



1107

—
N CALLOW AVE
BREMERTON

STABILIZED MULTI-TENANT
NNN INVESTMENT

1107 N CALLOW AVENUE
BREMERTON, WA 98312

TEMTEL
REAL ESTATE

INVESTMENT OPPORTUNITY

Temmel Real Estate is pleased to present the opportunity to acquire a stabilized, multi-tenant NNN investment property in Bremerton, Washington. Strategically positioned on a busy, signalized corner shadow-anchored by Safeway, the property features a strong and diverse tenant mix, including 7-Eleven, Little Caesars, Metro by T-Mobile, The Reef Cannabis, and Dogpaw Design, a custom concrete contractor. The retail Tenants have long-term leases in place, offering investors predictable cash flow. Additionally, Dogpaw Design is on a month-to-month lease representing an attractive value-add or repositioning opportunity for the next Owner.



NET OPERATING INCOME

\$232,652

CAP RATE

7.0%

SALE PRICE

\$3,323,000

RENT ROLL (PROFORMA)

TENANT	Unit	Square Footage	Monthly Base Rent	Recovery	% NNN	Lease Expiration	Yearly Escalations	Options	Option Type	Notes
7-ELEVEN	1107	3,300	\$5,101.72	NNN	37.5%	12/31/30	0%	Y	2x - 5 year	Renewal option base rent starting 3/1/2026. Tenant does not pay for Property Management.
LITTLE CAESARS	Suite A	1,760	\$3,606.34	NNN	20%	7/31/29	2.50%	N		
METRO BY T-MOBILE	Suite B	1,200	\$2,000.00	NNN	14%	3/31/30	\$100	N		
THE REEF CANNABIS	Suite C	2,540	\$5,500.00	NNN	28.5%	12/31/30	2.50%	Y	2x - 5 year	
DOGPAW DESIGNS	1110 Wycoff Ave	8,000	\$4,200.00	Mod Gross	0%	M2M	0%	N		Base rent includes \$200 month utility charge
LEASABLE SF		16,800	\$20,408.06	100%						
		Vacancy 5%	(\$1,020.40)							
		NOI	\$232,652.00							
		7.0% CAP Rate	\$3,323,000							



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7-ELEVEN

7-ELEVEN®

LEASABLE SQ FT: 3,300

MONTHLY BASE RENT: \$4,637.93

LEASE TYPE: NNN

LEASE EXPIRATION: 12/31/2030

YEARLY ESCALATIONS: None

OPTION: Two, five-year options



7-Eleven is a global convenience store chain with a proven business model, offering steady foot traffic and consistent revenue through 24/7 operations. This location has been successfully operating since 2010 and the Tenant recently demonstrated a long-term commitment by executing an option through December 2030. The next rent escalation is March 1, 2026 and the new base rent will be \$5,101.72. The Tenant is not responsible for property management charges which is a common deal point with 7-Eleven leases.



LITTLE CAESARS



LEASABLE SQ FT: 1,760
MONTHLY BASE RENT: \$3,606.34
LEASE TYPE: NNN
LEASE EXPIRATION: 07/31/2029
YEARLY ESCALATIONS: 2.5%
OPTION: None



Little Caesars is one of the largest and most well-known quick-service pizza chains in the United States, with a strong national footprint and a reputation for value and efficiency. The brand's Hot-N-Ready® model caters to high-volume, grab-and-go consumers, making it a reliable traffic driver in retail centers. This location has been a long-standing tenant since 2009, demonstrating operational success and long-term stability. The lease includes annual escalations, with the next rent increase scheduled for August 1, 2026.

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The Reef Cannabis is an experienced, I-502 licensed cannabis retailer known for its curated selection of premium cannabis products, including top-shelf flower, concentrates, edibles, and accessories. With a modern, customer-focused retail environment, The Reef caters to both seasoned consumers and newcomers, earning a strong reputation in the region's competitive cannabis market. The Tenant has occupied this location since 2015, demonstrating long-term operational success and a loyal customer base. The Tenant recently extended their lease through December 2030.

