

A TIMELESS ARCHITECTURAL MASTERPIECE

1130 Bethel Ave | Port Orchard, WA

OFFERING MEMORANDUM



A RARE ARCHITECTURAL GEM IN THE HEART OF PORT ORCHARD



COLDWELL
BANKER
PARK SHORE
REAL ESTATE

A Timeless Architectural Masterpiece

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Exclusively Marketed by:

Brenda Romero

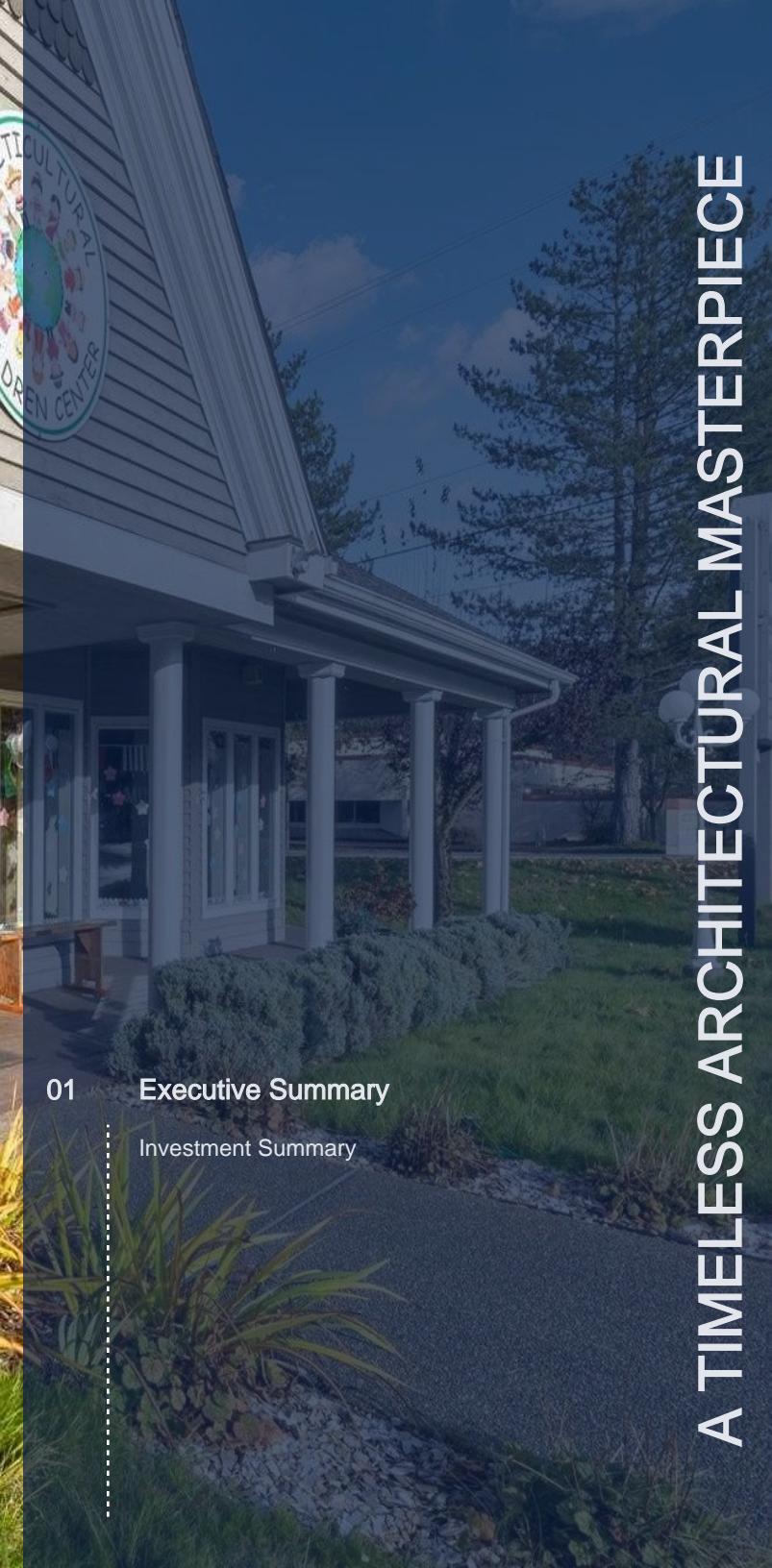
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A TIMELESS ARCHITECTURAL MASTERPIECE



01 Executive Summary

Investment Summary



OFFERING SUMMARY

ADDRESS	1130 Bethel Ave Port Orchard WA 98366
COUNTY	Kitsap
BUILDING SF	4,618 SF
LAND ACRES	1.16
LAND SF	50,530 SF
YEAR BUILT	1996
YEAR RENOVATED	2016

FINANCIAL SUMMARY

PRICE	\$1,650,000
PRICE PSF	\$357.30
OCCUPANCY	100%
NOI (CURRENT)	\$71,375
CAP RATE (CURRENT)	4.33%
GRM (CURRENT)	22.92

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	6,375	55,438	112,437
2025 Median HH Income	\$77,009	\$82,813	\$85,214
2025 Average HH Income	\$95,929	\$105,040	\$108,102



Property Overview

- A Majestic Architectural Masterpiece at the Heart of Port Orchard

This 4,618-square-foot commercial landmark is one of Port Orchard's most distinctive and recognizable buildings. With its signature turreted tower, elegant rooflines, wraparound windows, and beautifully maintained grounds, the property delivers a level of presence and character rarely found in today's market.

The interior offers exceptional flexibility. The main level features a spacious, light-filled event-style salon ideal for medical, wellness, boutique retail, or educational uses. The turret includes two private rooms—one upstairs and one on the lower level—perfect for offices, therapy, tutoring, or premium client services. A fully fenced patio expands usability for outdoor learning, events, or seasonal business activities. The layout works equally well for a single premium tenant or multiple suites.

