

CALLOW AVENUE RETAIL

FOR SALE

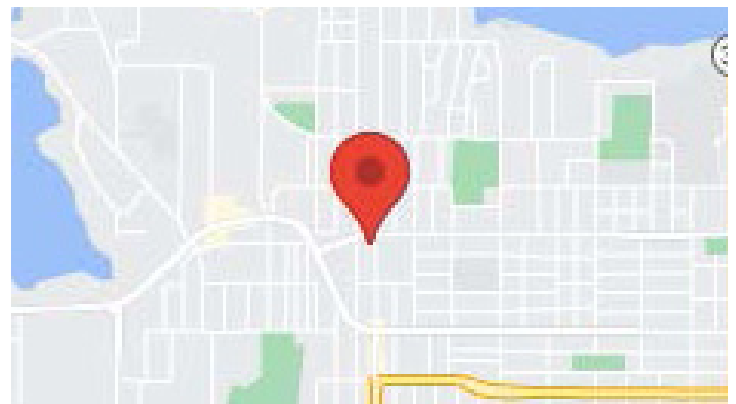


OFFERING SUMMARY

PRICE:	\$725,000
LOT SF:	42,253
LOT AC:	0.91 Combined
FRONTAGE:	Callow Avenue North
ZONING:	DCC - District Center Core

PROPERTY OVERVIEW

The two parcels, 0.34 acres and 0.63 acres are a combined 0.97-acre lot with DCC zoning - District Center Core, this property is ready to bring business and community together. Situated adjacent to a major grocery anchor.



KELLER WILLIAMS COMMERCIAL

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CALLOW AVENUE RETAIL

939 NORTH CALLOW AVENUE
BREMERTON, WA



PROPERTY HIGHLIGHTS

- Two parcels included: 0.97 AC
- DCC Zoning
- 42,253 SF combined lots
- Safeway (anchor retail)
- Growing Community
- Near PSNS

LOCATION OVERVIEW

Located in West Bremerton just 2 blocks off of Kitsap Way at 11th and Callow. Across from Safeway. This property is ideally located near the Puget Sound Naval Shipyard (PSNS) in Bremerton, where significant upcoming projects are set to drive substantial resources to the area. This prime location offers an outstanding opportunity for retail development, particularly with the potential for upper-level condominiums. Additionally, being less than a mile from the ferry terminal, the property provides excellent accessibility, making it highly attractive to both commuters and residents. The combination of its strategic location, flexible zoning, and strong income-generating potential makes this an exceptional investment opportunity.

