



**1107**  
**N CALLOW AVE**  
**BREMERTON**

## STABILIZED MULTI-TENANT NNN INVESTMENT

1107 N CALLOW AVENUE  
BREMERTON, WA 98312





# 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**

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CAP RATE

**7.0%**

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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
<b>7-ELEVEN</b>  <b>LITTLE CAESARS</b>  <b>METRO BY T-MOBILE</b>  <b>THE REEF CANNABIS</b>  <b>DOGPAW DESIGNS</b>	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.
	Suite A	1,760	\$3,606.34	NNN	20%	7/31/29	2.50%	N		
	Suite B	1,200	\$2,000.00	NNN	14%	3/31/30	\$100	N		
	Suite C	2,540	\$5,500.00	NNN	28.5%	12/31/30	2.50%	Y	2x - 5 year	
	1110 Wycoff Ave	8,000	\$4,200.00	Mod Gross	0%	M2M	0%	N		Base rent includes \$200 month utility charge
	<b>LEASABLE SF</b>	<b>16,800</b>	<b>\$20,408.06</b>	<b>100%</b>						
	Vacancy 5%		(\$1,020.40)							
	NOI		\$232,652.00							
	<b>7.0% CAP Rate</b>		<b>\$3,323,000</b>							



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**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



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*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



