

# WEST BREMERTON FREEWAY CORRIDOR

INVESTMENT AND DEVELOPMENT SITE

OFFERING MEMORANDUM



4321 C Street Bremerton, WA 98312



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**0.5**

MILES TO  
STATE ROUTE 3



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**1**

PUGET SOUND  
NAVAL SHIPYARD



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**8**

CAR DEALERSHIPS  
UNDER 1 MILE AWAY



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**30**

MINUTES TO DOWNTOWN  
SEATTLE VIA FAST FERRY

West Bremerton Freeway Corridor Investment and Development Site

# **Executive Summary**



"The white - and - green ferry gliding across the dark waters of the Puget Sound looked like a beacon steering toward Bremerton."

- Debbie Macomber, American Author

**"It was messed up, because in 1947 my family moved to Seattle and I had to get up at 5 o'clock in the morning to catch the ferry back to Bremerton because I was Boys Club President."**

*Quincy Jones*

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Winner of 28 Grammys, *Quincy Jones*, grew up in Bremerton. He shared how he discovered his love for music in Bremerton with late night TV host Stephen Colbert. The city dedicated an entire square downtown to honor Quincy's legacy.





# The Offering

|                                |                                   |
|--------------------------------|-----------------------------------|
| Address                        | 4321 C Street, Bremerton WA 98312 |
| Price                          | \$710,000                         |
| Submarket                      | West Bremerton                    |
| Total Lot Size                 | 15,682 SF / 0.36 acre             |
| Existing 1930 Structure Size   | 1,720 SF                          |
| Zoning                         | Freeway Corridor (FC) commercial  |
| Linear Feet of Street Frontage | 265                               |
| 2025 Assessed Property Taxes   | \$3,322                           |

You are invited to consider, for investment or development, a ~16,000 SF lot on an ultra-visible, relatively level hilltop corner location at the crossroads of WA-3, WA-304 and Auto Center Way in West Bremerton’s rare Freeway Corridor (FC) commercial zoning. Prime for development, FC zoning allows for expansive parking areas, large-scale structures, storage areas and outdoor displays. Your business will be its own billboard poised to attract thousands as this location sees upwards of 63,500 traffic units per day. The lot also includes an existing 1,720 SF residential building with 4+ bedrooms and 2 bathrooms providing the option for income during the development process by renting as a single family home or as an office space. Likewise, the grounds around the structure are also ready to rent for vehicle storage, construction equipment, etc. Enjoy territorial views with potential to build up for water views of Sinclair Inlet. Invest in a growing region while profiting from easy accessibility and excellent exposure.



Traffic Units  
Per Day

63,500

Naval Base  
Kitsap Employees

31,000

Linear Feet of  
Street Frontage


265

# Visibility and Connection

Bet high on a West Bremerton hill off State Route-3—the gateway to Tacoma, Gig Harbor and the Olympic Peninsula—this location is not only largely visible to countless passersby, it is also well connected to jobs, healthcare, services and amenities on the Kitsap Peninsula and across Puget Sound. Puget Sound Naval Shipyard and Intermediate Maintenance Facility (PSNS & IMF) are less than 10 minutes away. St. Michael Medical Center is 15 minutes away. Nearby, access Poulsbo, Silverdale, Port Orchard and Belfair. Commute by Kitsap Transit’s Fast Ferry to Seattle in 30 minutes with connections to routed transportation including King County Metro, Sound Transit, and Link Light Rail. Take the car onboard with Washington State Ferries for a 60 minute crossing. Alternate ferry routes are also available via Bainbridge Island and Southworth terminals. With easy access and excellent exposure to local and surrounding markets, see and be seen.



