

FOR LEASE/SALE

621 Warren Avenue
Bremerton, WA 98337



BURGER KING BLDG & LAND

Ray Velkers

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

SUMMARY

621 WARREN AVENUE is just minutes from the ferry terminal and the Puget Sound Naval Shipyard. This central location offers excellent visibility and accessibility, with close proximity to shops, restaurants, and government offices. Steady foot traffic and convenient access to public transportation, including bus routes and the Bremerton-Seattle ferry.

AVAILABLE

- **BUILDING: 3,000 SF**
- **LAND: 29,185 SF (.67 ACRES)**

FOR LEASE

\$7,500/month | \$30.00 PSF
Base Rent + NNN

OR

FOR SALE

Asking Price: \$1,300,000
No Owner Financing

- Parcel #: 3743-001-013-0108
- Type 1 Hood
- Walk in Cooler & Freezer
- 3 Compartment Sink | Prep Sink
- Expanded storage area for supplies.
- Dining Room furniture / fixtures.
- Ektos energy control system.

- Installed a new roof membrane.
- New HVAC System.
- Minimum 10 year lease with 3.0% annual base rent increases.
- **Drive-thru Grandfathered by the City of Bremerton (space to add a second drive thru), located in Qualified Opportunity Zone**



Regis - 2025

Population

Mile 1

15,518

\$102,683



Average HH Income