- Located in Port Orchard's fastest-growing commercial corridor, the property benefits from outstanding regional connectivity. The Port Orchard Foot Ferry provides direct access to Bremerton, where the Seattle–Bremerton Ferry continues to Downtown Seattle. The Southworth–West Seattle Fast Ferry offers a second rapid connection into the city, making Kitsap County one of the most commuter-friendly markets in the region.

Minutes from the Puget Sound Naval Shipyard—Kitsap's largest employer with more than 14,000 jobs—the area continues to experience rapid growth in population, employment, and commercial demand. National retailers, medical providers, and service operators are expanding throughout the corridor, increasing the need for quality commercial space.

- This property presents an exceptional opportunity for investors or owner-users. The fully operational turn-key daycare is included as an asset bonus—ready to generate income immediately and not reflected in the property's valuation—providing a rare advantage for the buyer.

Investor Summary-Building + Business Offering

- OFFERING OVERVIEW

Asking Price (Building Only): \$1,650,000
Bonus Included: Turn-Key Daycare Business (Multicultural Children Center, S-Corp)
Business included at no additional cost.

BUILDING FINANCIALS

Current Monthly Rent: \$6,000
Annual Rental Income: \$72,000
Expenses-Accounting-Annually: \$625
Building NOI: \$ \$71,375
CAP RATE: 4.33%
NOI Margin: 99.14%
\$357.32 per SF
Tenant Pays: Utilities, Insurance, Maintenance, Property Taxes.

DAYCARE BONUS ASSET

Daycare NOI (YTD): \$39,289.17

DAYCARE BUSINESS VALUATION
Adjusted NOI \times 2.5 = approx. \$78,578.34 value

Business included FREE as a bonus asset

Strong childcare demand in Kitsap County.

Market Rent Comparison

- The current rent of \$6,000 per month (\$72,000 annually) is significantly below market rental value for commercial properties of this size and quality in Port Orchard. Similar mixed-use and specialty commercial buildings in the area typically lease between \$22–\$32 per square foot annually, placing true market rent potential between:

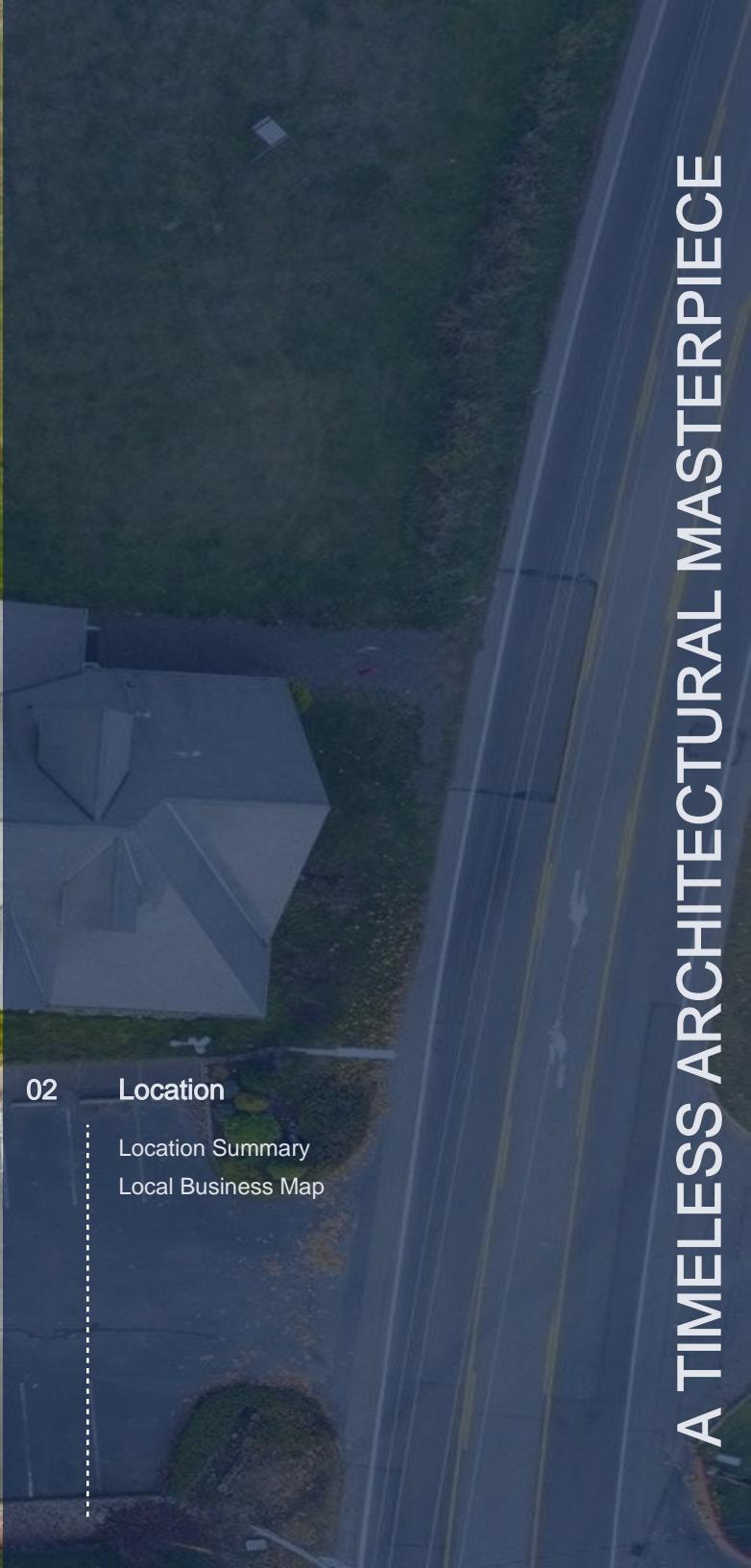
\$101,596/year at \$22/SF

\$129,304/year at \$28/SF

\$147,776/year at \$32/SF

This creates a substantial upside opportunity for the future owner. With current rent far under market, a new buyer can raise rents to market levels and dramatically increase NOI, resulting in stronger cash flow, higher asset value, and a more competitive cap rate.





