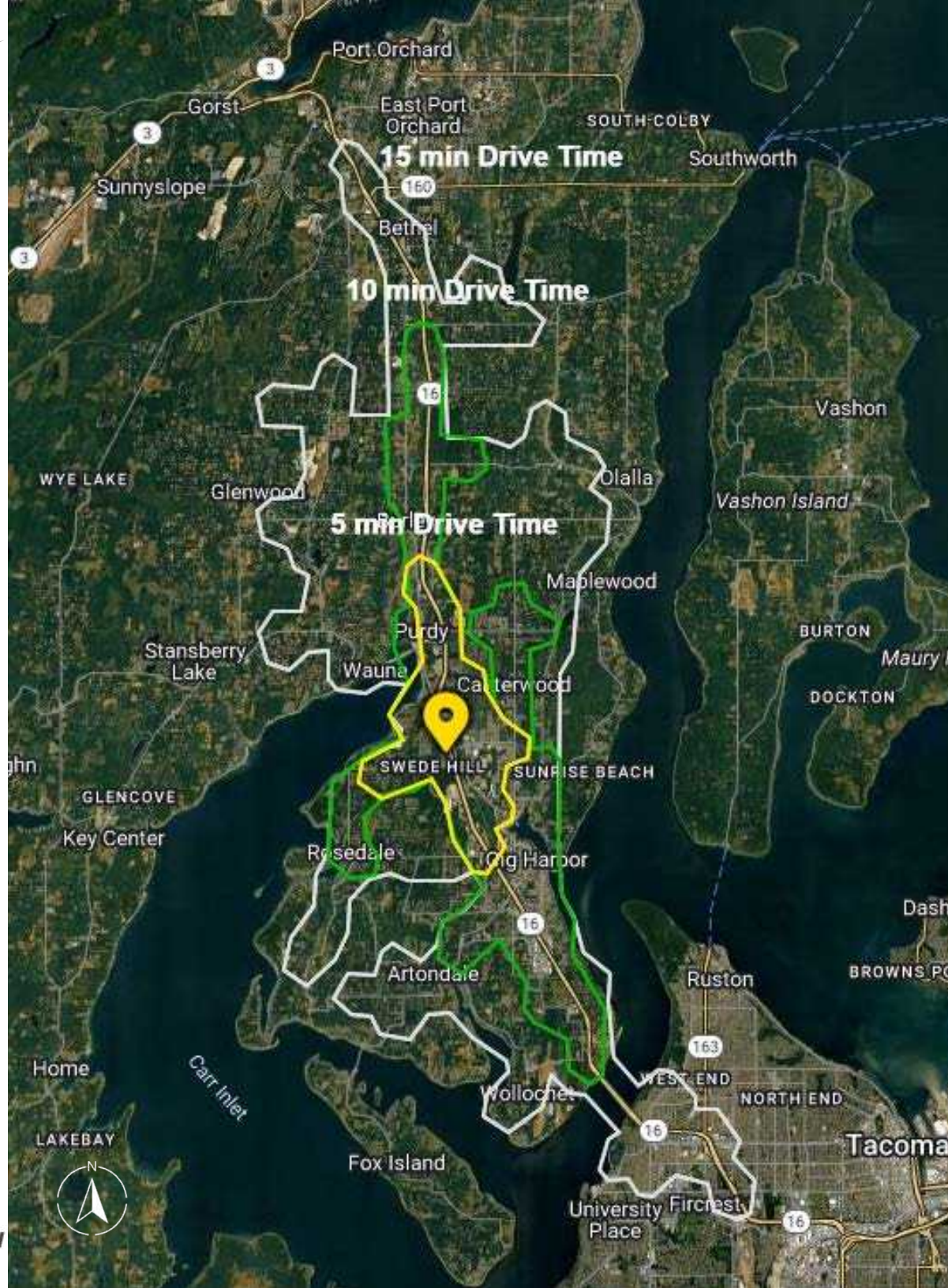
5 Mins	10 Mins	15 Mins
10,195	26,366	67,484