9,065

Mile 3

64,881

\$104,486

41,042

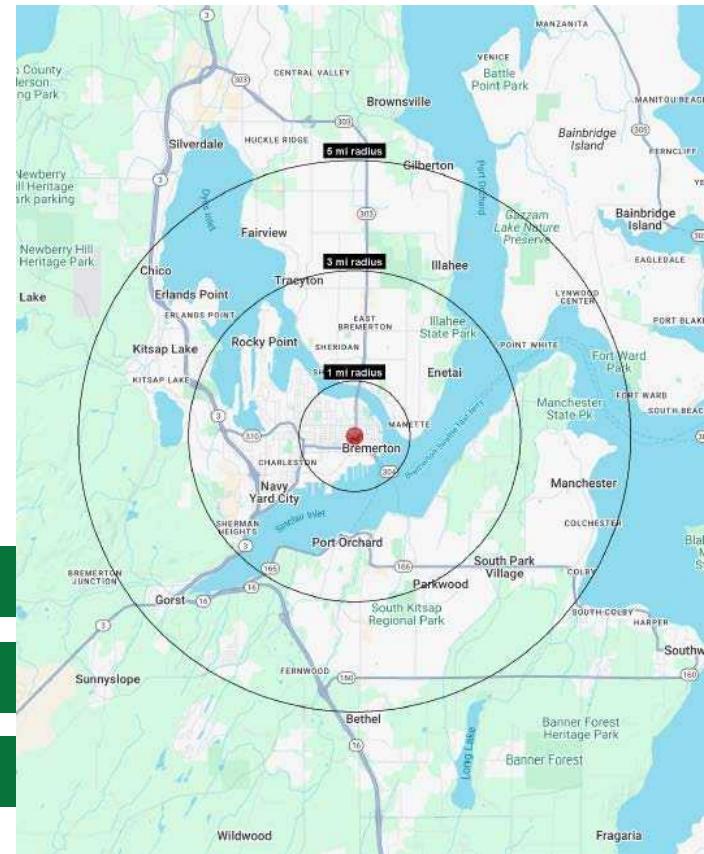
Mile 5

127,166

\$115,575

71,196

NEARBY TENANTS



PROPERTY INFORMATION



PARCEL INFORMATION

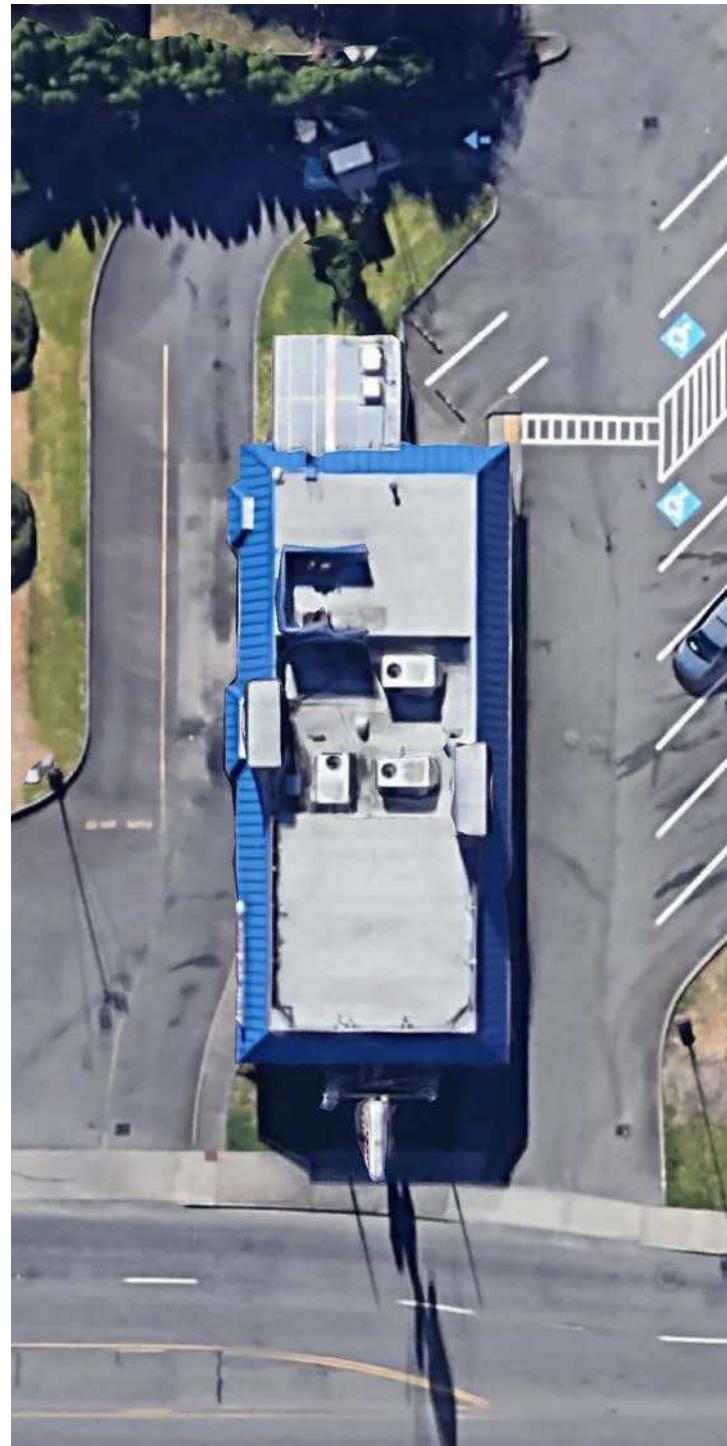
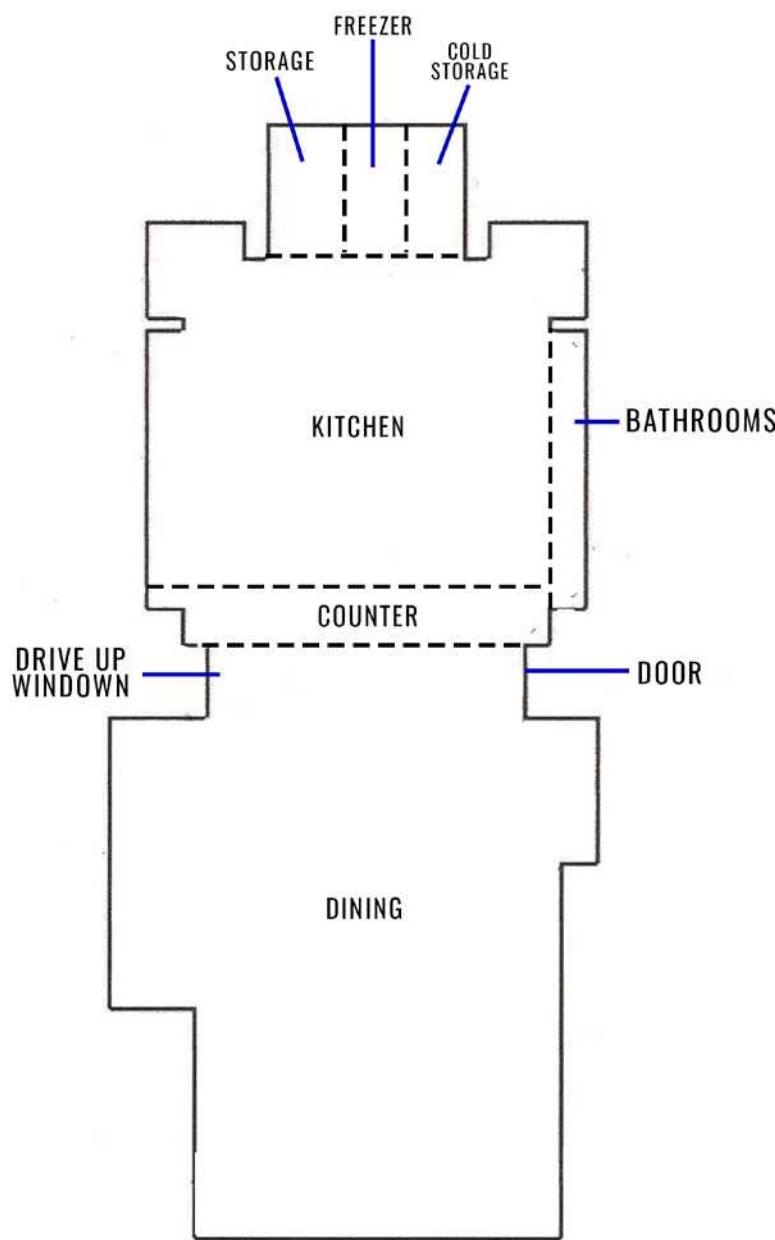
- **ADDRESS:** 621 Warren Avenue
Bremerton, WA 98337
- **PARCEL #:** 3743-001-013-0108
- **BUILT:** 1970
- **MAJOR REMODEL:** 1985
- **ACRES:** .67 (29,185 SF)
- **ZONING:** Incorporated City
Qualified Opportunity Zone
- **PROPERTY USE:** 581 - Fast food
- **DRIVE-THRU:** *Grandfathered by the
City of Bremerton
(space to add a second
drive thru)