**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



*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.*

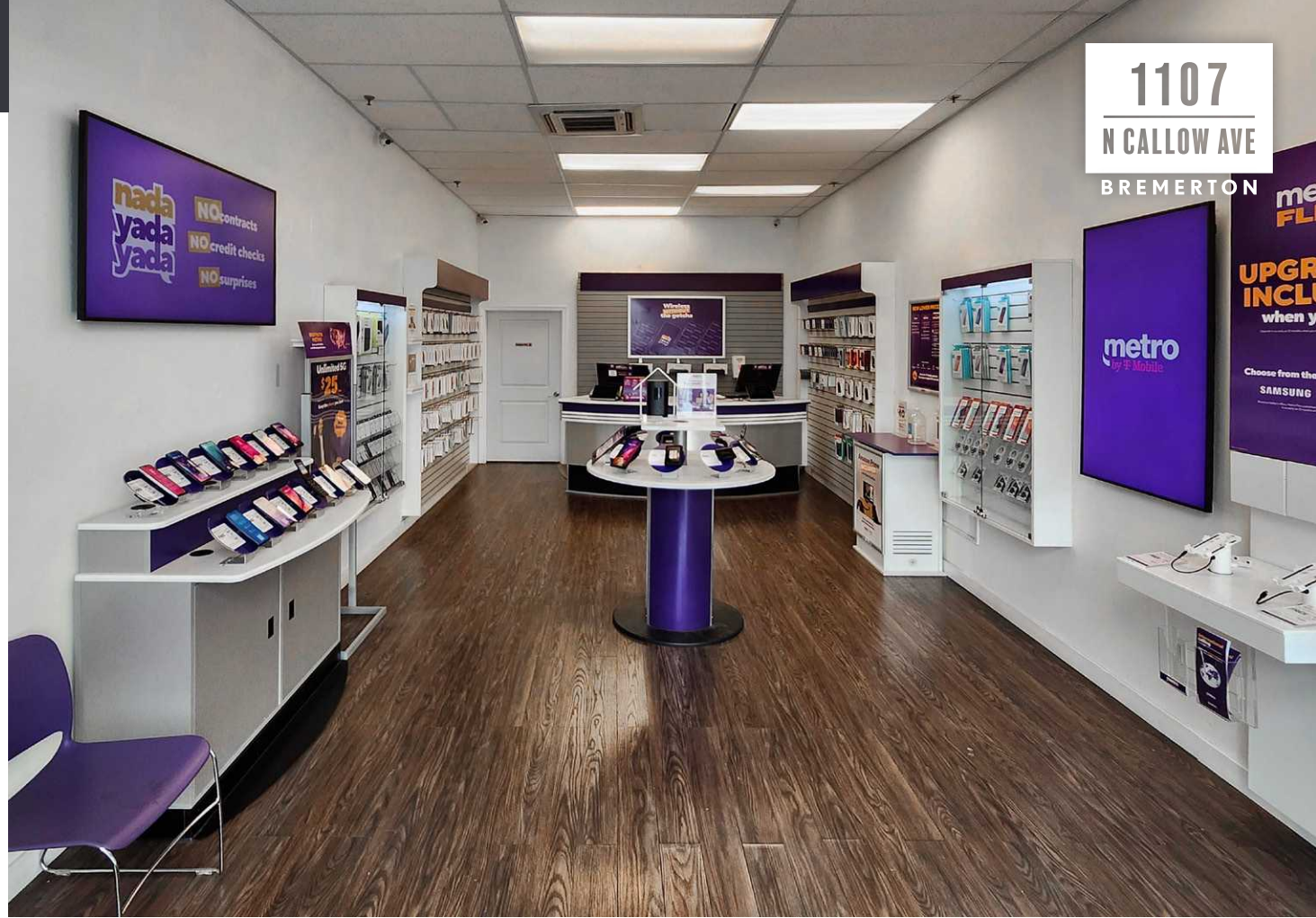




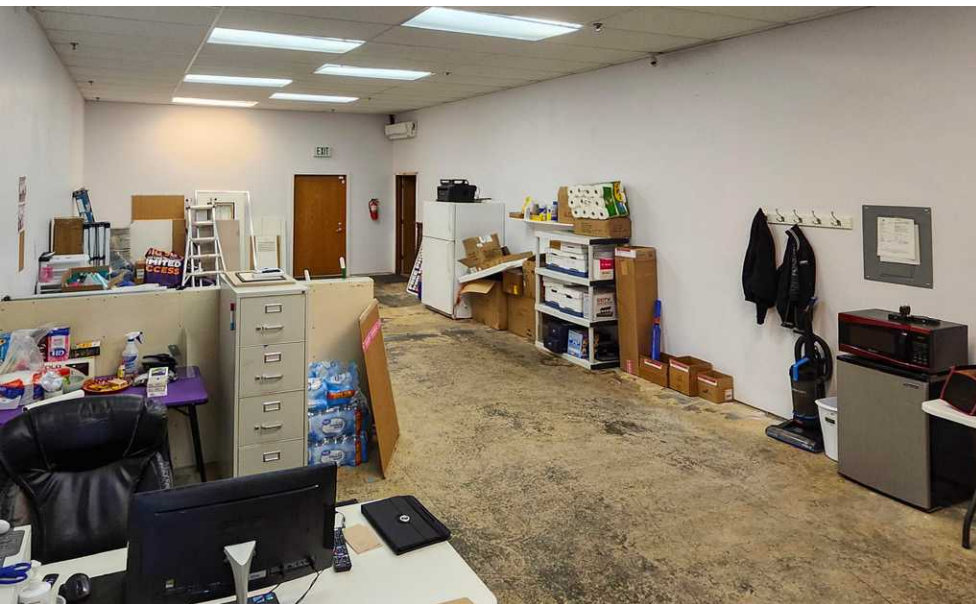
# METRO by T-MOBILE



**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



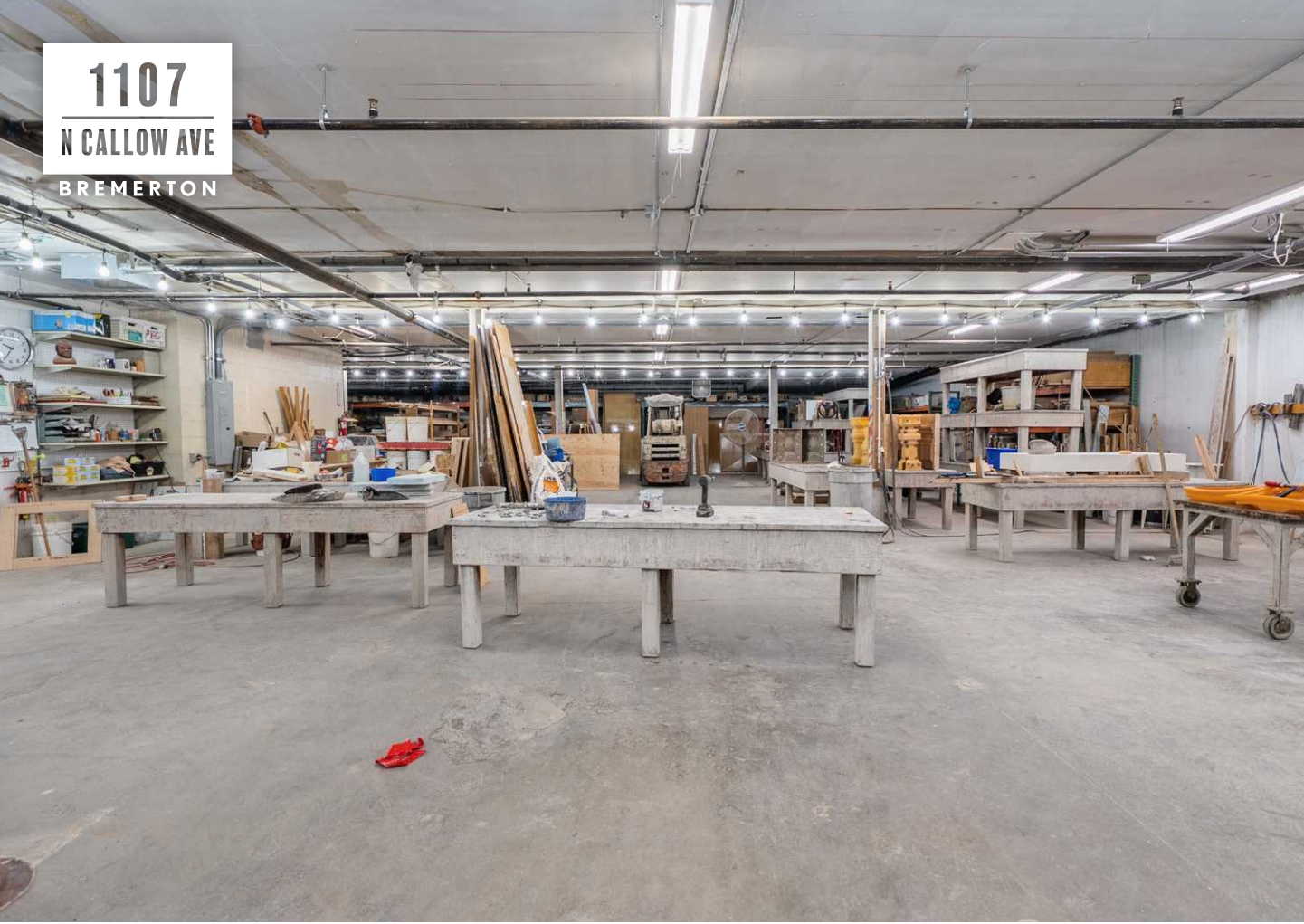
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*Metro by T-Mobile is a nationally recognized wireless provider offering affordable, no-contract cell phone plans, devices, and accessories under the T-Mobile umbrella. Known for its strong brand presence in urban and suburban markets, Metro by T-Mobile 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**