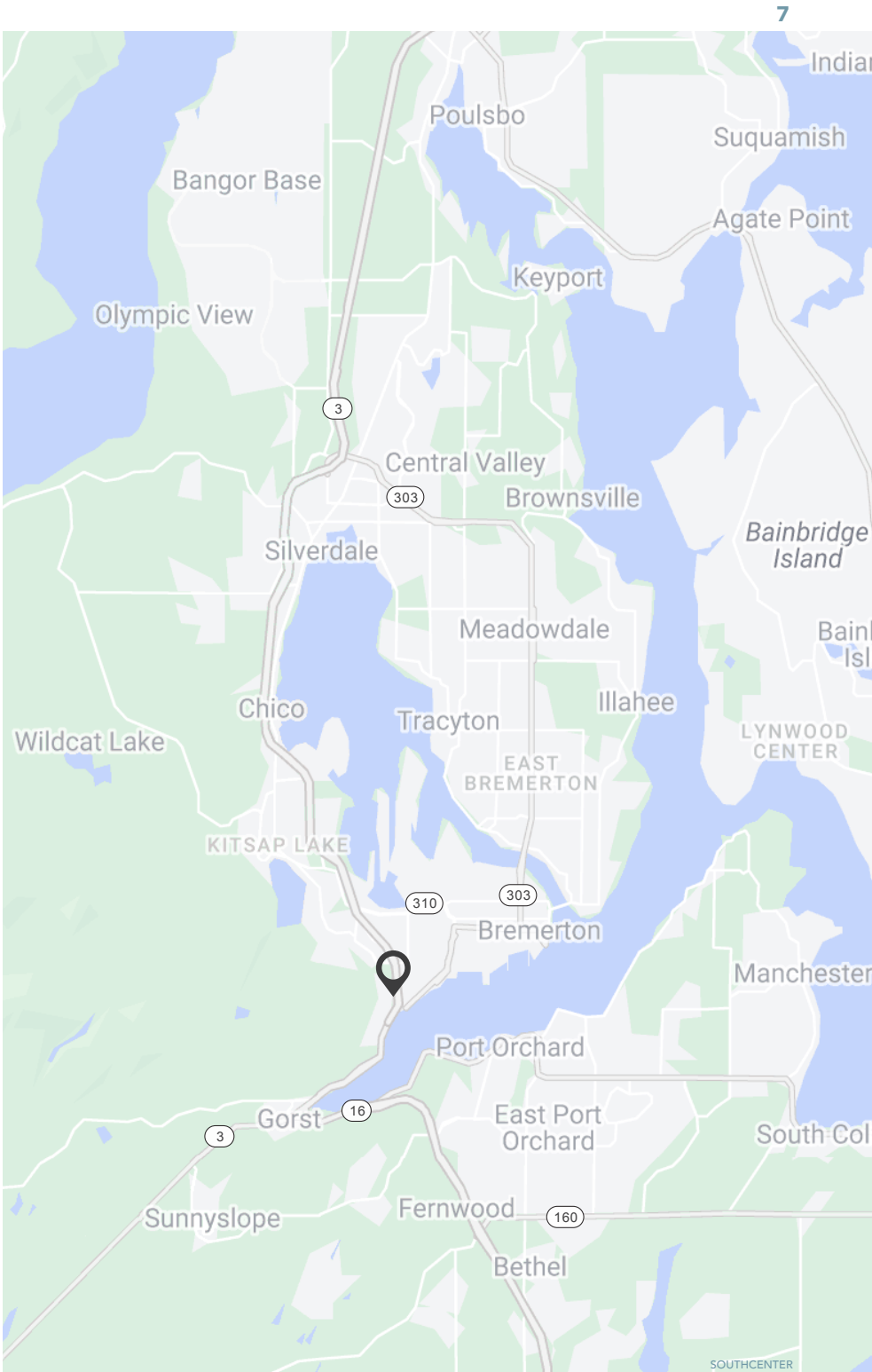
**2.1 miles**  
TO PUGET SOUND  
NAVAL SHIPYARD



**3.5 miles**  
TO DOWNTOWN  
BREMERTON



**30 minutes**  
TO SEATTLE ON KITSAP  
FAST FERRY





West Bremerton Freeway Corridor Investment and Development Site

## **Location**

## Investing in Kitsap County

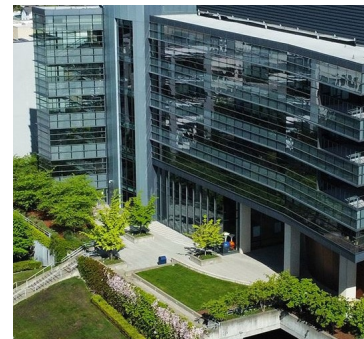
Enjoy the ease and rewards of doing business in Kitsap County with its business-friendly regulatory environment, favorable tax environment, and easy to navigate building permit process. Environmental regulations also align with federal EPA laws with no local hidden surprises. The area's airshed is cleaner than many areas, permitting business activities here that are not possible elsewhere. Businesses also thrive in Kitsap County thanks to the Kitsap Economic Development Alliance (KEDA) which helps new and existing businesses to succeed through confidential business counseling, resources, and guidance. KEDA's mission is to ensure the highest quality of economic development through these initiatives which help business owners and the local workforce to succeed.

