



OFFERING MEMORANDUM

405 S National Ave, Bremerton, WA, 98312

405 S NATIONAL AVE, BREMERTON, WA 98312

CARLOS JARA

Commercial Broker

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JARA COMMERCIAL

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jara Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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Property Information

SECTION 1



CARLOS JARA

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PROPERTY DESCRIPTION

Introducing a prime industrial/flex space investment opportunity at 405 S National Ave, Bremerton, WA. This property includes a total 11,222 SF with main building and out buildings. Zoned Industrial in unincorporated Kitsap County, the property presents a lucrative opportunity for investors seeking a well-positioned asset in the thriving Bremerton area. With its strategic location close to the highway and PSNS & IMF, this property is poised to meet the needs of a wide range of industrial and flex space tenants. Don't miss out on this exceptional investment prospect.

PROPERTY HIGHLIGHTS

- - 11,222 total SF industrial/flex property
- - Constructed in 1946 with solid, enduring design
- - Zoned INDUSTRIAL for versatile industrial use
- - Prime location in Bremerton, WA
- - Potential for diverse industrial and flex space tenants

OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	0.51 Acres
Building Size:	11,222 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	1,038	3,398
Total Population	514	2,285	8,100
Average HH Income	\$50,424	\$56,487	\$62,907



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LOCATION DESCRIPTION

Situated in Bremerton, WA, 405 S National Ave enjoys proximity to key amenities and attractions essential for industrial and flex space tenants. The area offers convenient access to major transportation arteries, supporting efficient logistics and supply chain operations. Nearby, the Bremerton Industrial Park provides a hub for businesses and services, while the Bremerton National Airport facilitates regional and national connectivity. Additionally, the location benefits from the vibrant commercial activity in the Bremerton area, providing access to a skilled labor force and numerous business resources. With its strategic position and access to essential infrastructure, the area surrounding the property presents an exceptional opportunity for industrial and flex space ventures.



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- - Constructed in 1946 with solid, enduring design
- - Zoned INDUSTRIAL for versatile industrial use
- - Prime location in Bremerton, WA
- - Potential for diverse industrial and flex space tenants
- - Proximity to key transportation and logistical hubs



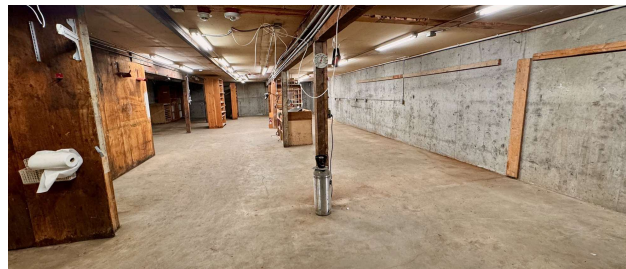
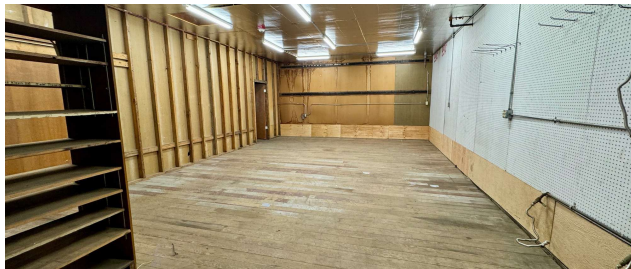
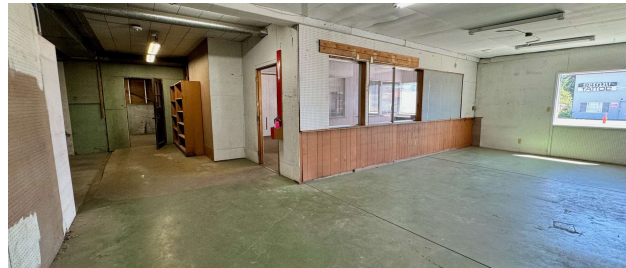
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Location Information