02

Location

Location Summary
Local Business Map

Unmatched Transportation Connectivity

- 1130 Bethel Avenue is strategically positioned in one of Port Orchard's most active commercial corridors. The property benefits from exceptional visibility, strong traffic counts, and immediate access to key retail, services, and transportation hubs.

The location offers seamless travel throughout Kitsap County and direct commuter access to Seattle:

Port Orchard Foot Ferry (1.2 miles away)

Provides quick and direct service to Bremerton, connecting riders to the main ferry terminal.

Bremerton–Seattle Ferry Terminal (10 minutes via Foot Ferry)
Offers both Fast Ferry and Washington State Ferry service to Downtown Seattle, making Port Orchard a viable commuter and commercial extension of the Seattle metro.

Southworth–West Seattle Fast Ferry (approximately 20 minutes from property)
A rapid, direct connection into West Seattle, significantly increasing access for residents and professionals.

- Surrounded by Core Commercial Services

The property is centrally located along Bethel Avenue, a major commercial spine undergoing rapid redevelopment. Immediate neighbors include:

United States Post Office – Port Orchard Branch (directly adjacent)

Grocery stores, medical offices, pharmacies, and restaurants

Financial institutions including banks and credit unions

Multiple retail plazas and mixed-use centers

Professional offices and service providers

This concentration of daily-use businesses generates consistent traffic and enhances the property's long-term commercial value.

- Proximity to Major Regional Employer

Puget Sound Naval Shipyard (PSNS) — one of the region's largest employers with 14,000+ personnel, is just across the water via the Foot Ferry.

This anchors the local economy, stabilizes housing and commercial demand, and drives consistent population growth.

Growing Residential & Commercial Corridor

Bethel Avenue is currently experiencing large-scale redevelopment and modernization, with plans that include:

New commercial buildings

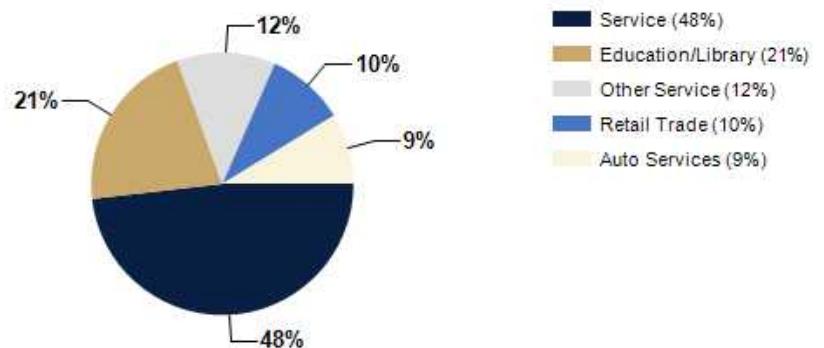
Expanded retail services

Enhanced road infrastructure

Increasing multifamily and housing density

This positions the area for strong long-term appreciation and sustained commercial demand.