**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



*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.*





# 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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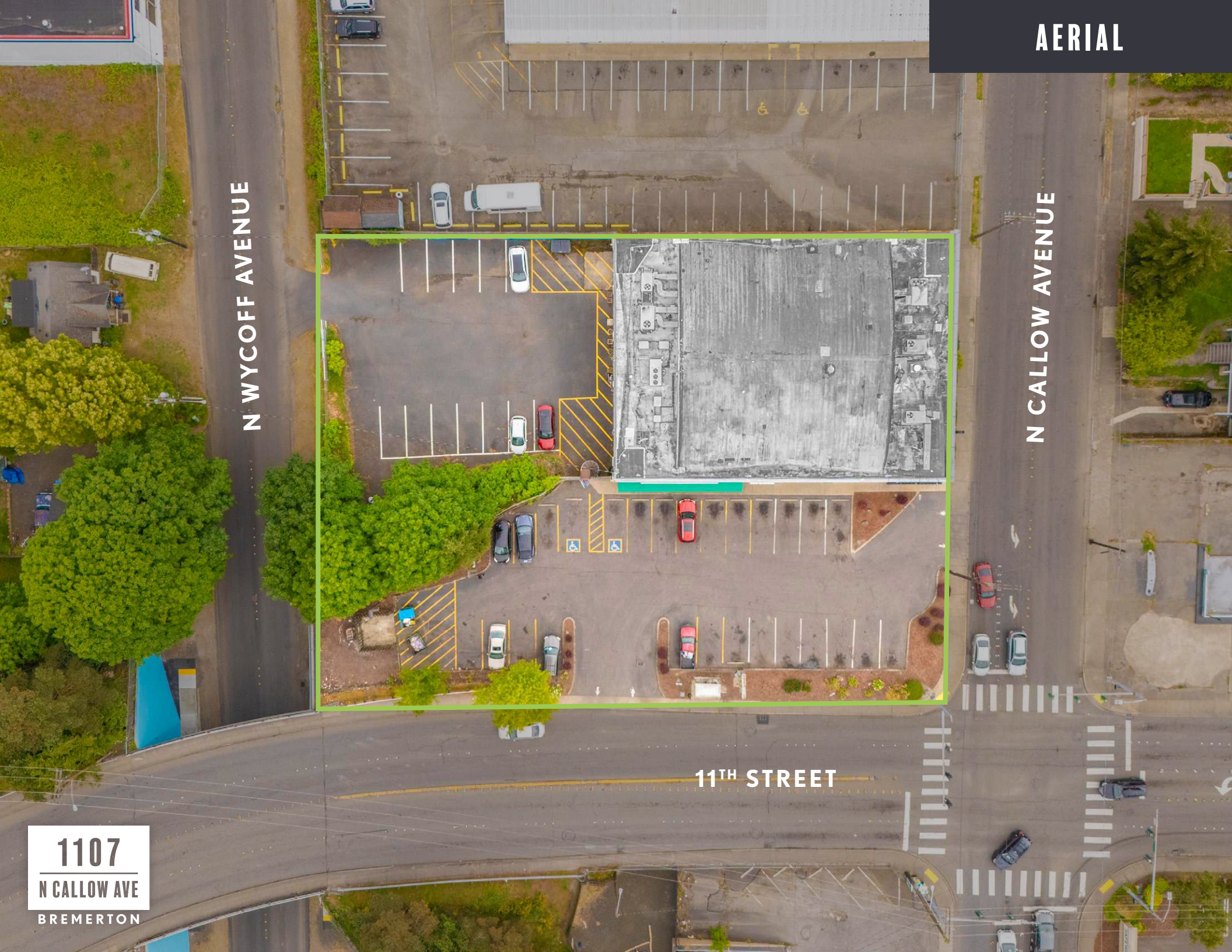
AERIAL

N WYCOFF AVENUE

N CALLOW AVENUE

11<sup>TH</sup> STREET

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# AREA MAP



*Seattle to Bremerton  
Travel Times:*



FOOT FERRY

**30 MIN**



CAR FERRY

**60 MIN**



DRIVING

**70 MIN**



# LOCATION



**SAFeway**

11TH STREET

N CALLOW AVENUE

N WYCOFF AVENUE

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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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