Living and working in Kitsap County offers many of the benefits of nearby Seattle and Tacoma, while still retaining a small-town feel. In fact, over the past decade Bremerton's population has grown 11.5% and Kitsap County became one of the top places to live for people exiting King County. The County now ranks as the fourth highest destination for former King County residents.

In 2019, Kitsap's growing population hit more than 270,000—a milestone in what's been a decade of steady growth for the West Sound. The Washington State Office of Financial Management growth management projections show Kitsap adding more than 27,000 people by 2030 whereas the Puget Sound Regional Council predicts Kitsap will add more than 42,000 people by 2030, meaning the county's population would surpass 310,000 next decade.

Another recent boost for the area is the effort to revitalize Downtown Bremerton. In 2022, the House of Representatives passed new federal funding to support the City of Bremerton's Quincy Square Project to revitalize a downtown street into an active, housing-based, day-to-night urban center with a focus on the arts, entertainment and retail space. The \$2.5 million revitalization effort is designed to support small business, grow jobs and provide access to affordable housing.

Business-friendly, with burgeoning culture and primed for growth, Kitsap County is poised to offer a considerable return for investors in the years and decades ahead.







## Bremerton Economy

Bremerton is a leader in several industries, including maritime, defense, manufacturing, health care, technology, and tourism. With close proximity to rail, deep water ports, airfields, and interstate highway system in uncongested traffic areas, the city offers multi-mode access to markets. The area is also home to several major US Navy facilities, including Naval Base Kitsap and the Puget Sound Naval Shipyard.

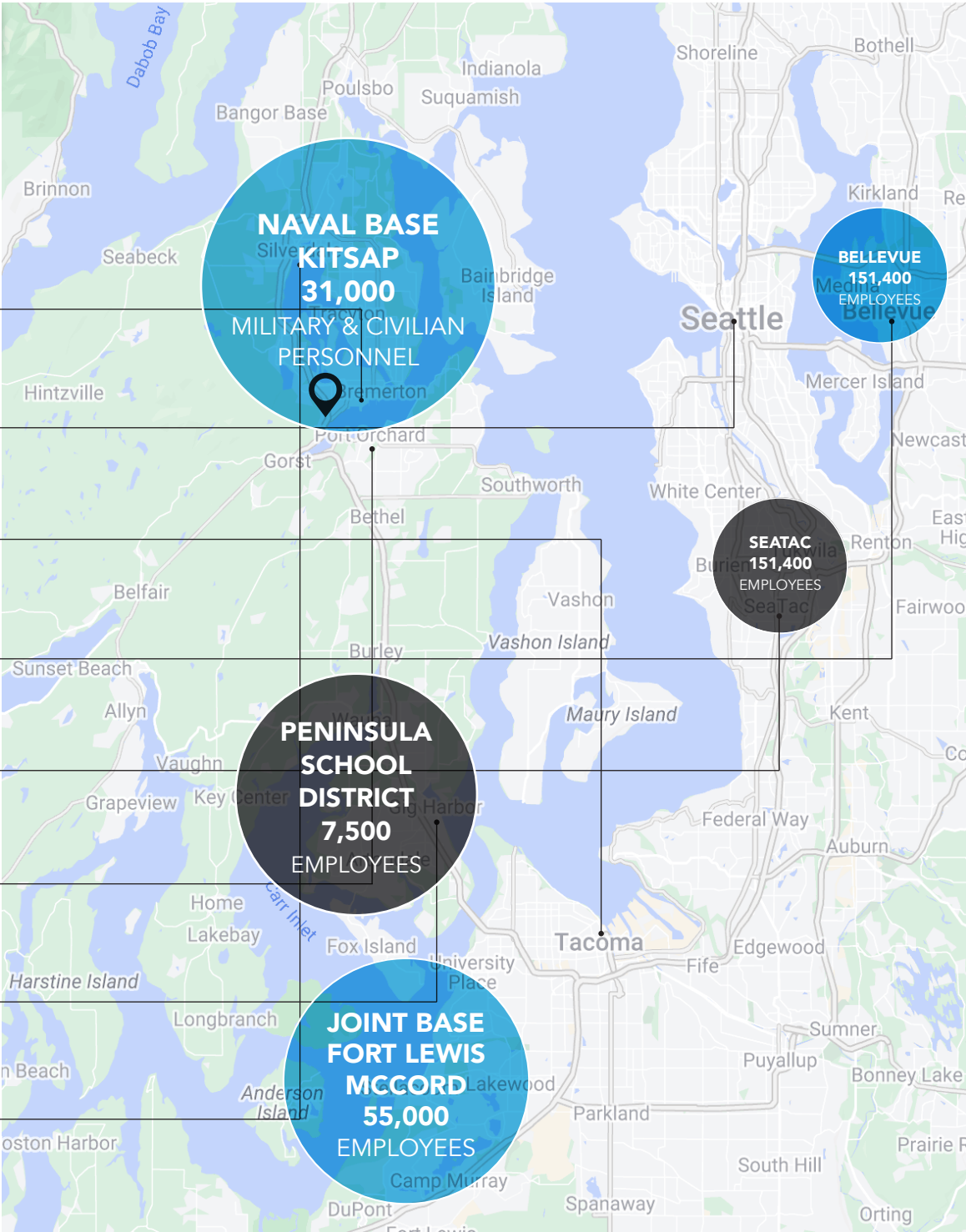
The Pacific Northwest's largest naval shore facility and one of Washington state's largest industrial installations, the 180-acre Puget Sound Naval Shipyard and Intermediate Maintenance Facility (PSNS & IMF) are under 10 minutes away. Providing the Navy with maintenance, modernization, technical and logistics support, PSNS & IMF employs 14,000 people. Add this to the installations in nearby Bangor, Indian Island, Manchester and Keyport and employment numbers for military and civilian personnel more than double. This results in a vast, skilled labor pool generated by the Navy, government contractors and commuters creating a substantial available talent pool that is constantly refreshed. Due to Bremerton's longstanding Naval history and multiple high-tech defense installations, the area is also home to the highest concentration of engineering talent in the region.