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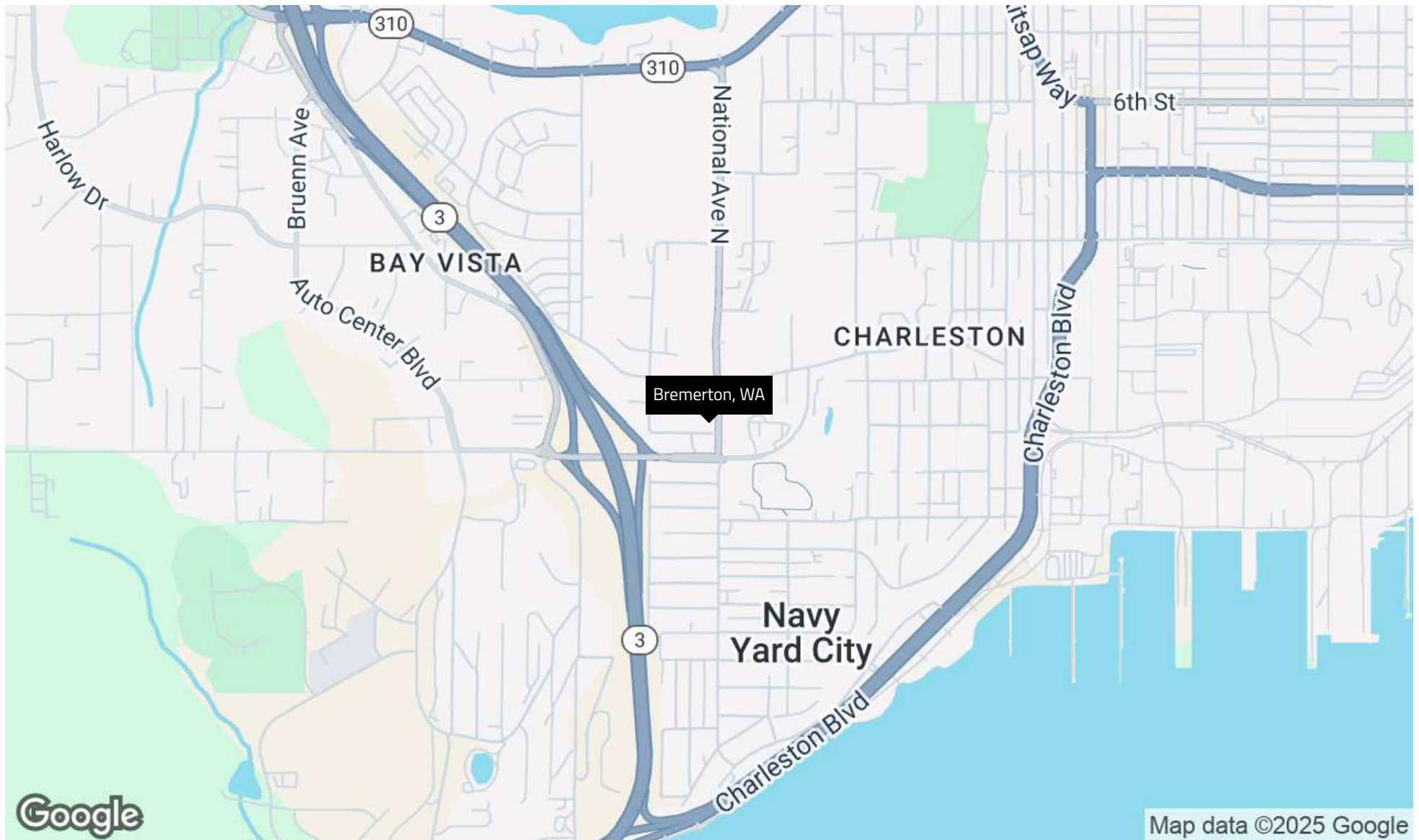