THE REEF CANNABIS



LEASABLE SQ FT: 2,540

MONTHLY BASE RENT: \$5,500.00

LEASE TYPE: NNN

LEASE EXPIRATION: 12/31/2030

YEARLY ESCALATIONS: 2.5%

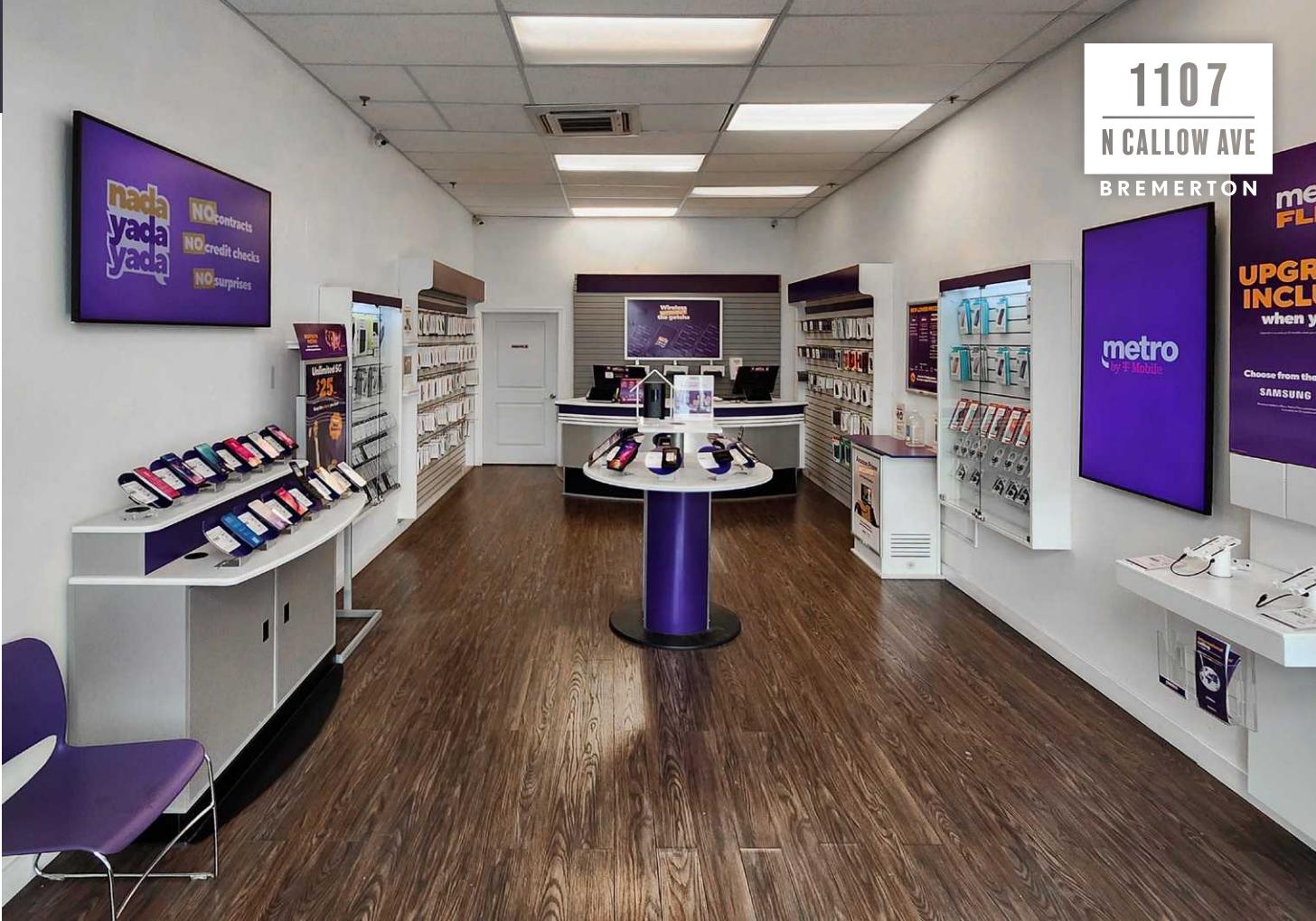
OPTION: Two, five-year options



METRO BY T-MOBILE



LEASABLE SQ FT: 1,200
MONTHLY BASE RENT: \$2,000.00
LEASE TYPE: NNN
LEASE EXPIRATION: 03/31/2030
YEARLY ESCALATIONS: \$100.00
OPTION: None