Outside of the Naval sector, St. Michael Medical Center/Franciscan Medical Group is a large regional employer. Steps from this offering, Haselwood Auto Group directly employs the area as well. Remote workers and startups benefit from coworking spaces such as Vibe Coworks, Office Xpats, Spark Commons, Have-A-Space, The Spot and Bremerton Work Space. For creatives, B Bainbridge Artist Resource Network (BARN) is a unique non-profit community center for artisans and makers, has studios for everything from Electronic & Technical Arts to Woodworking.



# Transit Times to Major Employers

- 10 MINUTES
- 30 MINUTES
- 35 MINUTES
- 60 MINUTES
- 60 MINUTES
- 11 MINUTES
- 25 MINUTES
- 10 MINUTES



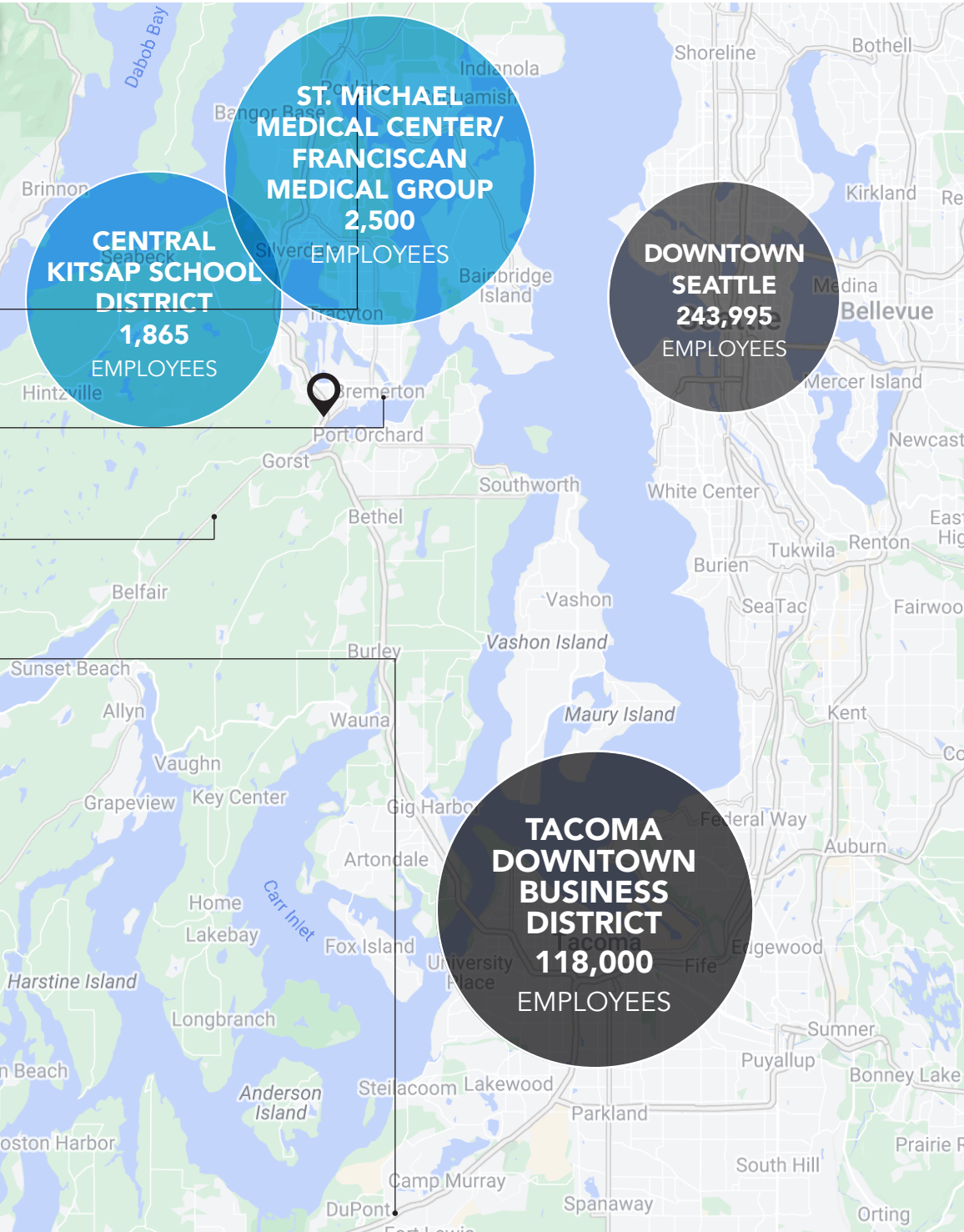
# Transit Times to Major Employers

20 MINUTES

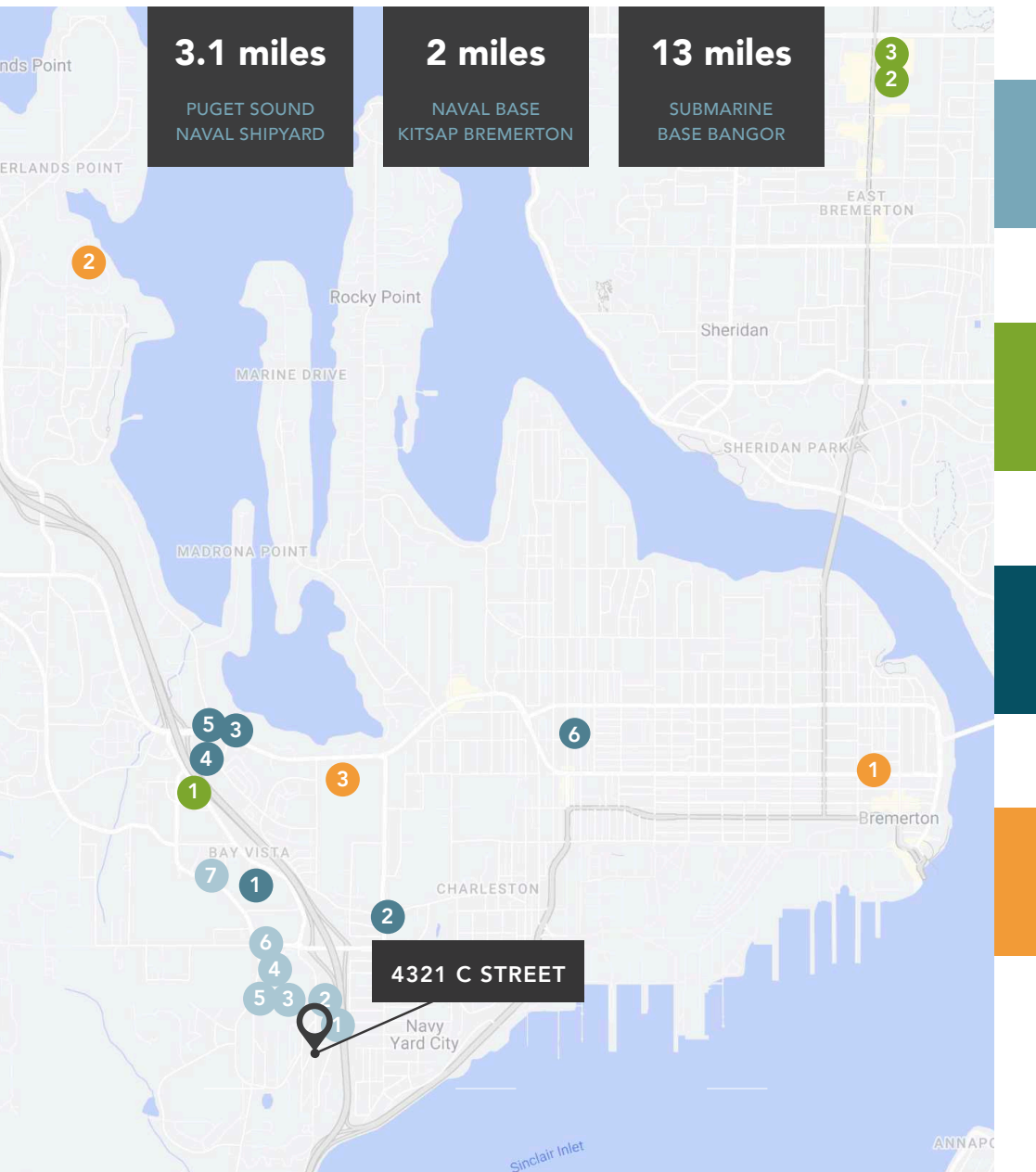
12 MINUTES

11 MINUTES

42 MINUTES



## Local Services



### Auto Dealerships

1. West Hills Ford 0.2 miles
2. West Hills Mazda 0.2 miles
3. West Hills Chrysler Jeep Dodge RAM 0.3 miles
4. West Hills Kia 0.6 miles
5. Heartland Toyota 0.7 miles
6. Haselwood Chevrolet Buick GMC 0.5 miles