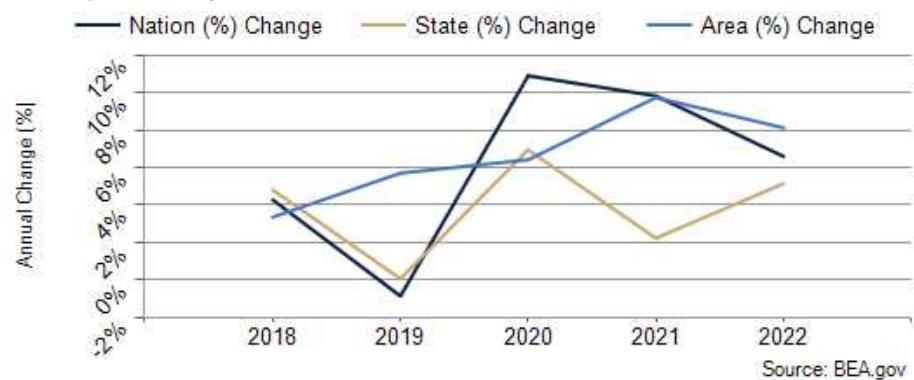
Major Industries by Employee Count

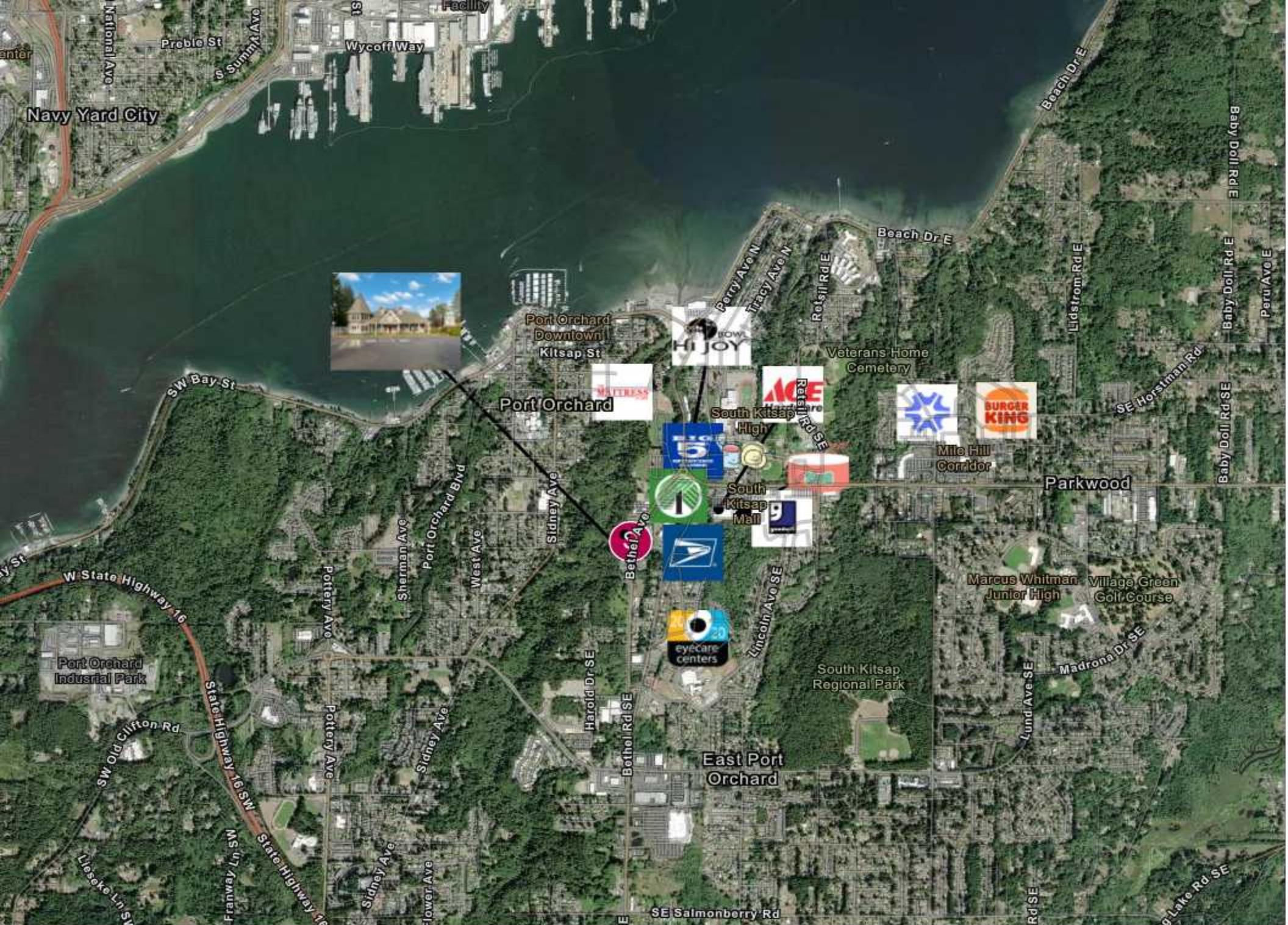


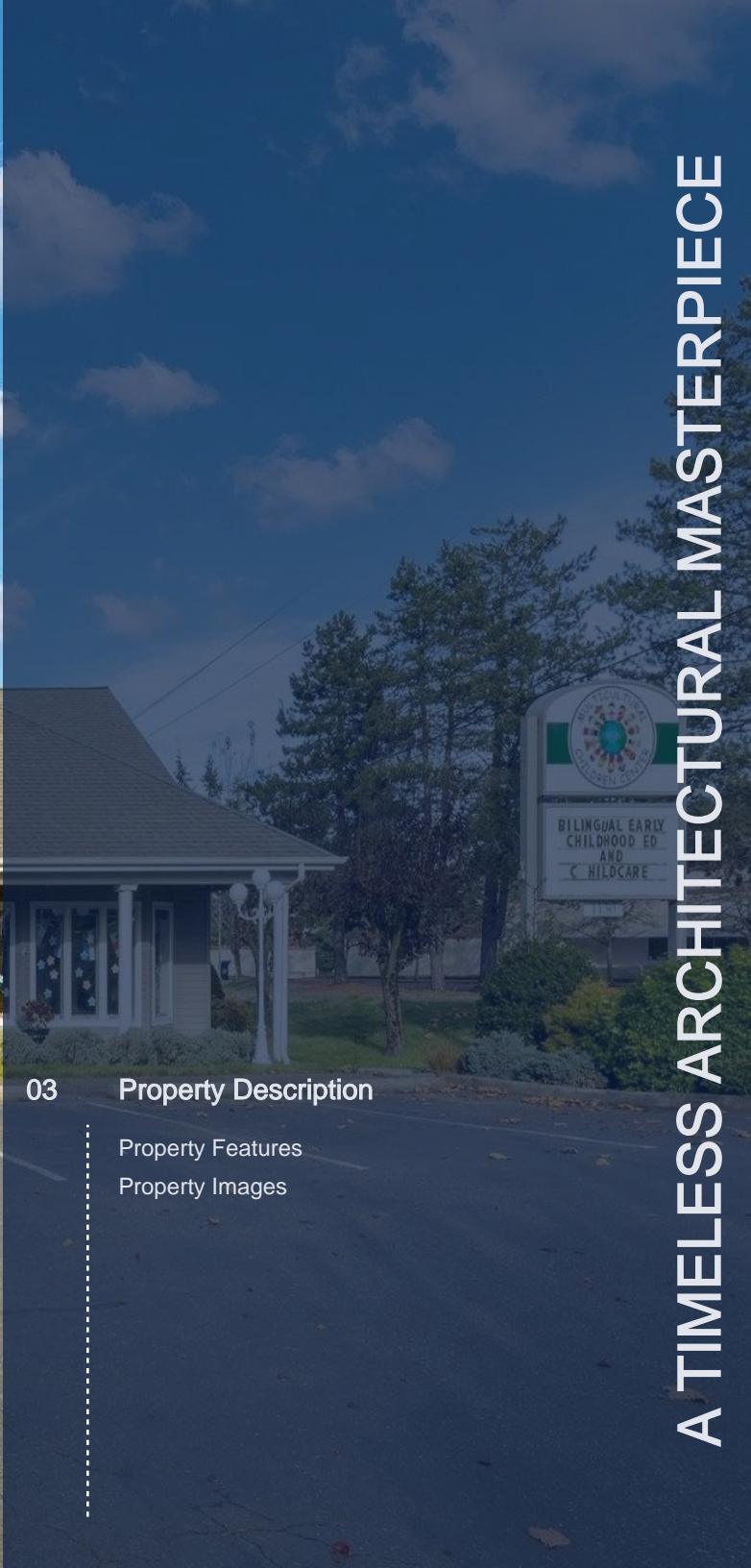
Largest Employers

Naval Base Kitsap	39,440
St. Michael Medical Center	2,007
South Kitsap School District	1,372
Port Madison Enterprises	810
Haselwood Auto Group	644
Kitsap Mental Health Services	627
Fred Meyer Stores, Inc.	556
Northwest McDonald's Peninsula	537