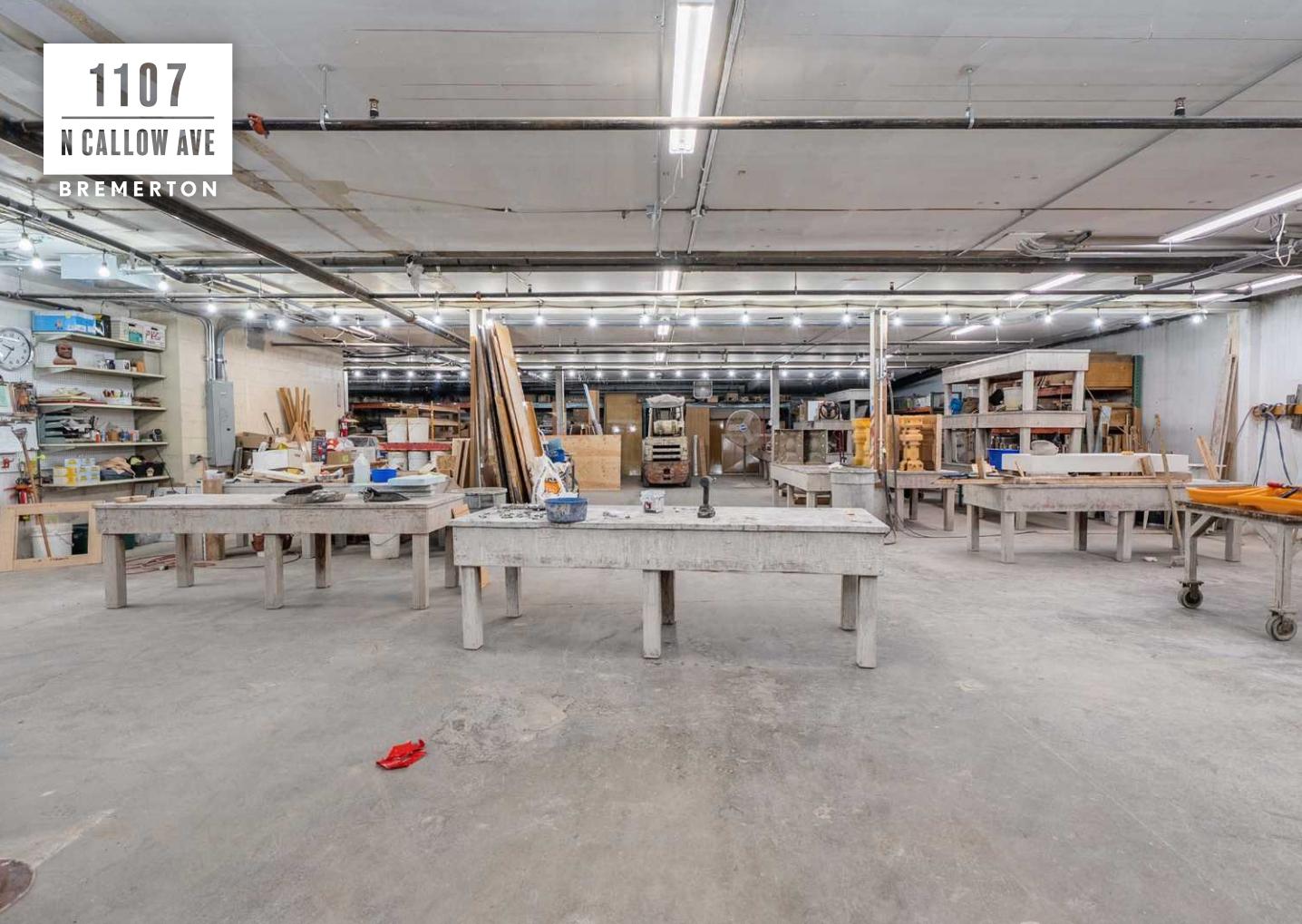


Metro by T-Mobile is a nationally recognized wireless provider offering affordable, no-contract cell phone plans, devices, and accessories under the T-Mobile umbrella. Known for its strong brand presence in urban and suburban markets, Metro by T-Mobile targets value-conscious consumers while benefiting from the network strength and operational backing of its parent company. This location has been successfully operating since 2017 and the Tenant recently executed a new lease through March 2030.