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DISCLAIMER

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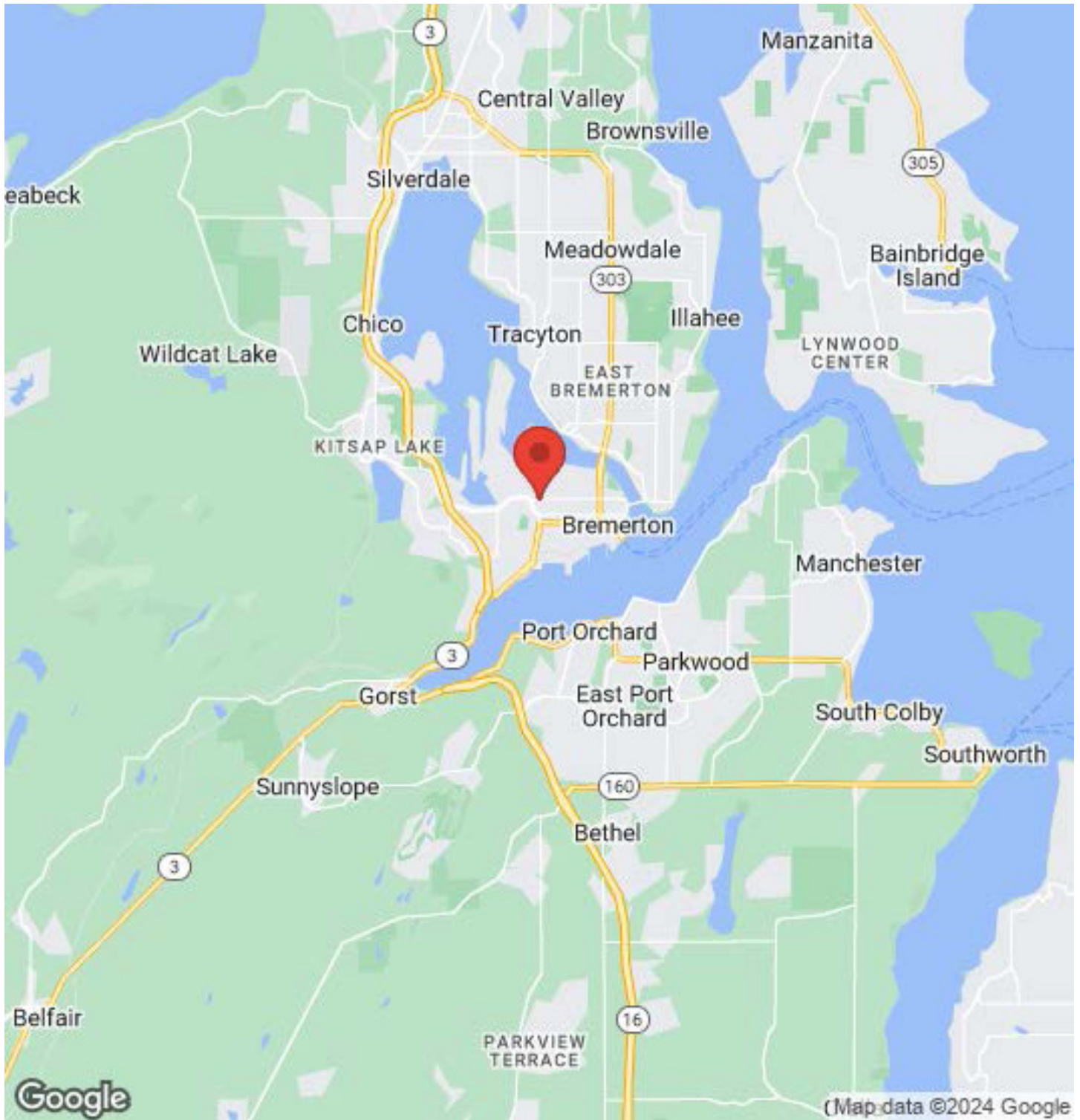
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REGIONAL MAP