Kitsap County GDP Trend







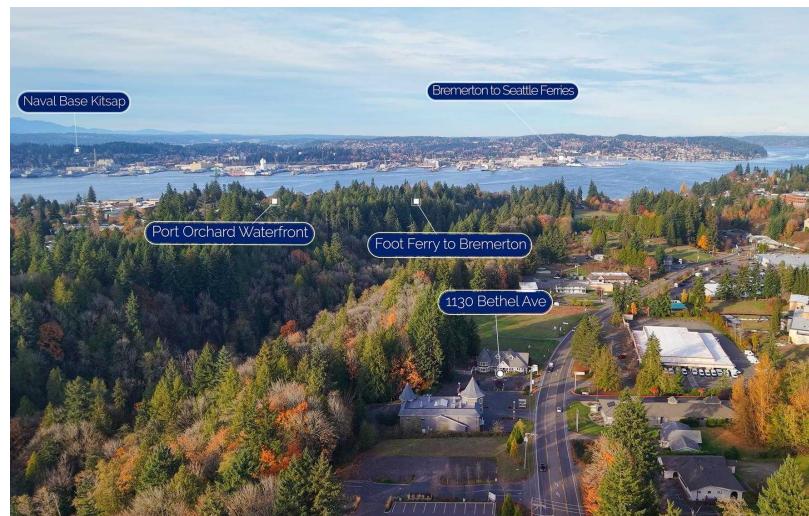
03 Property Description

[Property Features](#)

[Property Images](#)

GLOBAL

BUILDING SF	4,618
LAND SF	50,530
LAND ACRES	1.16
YEAR BUILT	1996
YEAR RENOVATED	2016
ZONING TYPE	CMU-Commercial Mixed Use
FIRE SPRINKLERS	2021
INSTALLATION	
BUILDING CLASS	B
NUMBER OF BUILDINGS	1



MULTI-FAMILY VITALS

NUMBER OF PARKING SPACES	18
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COMMERCIAL VITALS

FIRE SPRINKLERS	2021
LEASE TYPE	NNN

CONSTRUCTION

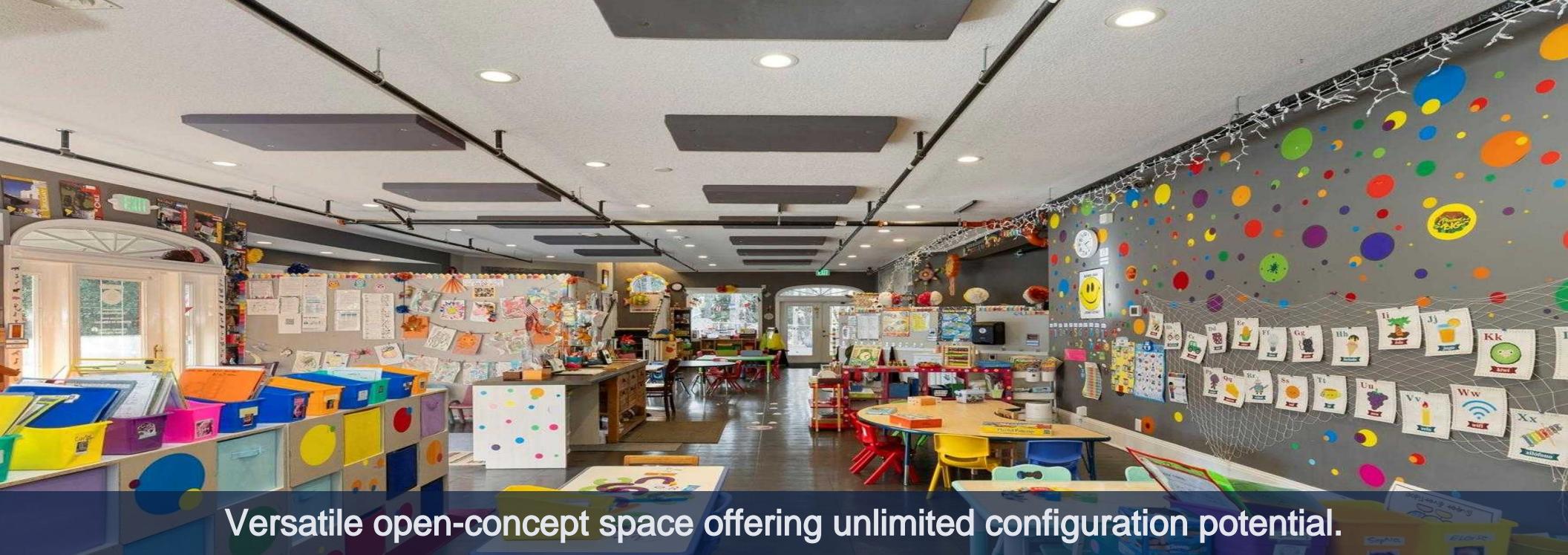
FRAMING	Wood framed building
ROOF	Architectural 3-tab composition



A Majestic Architectural Masterpiece at the Heart of Port Orchard



Bright, welcoming entrance with abundant natural light



Versatile open-concept space offering unlimited configuration potential.



Large multi-purpose main hall with excellent natural light.