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Dogpaw Design, a custom concrete contractor, currently utilizes the space as their production shop. This industrial unit is located beneath the retail Tenants and features a fenced yard along with a grade-level roll-up door. The Tenant has occupied the space since 2017 and is currently on a month-to-month lease at a below-market rental rate of 0.525¢/SF/Month. This offering presents a strong value-add opportunity – whether for an Owner-User seeking occupancy, a lease extension with the existing Tenant, or releasing at market rates to enhance cash flow.

DOGPAW DESIGN



LEASABLE SQ FT: 8,000

MONTHLY BASE RENT: \$4,000.00

MONTHLY UTILITY CHARGE: \$200.00

LEASE TYPE: Modified Gross

LEASE EXPIRATION: Month-to-Month

OPTION: None



PROPERTY SUMMARY

PARCEL: 152401-1-155-2001

LAND SF: 33,541 (0.77 ACRES)

BUILDING SF: 17,600

ZONING: DISTRICT CENTER CORE (DCC)

YEAR BUILT: 1956

CONSTRUCTION TYPE:
CONCRETE FOUNDATION, WOOD FRAME CONSTRUCTION

PARKING: 39 SPACES

POWER: 800 AMPS, 240 V, 3 PHASE

SPRINKLERS: YES

ROOF: TORCH-DOWN

ENVIRONMENTAL: NFA. PHASE I AND PHASE II REPORTS AVAILABLE



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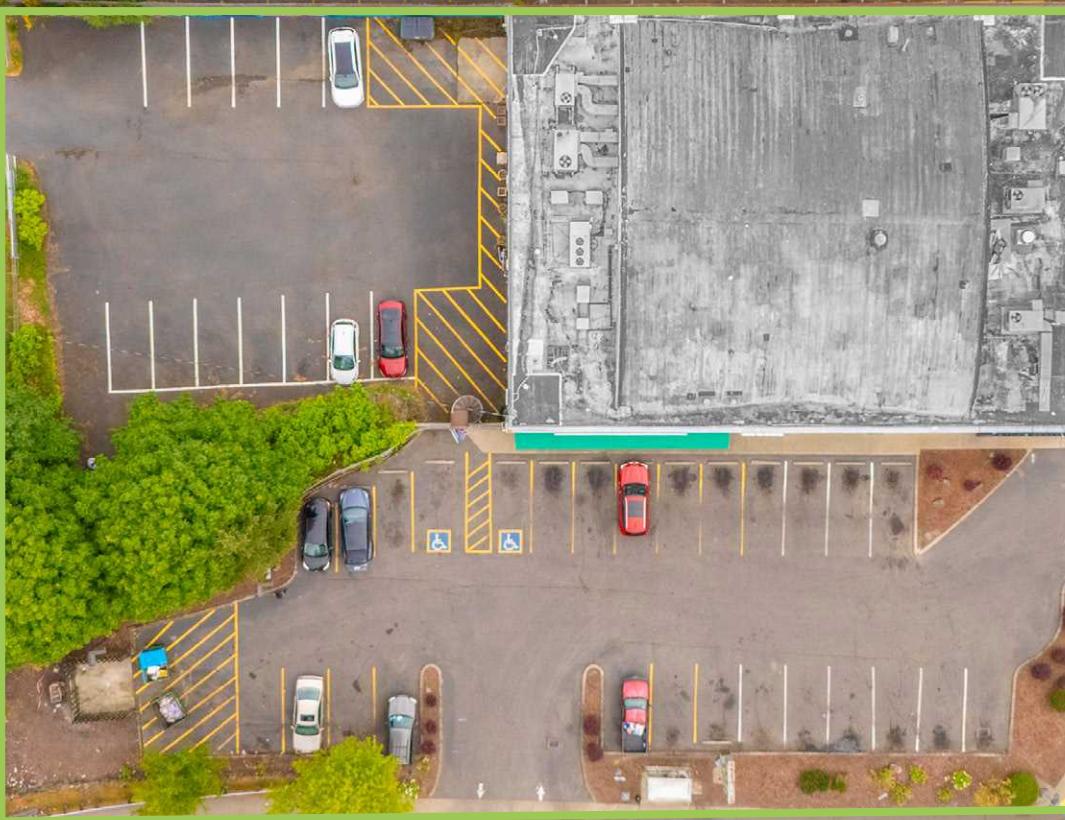
AERIAL