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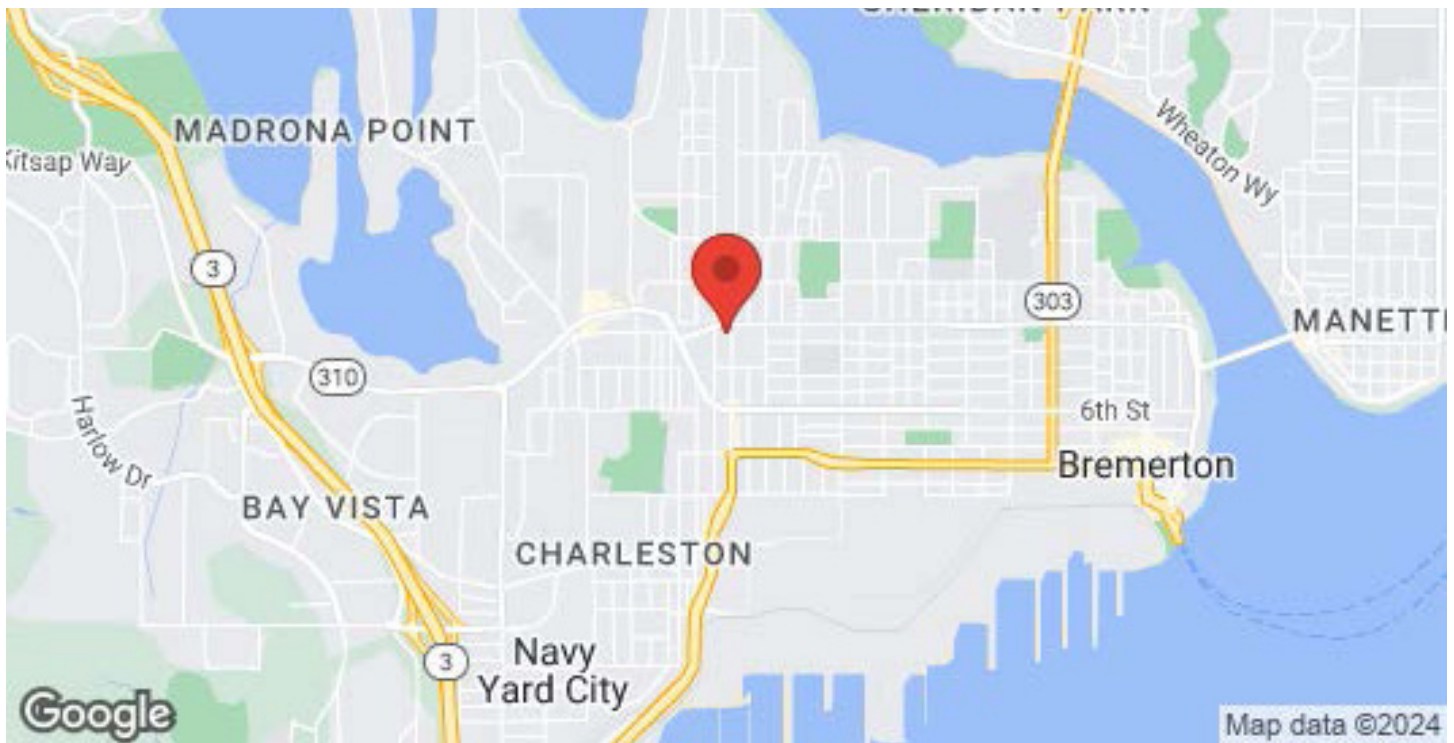
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LOCATION MAPS