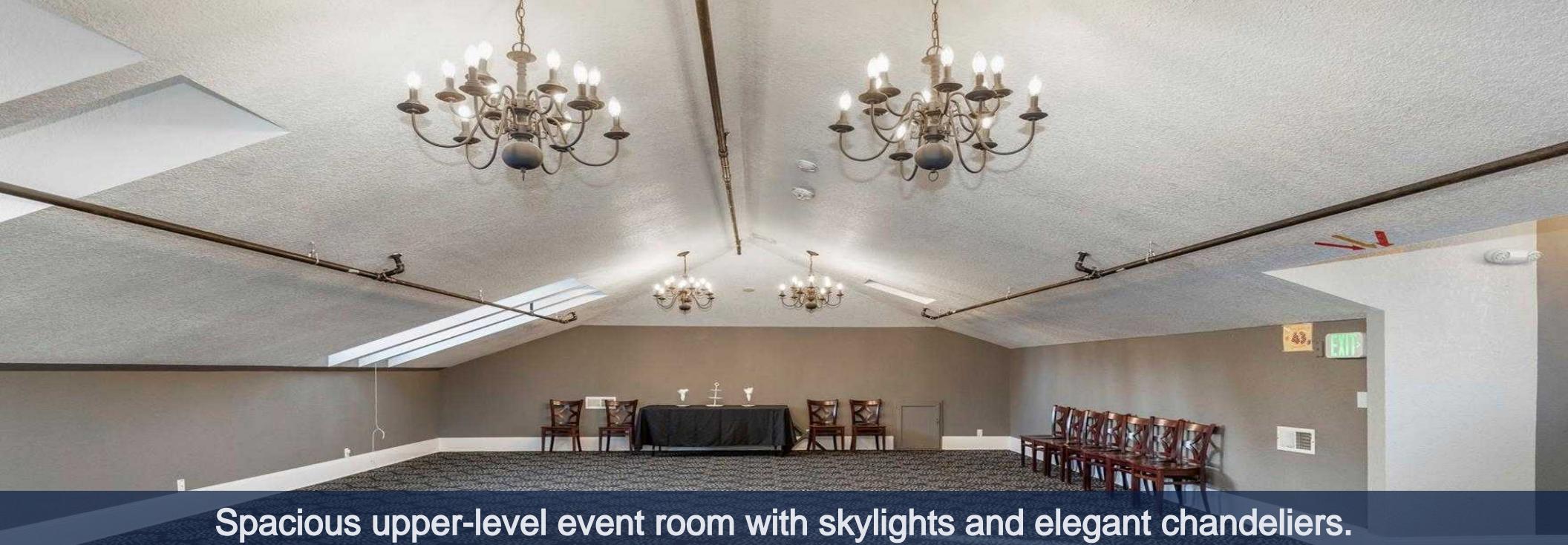
Bright corner space offering exceptional natural light.



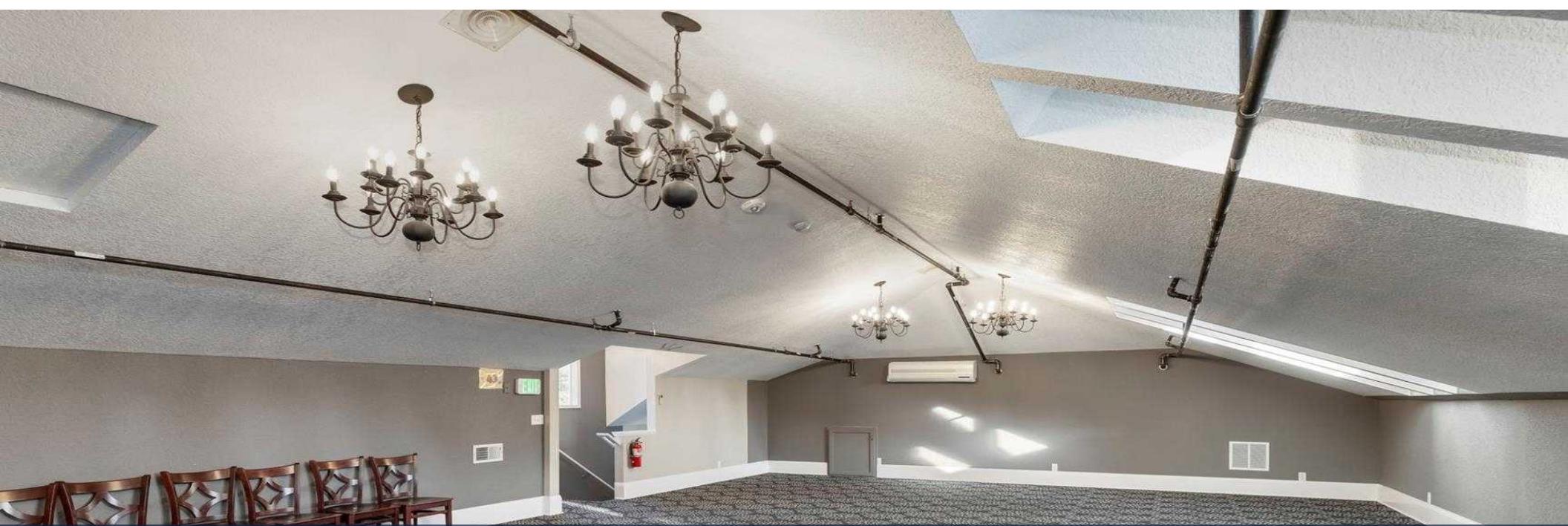
Sun-filled learning area with panoramic windows.



Vibrant, spacious activity, open space.