FUTURE BREMERTON DEVELOPMENT

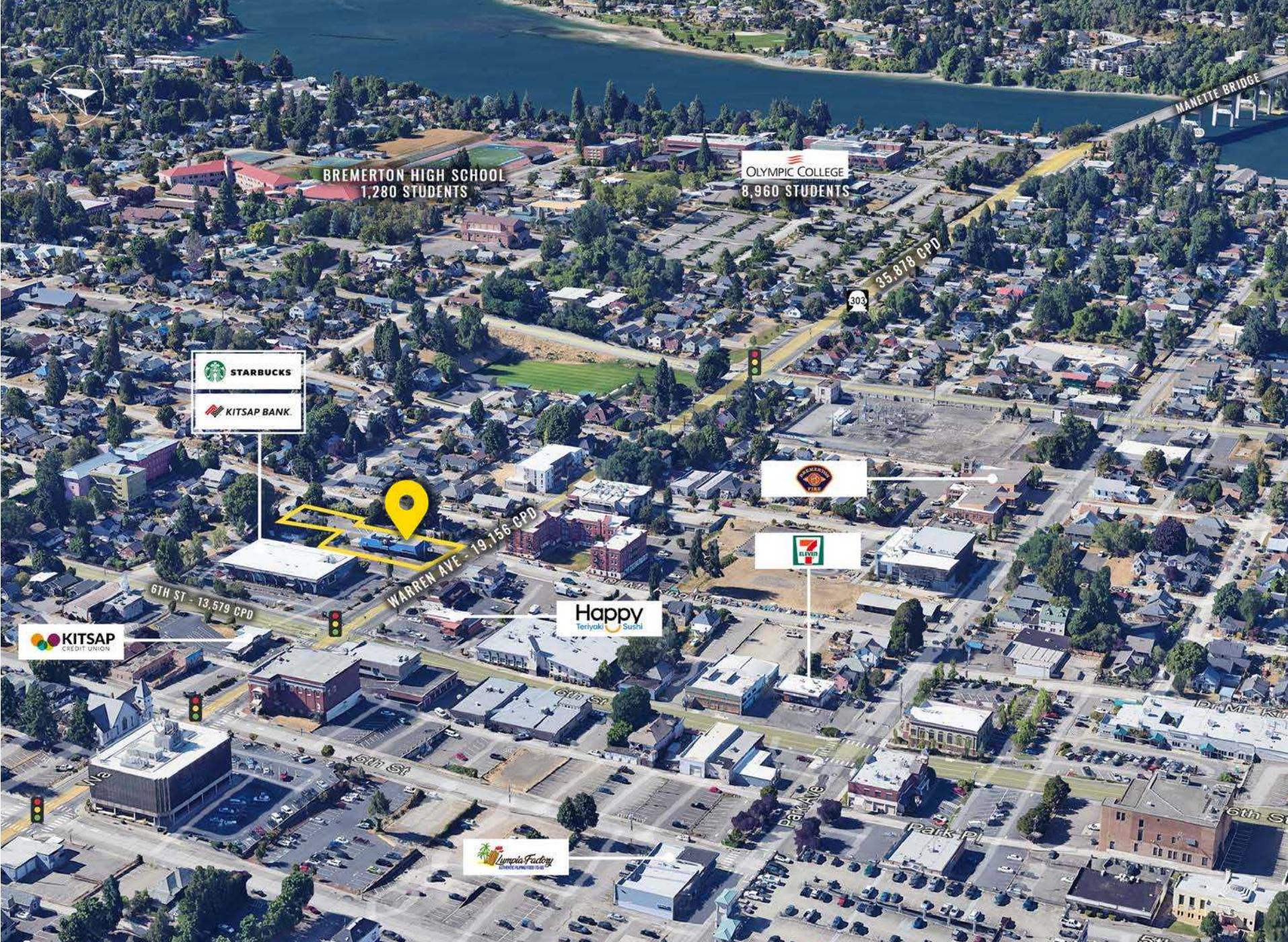
Bremerton is on the rise. Guided by its **Bremerton2044 Comprehensive Plan** and supported by the **Department of the Navy's Bremerton Waterfront Infrastructure Environmental Impact Study**, the city is investing in housing, transportation, and mixed-use development. Projects like Marina Square and the East Park community highlight its transformation, while downtown zoning reforms encourage denser, modern growth. With population projected to climb more than 40% in the next two decades, Bremerton is rapidly becoming a hub for business, housing, and connectivity in Kitsap County.*

*Source: *Bremerton2044 Comprehensive Plan – City of Bremerton* [<https://www.bremertonwa.gov/185/Comprehensive-Plan>]