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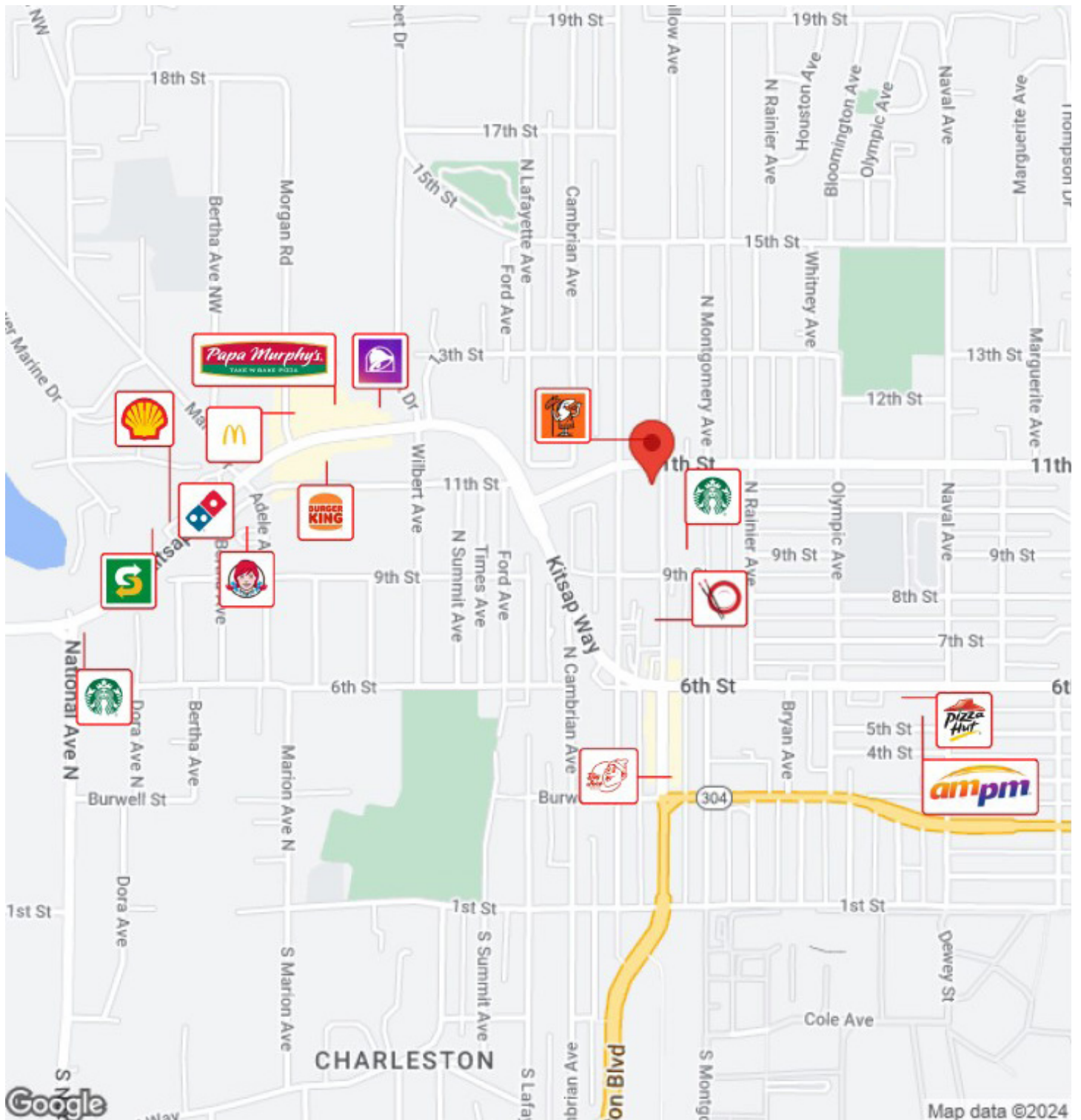
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BUSINESS MAP