7. Haselwood Volkswagen 1.1 miles

### Big Box Retail

1. Tacoma Screw Products 1 mile
2. Floor & Décor 5.5 miles
3. True Value 5.7 miles
4. Lowe's 6.3 miles

### Food Services

1. Silver City Brewery 0.6 miles
2. Emma's BBQ 0.5 miles
3. Tony's Italian Restaurant & Pizzeria 1.2 miles
4. Winco Foods 1.1 miles
5. Tiny's House of Crabs 1.2 miles
6. Safeway 1.4 miles

### Medical

1. Peninsula Community Health Services 0.9 miles
2. Naval Hospital Bremerton 3.9 miles
3. St. Michael Medical Center 9 miles

**View Interactive Map**

4321 C STREET BREMERTON, WA 98312





## Bremerton Navy Yards History

The City of Bremerton is within the historical territory of the Suquamish Tribe. The land was made available for non-Native settlement by the Treaty of Point Elliott in 1855.

Bremerton was planned by German immigrant and Seattle entrepreneur William Bremer in 1891. Mr. Bremer saw in the strategic location of the bay region the possibility of a naval station and helped to make his vision a reality. The same year, Congress appropriated \$10,000 to acquire 200 acres of land for the site of a dry-dock. Navy Lieutenant Ambrose Barkley Wyckoff was sent to Bremerton for the purpose of purchasing the land on Sinclair Inlet owned by the Bremer family and Bremer-town (Bremerton) was born.

Puget Sound Naval Shipyard (PSNS) was established in 1891 as a Naval Station and was later designated Navy Yard Puget Sound in 1901. It was the first dry-dock and repair facility in the Northwest capable of handling the largest ships. During World War I, the Navy Yard expanded to include shipbuilding, constructing 25 subchasers, seven submarines, two minesweepers, seven seagoing tugs, two ammunition ships and 1,700 small boats. During the Great Depression, the shipyard expanded as the nation built up its fleet. The shipyard's primary effort during World War II was the repair of battle damage to Pacific Fleet warships of the U.S. fleet and those of its allies. After the attack on Pearl Harbor, five of the six surviving battleships were sent to the Bremerton shipyard for modifications and repair: U.S.S. Tennessee (BB-43), U.S.S. Maryland (BB-46), U.S.S. Nevada (BB-36), U.S.S. California (BB-44), and U.S.S. West Virginia (BB-48).