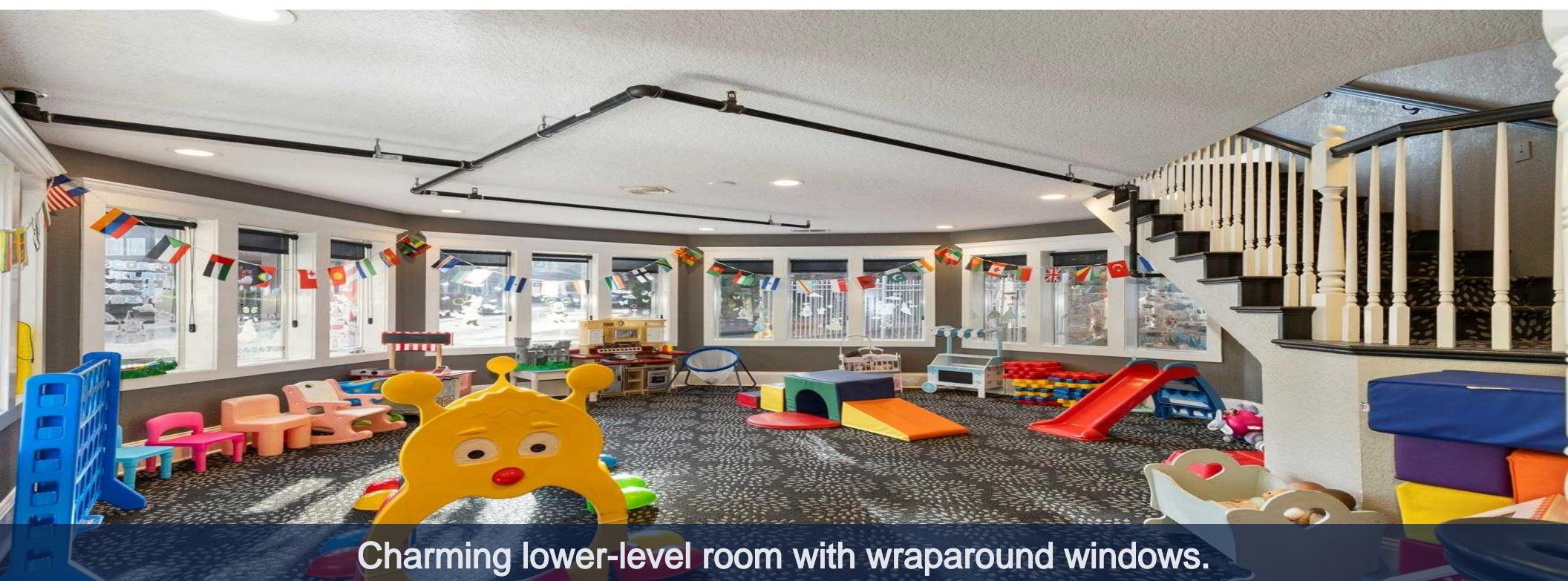
Spacious upper-level event room with skylights and elegant chandeliers.



Bright, open multi-purpose hall offering flexible use and abundant natural light.



Private upper-level room ideal for an office, consultations or private meetings.



Charming lower-level room with wraparound windows.



Commercial kitchen with stainless-steel prep areas and ample storage.



Fully equipped cooking and prep space with commercial ventilation.



Walk-in refrigeration and extensive cold storage capacity.



Additional prep and storage room ideal for high-volume operations.

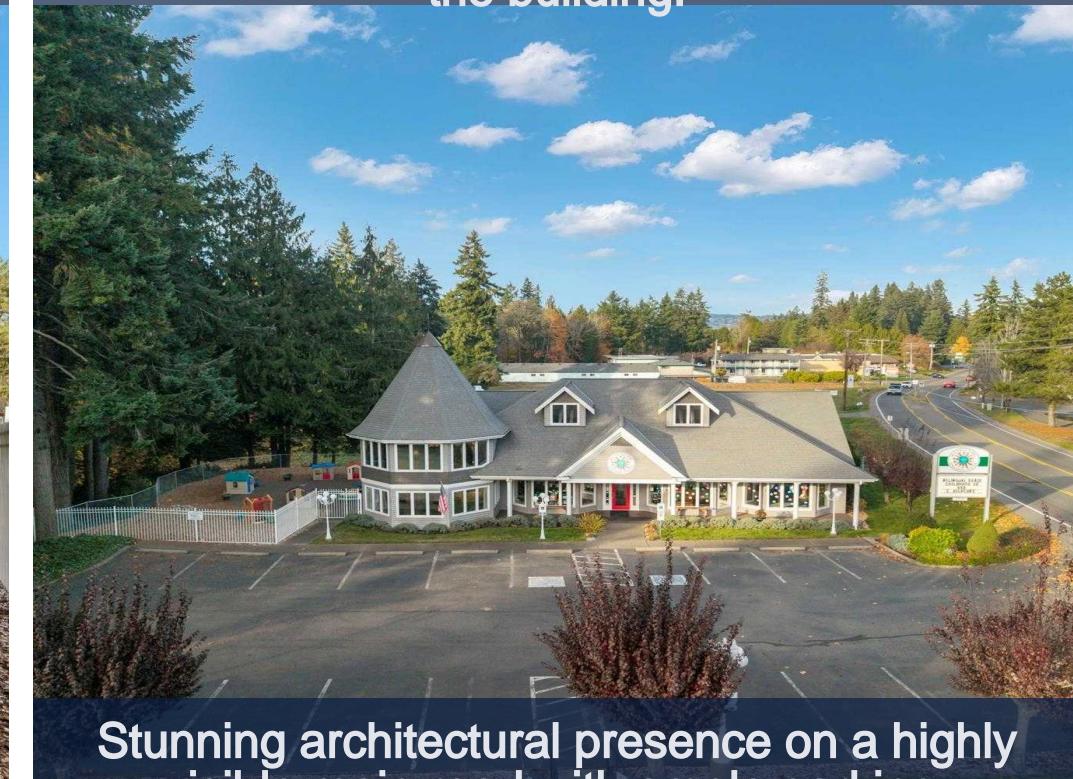




Spacious, secure outdoor play area surrounded by mature evergreens.



Fully fenced play court with direct access from the building.



Stunning architectural presence on a highly visible main road with ample parking.



04

Company Profile

Advisor Profile



Brenda Romero – Commercial Real Estate Agent

I am Brenda Romero, a bilingual commercial real estate agent dedicated to delivering exceptional service to clients who expect excellence. My work is grounded in discretion, precision, and a deep understanding of complex transactions, making me a trusted partner for high-net-worth individuals, investors, and business owners seeking strategic real estate opportunities across the Pacific Northwest.

My professional foundation is built on a legal career in Mexico and a Master's degree in Sustainable International Development from the University of Washington, School of Law. This academic and legal background gives me a sophisticated understanding of contracts, negotiations, regulatory frameworks, and global investment dynamics. It also strengthens my ability to structure transactions that protect my clients' interests while supporting long-term value creation.