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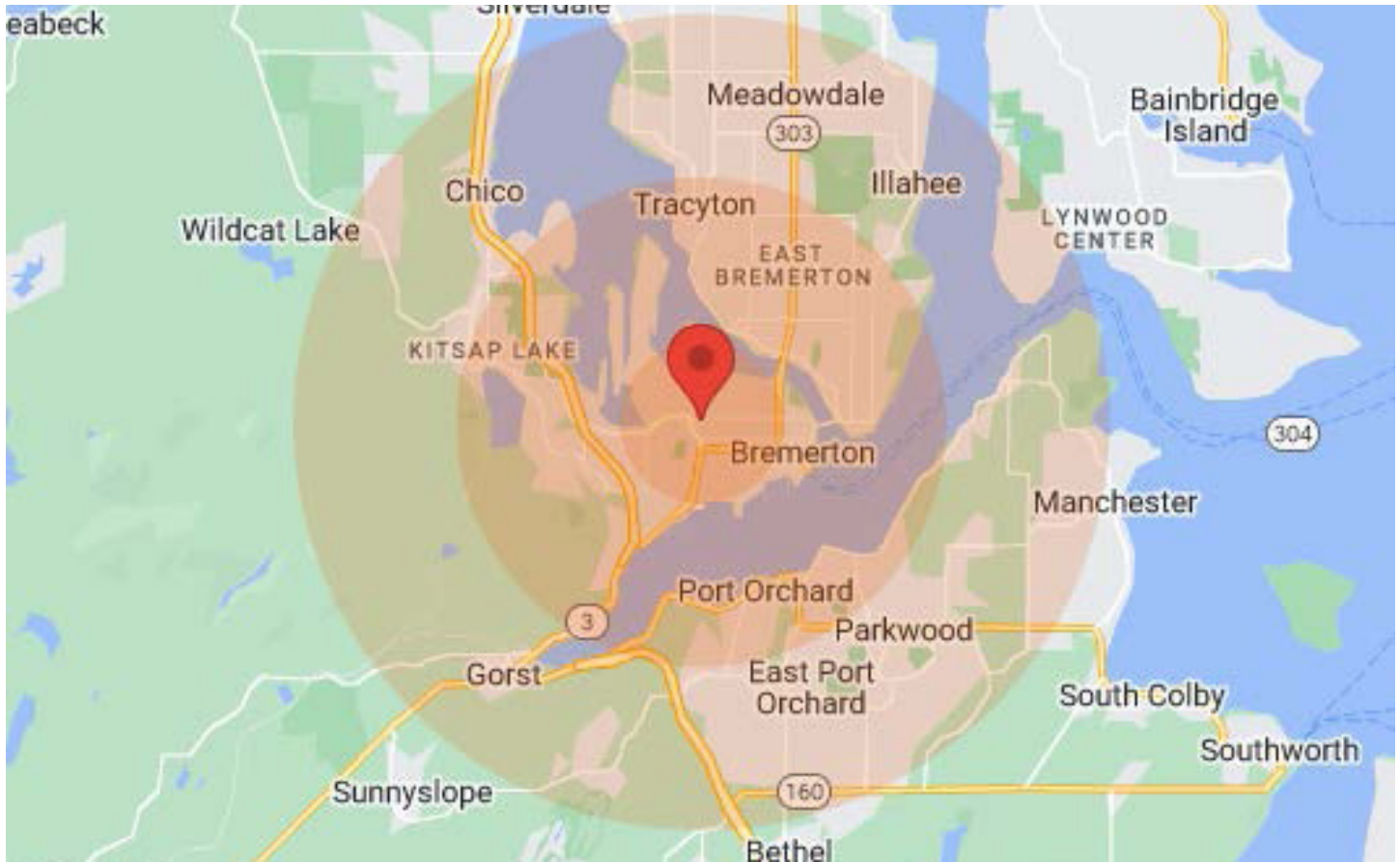
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,210	27,497	52,011
Female	5,998	24,937	50,529
Total Population	14,208	52,434	102,540

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,067	8,724	17,988
Ages 15-24	1,521	6,100	12,962
Ages 25-54	7,757	23,687	42,323
Ages 55-64	1,450	6,181	12,656
Ages 65+	1,413	7,742	16,611

Race	1 Mile	3 Miles	5 Miles
White	11,348	43,050	84,963
Black	863	2,152	3,026
Am In/AK Nat	108	300	459
Hawaiian	53	278	708
Hispanic	1,348	3,908	6,704
Multi-Racial	2,936	9,866	17,690

Income	1 Mile	3 Miles	5 Miles
Median	\$44,184	\$47,635	\$52,594
< \$15,000	739	2,887	4,219
\$15,000-\$24,999	439	2,466	4,086
\$25,000-\$34,999	718	2,666	4,854
\$35,000-\$49,999	749	3,673	6,531
\$50,000-\$74,999	863	4,420	8,951
\$75,000-\$99,999	480	2,167	5,000
\$100,000-\$149,999	358	1,774	4,394
\$150,000-\$199,999	28	544	1,307
> \$200,000	17	243	574

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,990	23,980	44,365
Occupied	4,433	21,008	39,932
Owner Occupied	2,241	10,480	23,220
Renter Occupied	2,192	10,528	16,712
Vacant	557	2,972	4,433

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