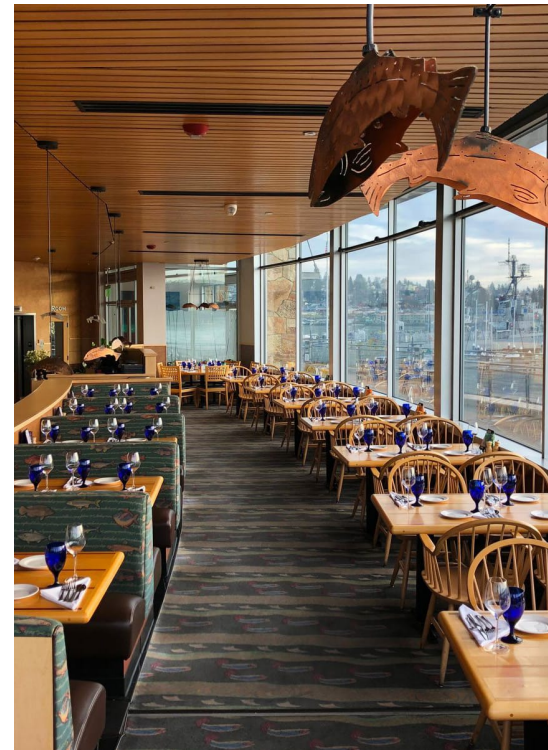
Navy Yard Puget Sound was renamed Puget Sound Naval Shipyard After World War II. It engaged in an extensive program of modernizing carriers and converted conventional flight decks to the angle decks used by new jet aircraft. During the Korean Conflict, the shipyard activated many of the ships in the reserve "mothball" fleet, deactivating them again in 1954. ships. In the late 1950s, it entered an era of new construction with the building of a new class of guided missile frigates. In 1961, the shipyard was designated as a submarine repair facility and four years later, it was established as a nuclear-capable repair facility as the USS Sculpin (SSN 590) became the first nuclear-powered submarine to be maintained at PSNS. The shipyard was designated a National Historic Landmark in 1992. The historic district includes 22 buildings and 42 structures, as well as 49 non-contributing buildings, structures, and objects. The shipyard is home to a famous 250-foot-tall, 80-foot-wide green hammerhead crane built in 1933 that was used to move heavy guns on battleships and cruisers. The crane was retired in 1996, but visitors can still see it above the shipyard's buildings. In 1991 and 1995, PSNS was awarded the Commander-in Chief's Installation Excellence Award as the Navy's best shipyard. The Navy also designated PSNS as an "environmentally conscious" shipyard. It is one of the largest naval shipyards on earth and is now 650 acres.



## Beyond the Shipyard / Life Beyond the Base

When a Naval Shipyard is the focal point of your city, life tends to revolve around the yard. But Bremerton is more than just a military base, it's a diverse community set against a gorgeous Pacific Northwest backdrop with notable restaurants and bars, live entertainment and outdoor adventure.

There are a number of restaurants on the Base itself—a coffee shop, food court, a Hawaiian, Mexican, and four American restaurant—but step outside the Base and options abound. Nearby, find veteran-owned sophisticated watering holes such as Axe & Arrow Gastropub known by locals for its craft beers and the city's largest selection of whiskies. The Garage Bar & Grill is a favorite breakfast joint offering over-the-top Bloody Mary cocktails like the Surf N Turf. Hi-Los 15th Street Café is a go to brunch spot. For a taste of Lowcountry seafood with spicy creole flavors, try Tiny's House of Crabs. Hit Da Spot is your off-base Hawaiian connection with Loco Moco, Kalua Pork and traditional plate lunches. For intimate Italian dining, consider La Fermata's seasonal northern Italian cuisine paired with an array of international wines. Looking for waterfront dining with sweeping views of Sinclair Inlet, the Bremerton ferry and Naval ships? Indulge in Anthony's at Sinclair Inlet or the Boat Shed—both great spots for special occasions and out of town visitors to show off the natural beauty of the Northwest over fresh seafood.