As a multicultural and bilingual professional, I excel in serving a diverse client base, including international investors and clients navigating cross-border business interests. I bring clarity to every phase of the process, whether analyzing the financial performance of a commercial asset, positioning a luxury property for the market, or guiding institutional-level buyers and sellers through due-diligence and acquisition strategies.

My commitment is simple: operate with integrity, deliver elite-level service, and create an environment where clients feel fully supported and understood. Whether you are expanding your commercial portfolio, acquiring a high-value asset, or evaluating an investment opportunity, I provide a refined and strategic approach designed to meet your goals with confidence.

Brenda Romero
Realtor

Brenda Romero – Agente en Bienes Raíces Comerciales

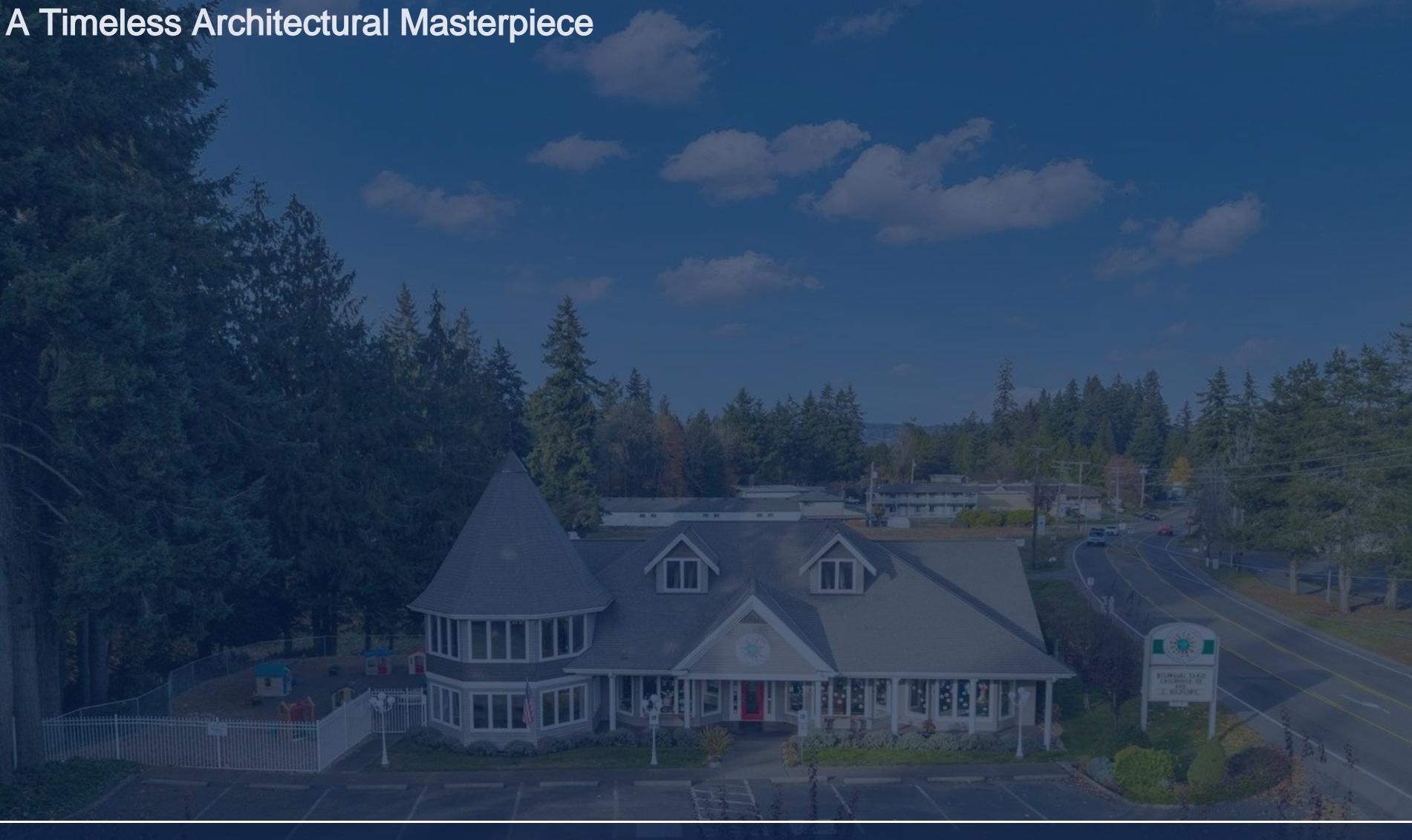
Soy Brenda Romero, una agente bilingüe de bienes raíces comerciales comprometida en ofrecer un servicio excepcional a clientes que buscan excelencia. Mi trabajo se fundamenta en la discreción, la precisión y un sólido entendimiento de transacciones complejas, lo que me convierte en una aliada confiable para personas inversionistas y propietarios de negocios que buscan oportunidades estratégicas en bienes raíces en el Noroeste del Pacífico.

Mi trayectoria profesional se fortalece con una carrera legal en México y una Maestría en Desarrollo Internacional Sostenible por la Universidad de Washington, Escuela de Leyes. Esta formación me permite comprender a profundidad contratos, negociaciones, marcos regulatorios y dinámicas de inversión global. También fortalece mi capacidad para estructurar transacciones que protejan los intereses de mis clientes mientras generan valor a largo plazo.

Como profesional multicultural y bilingüe, destaco en servir a una clientela diversa, incluyendo inversionistas internacionales y clientes con intereses comerciales transfronterizos. Aporto claridad en cada fase del proceso, desde analizar el rendimiento financiero de un activo comercial, posicionar una propiedad de lujo en el mercado, hasta guiar a compradores y vendedores institucionales durante el análisis y la adquisición.

Mi compromiso es claro: operar con integridad, ofrecer un servicio de nivel élite y crear un entorno donde mis clientes se sientan respaldados y comprendidos. Ya sea que desees expandir tu portafolio comercial, adquirir un activo de alto valor o evaluar una oportunidad de inversión, ofrezco un enfoque refinado y estratégico diseñado para cumplir tus metas con seguridad y éxito. Estoy a sus órdenes.

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