AVERAGE HH INCOME

5 Mins	10 Mins	15 Mins
\$182,999	\$173,441	\$153,805

DAYTIME POPULATION

5 Mins	10 Mins	15 Mins
8,199	22,516	22,516

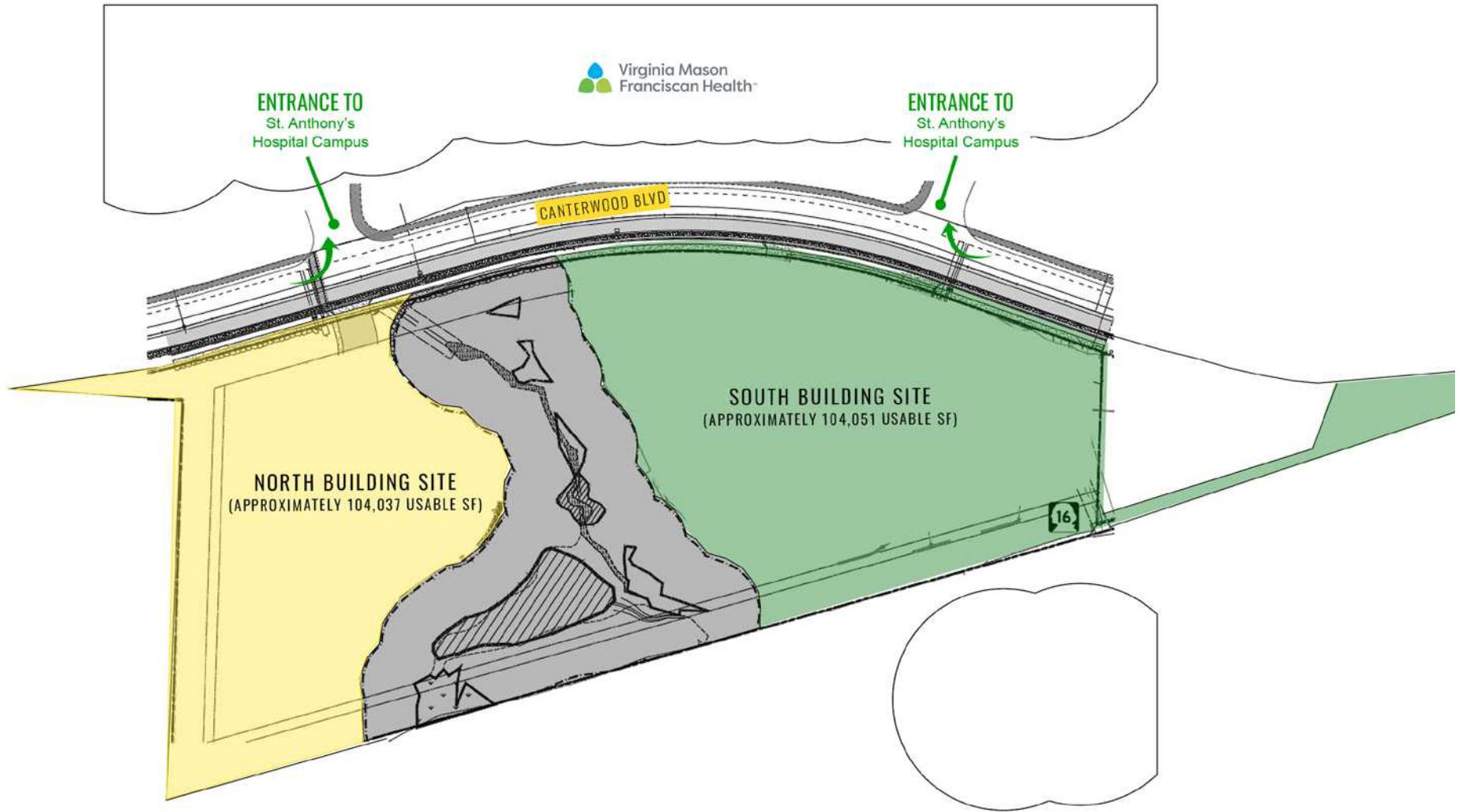


GIG HARBOR



- **Access to Kitsap County Workforce:** Convenient connection to Kitsap County tapping into a robust employment base driven by the U.S. Navy, defense contractors, and technology firms at Naval Base Kitsap and the Puget Sound Naval Shipyard.
- **High-Income Demographics:** Gig Harbor's household incomes rank among the highest in the South Sound, making it an attractive destination for premium retail, medical, hospitality services, and additional housing.
- **Quality of Life & Amenities:** Surrounded by outdoor recreation, marinas, top-rated schools, and upscale residential communities—ideal for mixed-use or lifestyle-focused development projects.
- **Regional Growth Drivers:** The combined economic influence of Pierce and Kitsap counties includes aerospace (Boeing), healthcare (CHI Franciscan and MultiCare), defense (Joint Base Lewis-McChord & Naval Base Kitsap), and a thriving small-business sector.
- **Retail Synergy:** Located near major national retailers and shopping centers along Borgen Blvd, including Target, Starbucks, Costco, McDonald's and more, providing strong synergy.
- **Medical Presence:** Adjacent to St. Anthony Hospital and multiple specialty medical offices, creating a built-in patient base and strong demand for ancillary healthcare services.
- **Hospitality Opportunity:** Close to major highways and recreational amenities, this location is ideal for an extended-stay or boutique hotel to serve medical visitors, business travelers, workforce and tourists.
- **High Traffic Counts:** Frontage on Canterwood Blvd, a primary arterial connecting to Highway 16, with strong daily traffic volumes.
- **Proximity to Employment:** The site benefits from significant daytime population driven by the hospital, nearby offices, retail centers, and easy access to major employers across Pierce and Kitsap counties.

SITE PLAN



LOCATION DETAILS



73,868 CPD
Highway 16



Located moments
from major tenants



Strategic Gig Harbor
Location

LOCATION DETAILS



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JAMESON SULLIVAN

📞 253.471.5508

✉️ jsullivan@firstwesternproperties.com

LISA TALLMAN

📞 253.471.5504

✉️ lisa@firstwesternproperties.com



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