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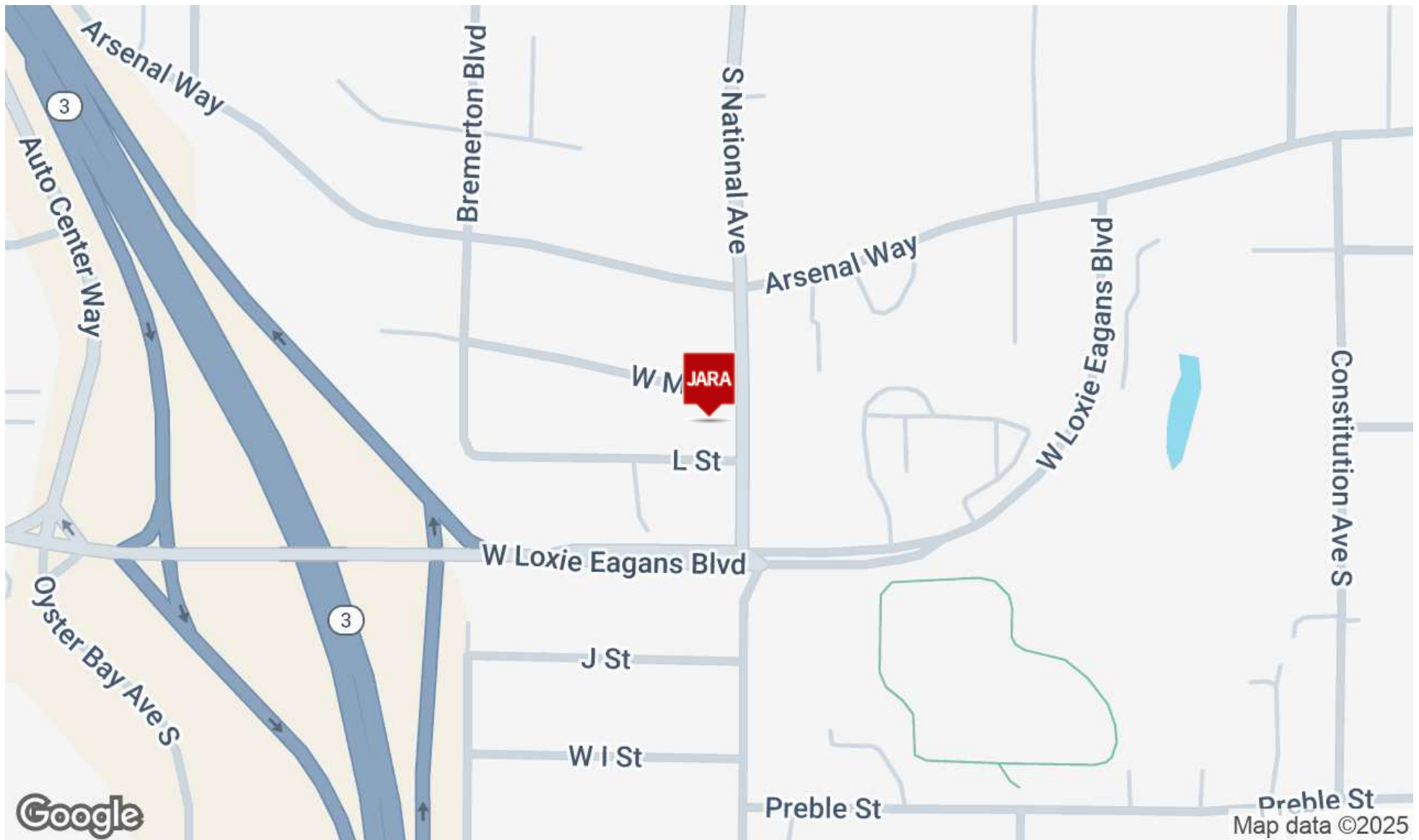