FLOOR PLAN



LOCATION DETAILS



35,878 CPD
on SR-303



19,156 CPD
on Warren Ave



Located minutes from
the ferry terminal

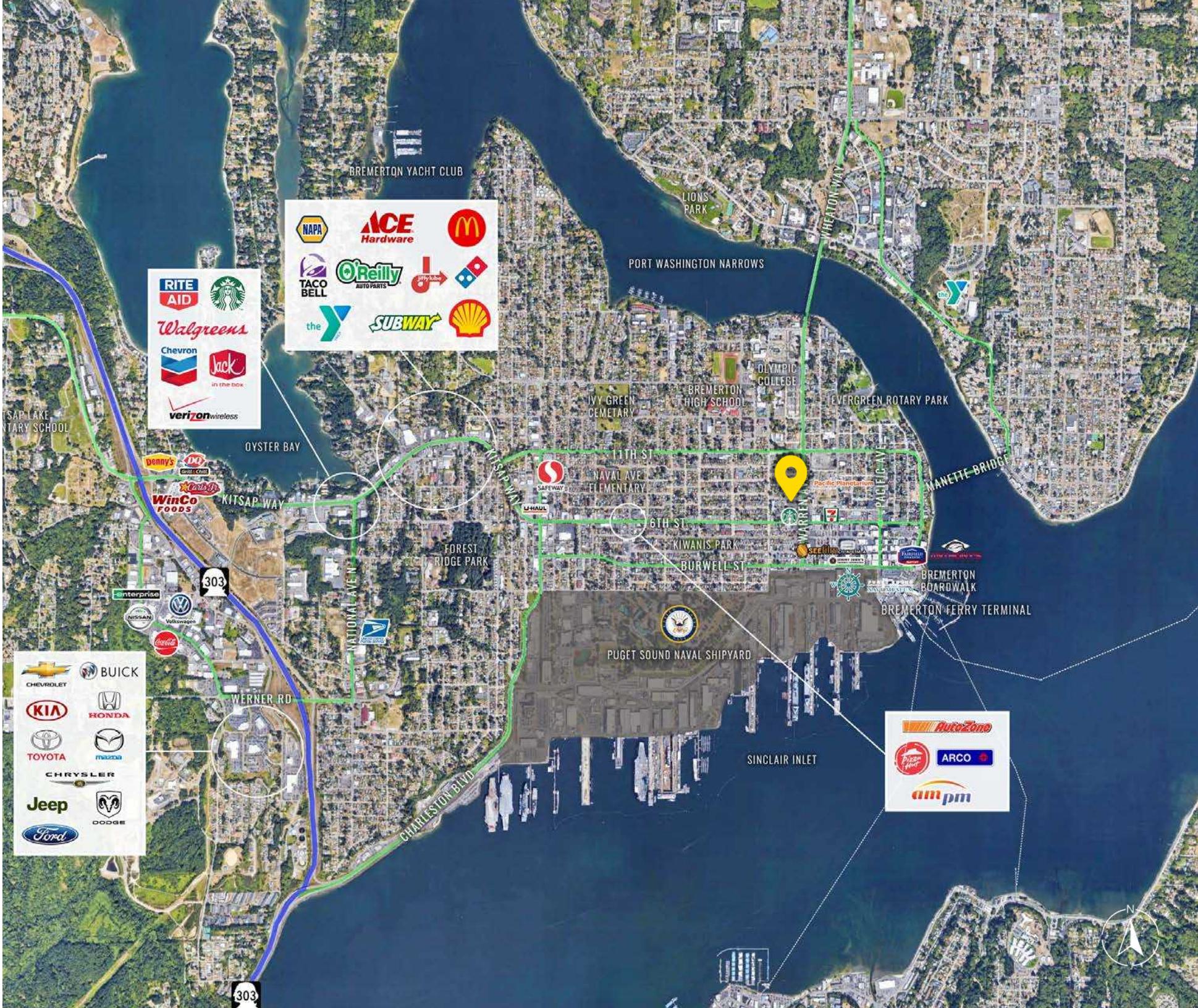


Centrally located near Olympic
College and Bremerton HS

LOCATION DETAILS