N WYCOFF AVENUE

N CALLOW AVENUE

11TH STREET

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BREMERTON



AREA MAP



Seattle to Bremerton
Travel Times:



FOOT FERRY

30 MIN



CAR FERRY

60 MIN



DRIVING

70 MIN

LOCATION



PUGET SOUND
NAVAL SHIPYARD

SAFEWAY The Safeway logo, featuring the word "SAFEWAY" in a bold, sans-serif font next to a red "S" icon.

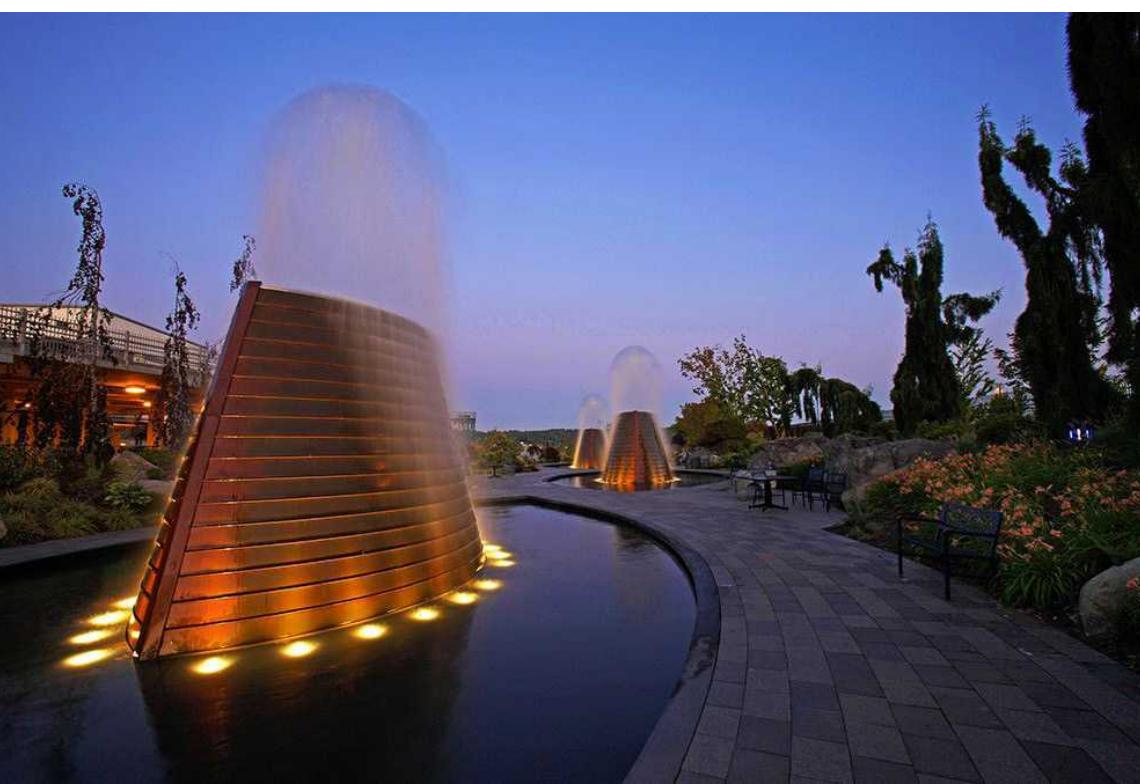
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BREMERTON, WA