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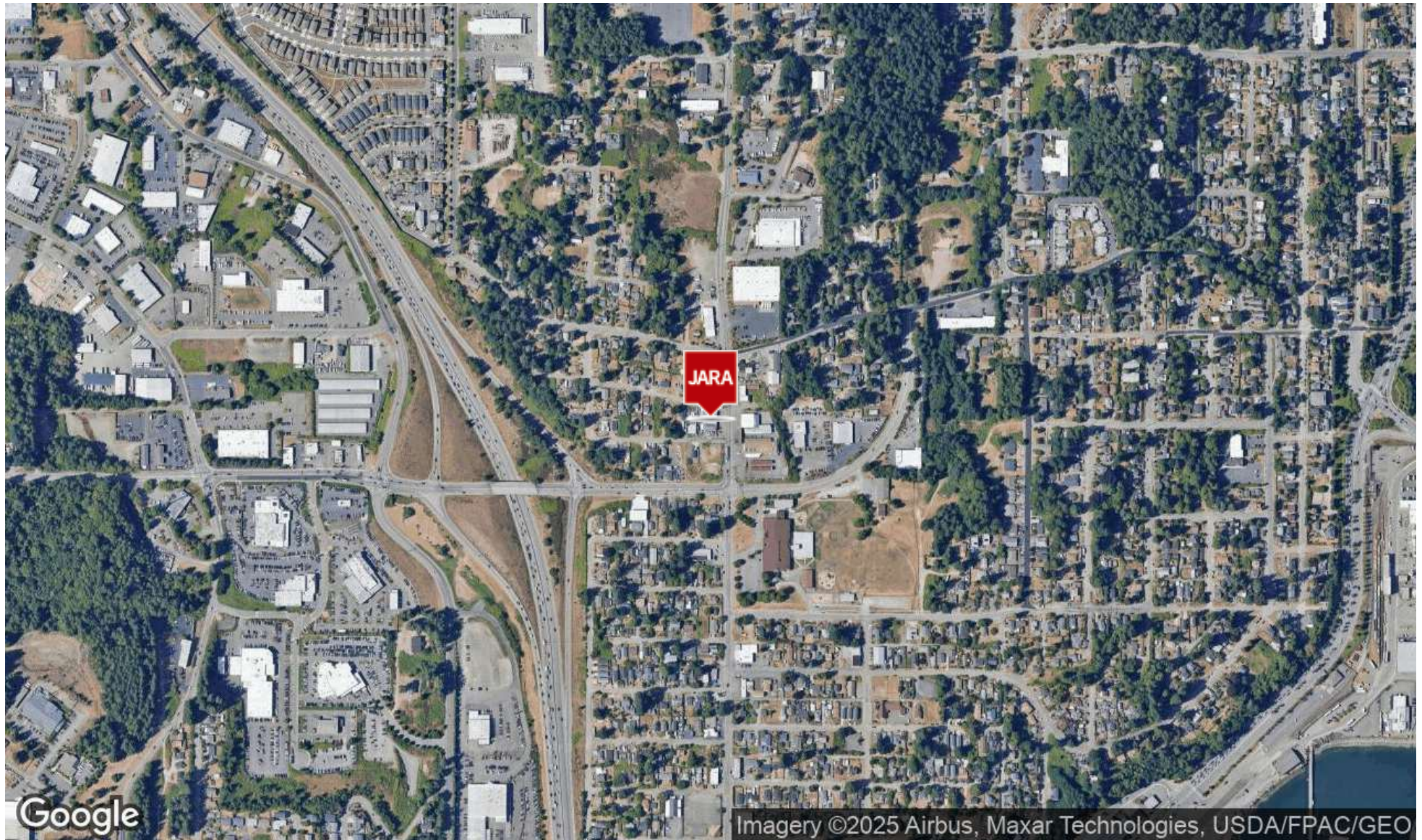