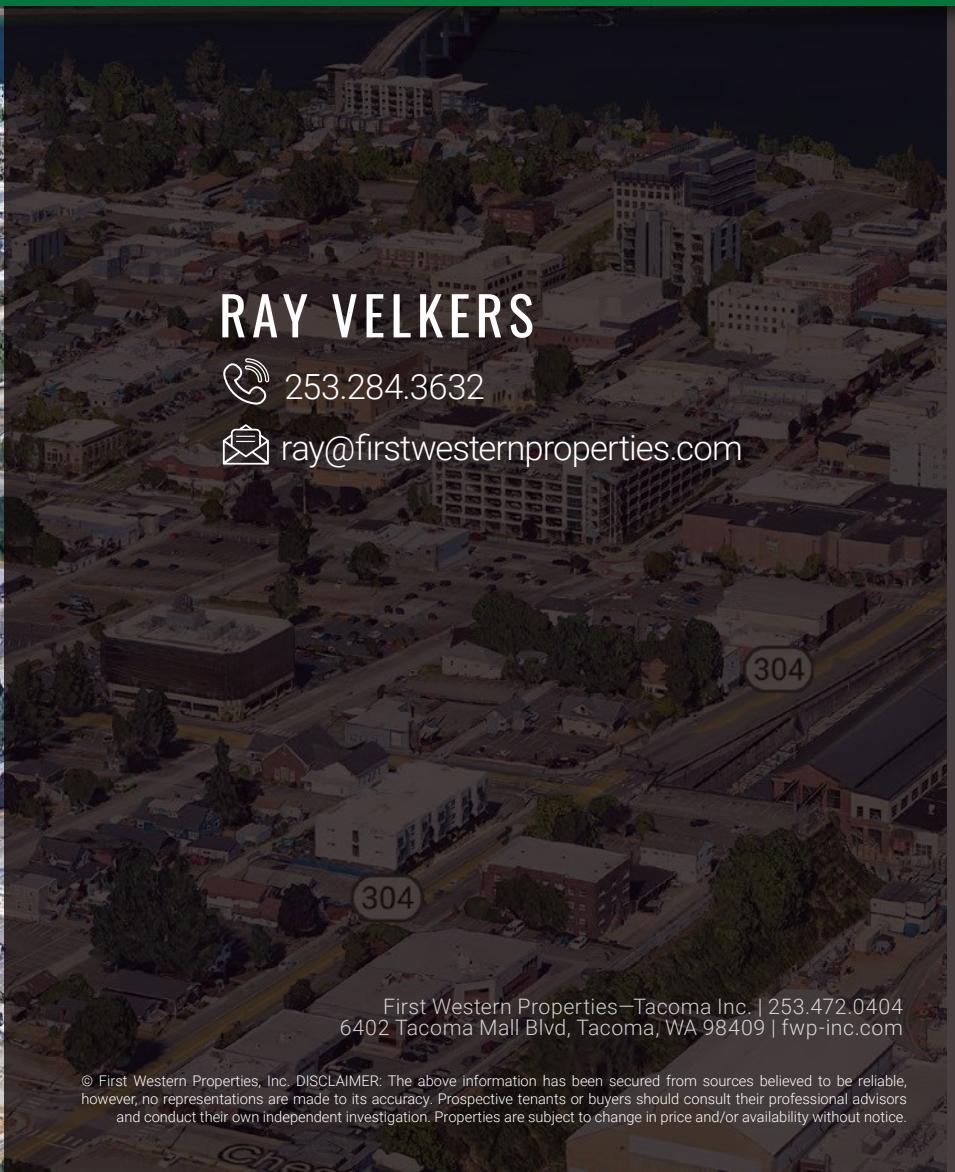
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FIRST
WESTERN
PROPERTIES



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.



RAY VELKERS

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