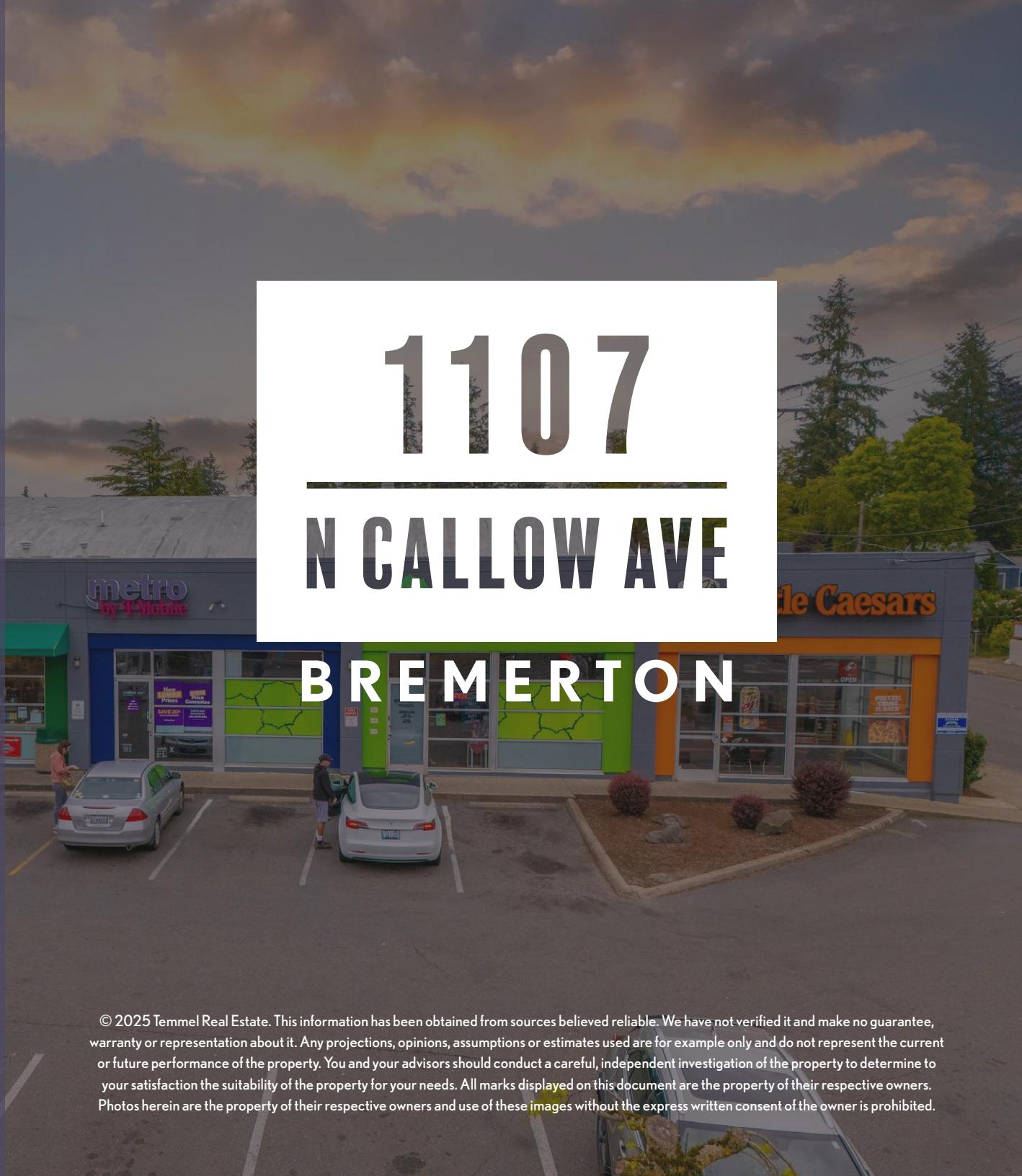
Bremerton, Washington, is a growing city strategically located on the Kitsap Peninsula, just a short ferry ride from downtown Seattle. As the largest city in Kitsap County, Bremerton offers a unique blend of waterfront access, robust infrastructure, and economic stability driven by a strong military presence, including the Puget Sound Naval Shipyard. The city is undergoing significant revitalization, with ongoing investments in downtown redevelopment, transportation, and mixed-use projects. With a skilled labor force, access to major transportation routes, and increasing demand for both residential and commercial space, Bremerton presents a prime opportunity for forward-thinking commercial real estate investment.

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