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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,554	30,041	77,960
Average Age	40	38	40
Average Age (Male)	39	37	38
Average Age (Female)	42	38	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,128	11,534	30,326
Persons per HH	2.4	2.6	2.6
Average HH Income	\$87,725	\$96,883	\$103,164
Average House Value	\$403,771	\$476,573	\$489,378
Per Capita Income	\$36,552	\$37,262	\$39,678



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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Demographics

SECTION 3



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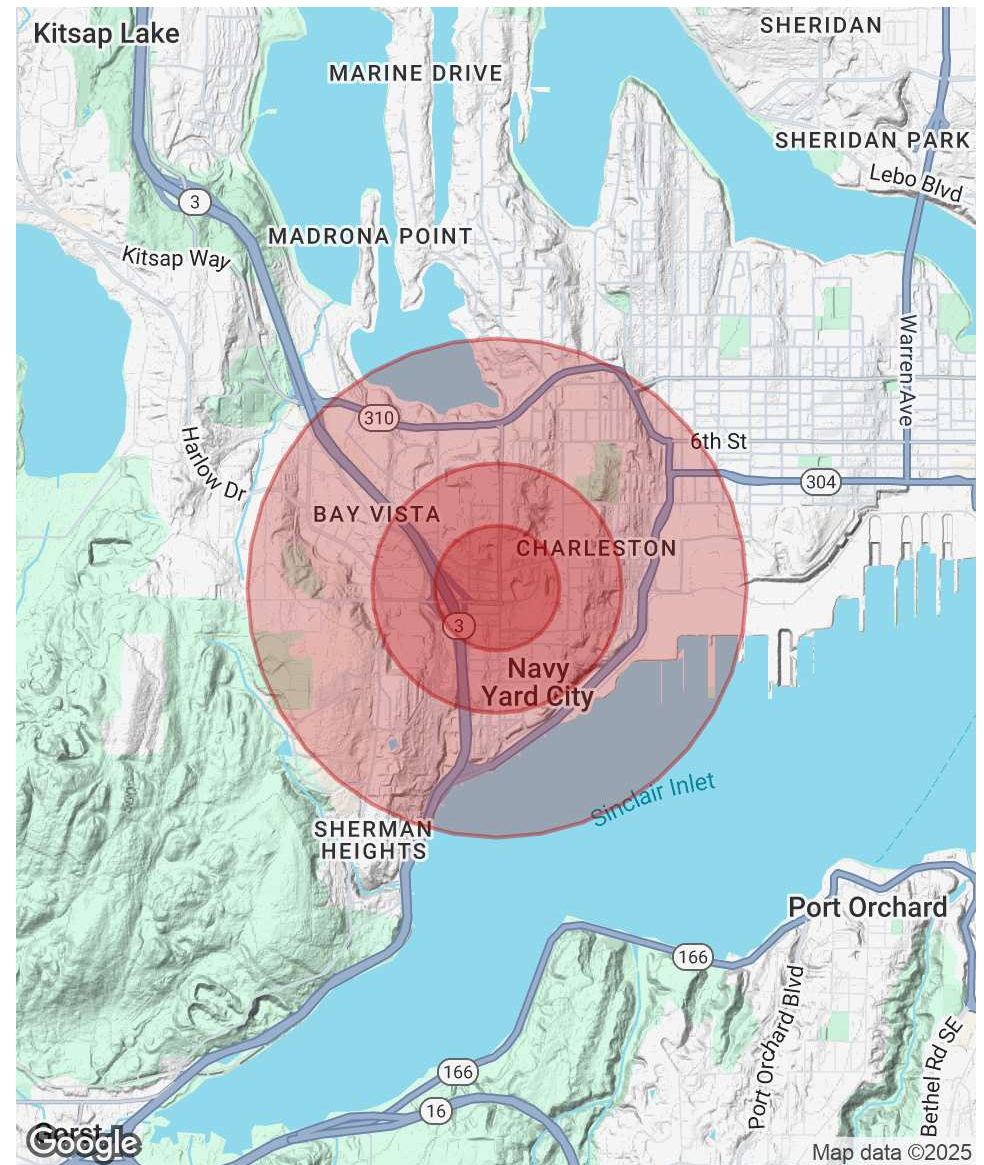
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	514	2,285	8,100
Average Age	43.8	40.5	38.0
Average Age (Male)	38.9	37.1	34.8
Average Age (Female)	47.1	43.8	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	1,038	3,398
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$50,424	\$56,487	\$62,907
Average House Value	\$214,141	\$215,382	\$226,442

2020 American Community Survey (ACS)



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Advisor Bios

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MEMBERSHIPS

Commercial Brokers Association (CBA)

Kitsap Commercial & Investment Brokers (KCIB)

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