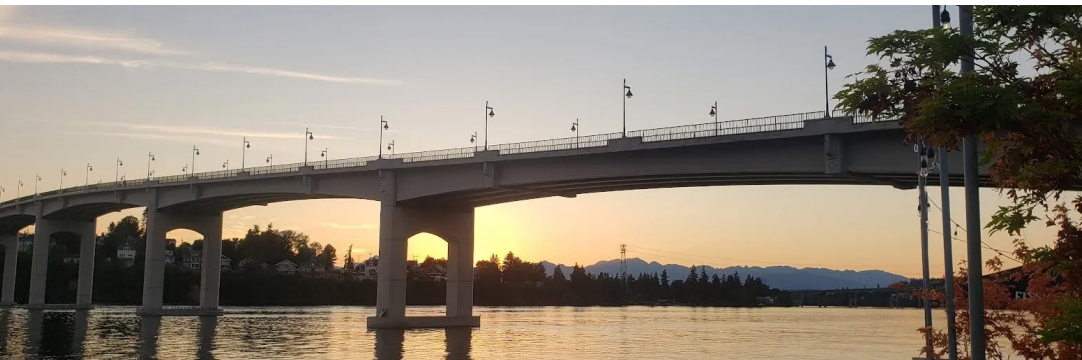






Visit Bremerton Rec Center to rent outdoor equipment for a trip to Illahee State Park for hiking and fishing or Camp McKean to beachcomb, picnic and kayak. The Landings Waterfront on Scenic Ostrich Bay offers softball fields, basketball, tennis and volleyball courts. Follow the Kitsap Admirals semi-pro international basketball team or channel Bremerton's five-time Olympic Gold Medalist Swimmer Nathan Adrian at the Bangor Aquatics Center or Bremerton Aquatics—both offer 25-meter pools.

Home to the Big Tree—a Douglas fir over 30 feet in circumference—venture out to see the largest publicly accessible Douglas fir in Kitsap County. Visit Manette Bridge and Elandan Gardens & Bonsai Museum. Families love the Bremerton Bug Museum and the Kitsap Forest Theatre. Catch a live show at the Admiral Theatre, a renovated 1942 movie house, now Kitsap's premier live entertainment venue. WestSound Symphony is 60-member orchestra made up of community members with a love of music and whole lot of heart. Discover what's beyond the Base in Bremerton.





An aerial photograph showing a large car dealership with a white building and extensive parking lots filled with cars. The dealership is situated next to a multi-lane highway. To the left, there are residential houses and a green-roofed building. In the background, a body of water and snow-capped mountains are visible under a clear blue sky.

30 Minutes to Seattle

4321 C Street



West Bremerton Freeway Corridor Investment and Development Site

# Property

## The Asset

Presenting a hilltop corner lot highly-visible from WA-3 in West Bremerton, the property contains an existing 3 bedroom / 2 bathroom home. Freeway Corridor (FC) zoning permits the construction of large-scale structures, expansive parking areas, outdoor displays and storage areas on the property, which borders Bremerton's auto row. Vertical development would unlock water views of Sinclair Inlet. The buyer is encouraged to evaluate the feasibility of their preferred development approach.

## PROPERTY HIGHLIGHTS

Ultra-visible corner site

Relatively level lot

Zoned commercial

Easy access to WA-3

Utilities available

Borders car dealerships

Potential water views

Existing home for rental during development



### VISIBILITY

Hilltop location offers High visibility from WA-3 at 63,500 traffics units/day.



### ACCESSIBILITY

Easily accessible from WA-3, WA-304 and Auto Center Way.



### FREWAY CORRIDOR ZONING

Existing zoning permits construction of large-scale structure, parking areas, outdoor displays and storage.



### RAPID POPULATION GROWTH

Projected growth for Bremerton from 37,729 in 2010 to 56,030 in 2035. Projected growth for Kitsap County from 270,000 in 2019 to 310,000 in 2030.



# Existing Building: Floorplan

4321 C STREET BREMERTON, WA 98312



4321 WEST C STREET  
BREMERTON  
1727 SF FINISHED  
784 SF UNFINISHED  
MAIN LEVEL



0 5 10  
APPROX SCALE (feet)  
DIMENSIONS ARE APPROXIMATE

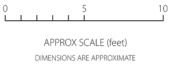
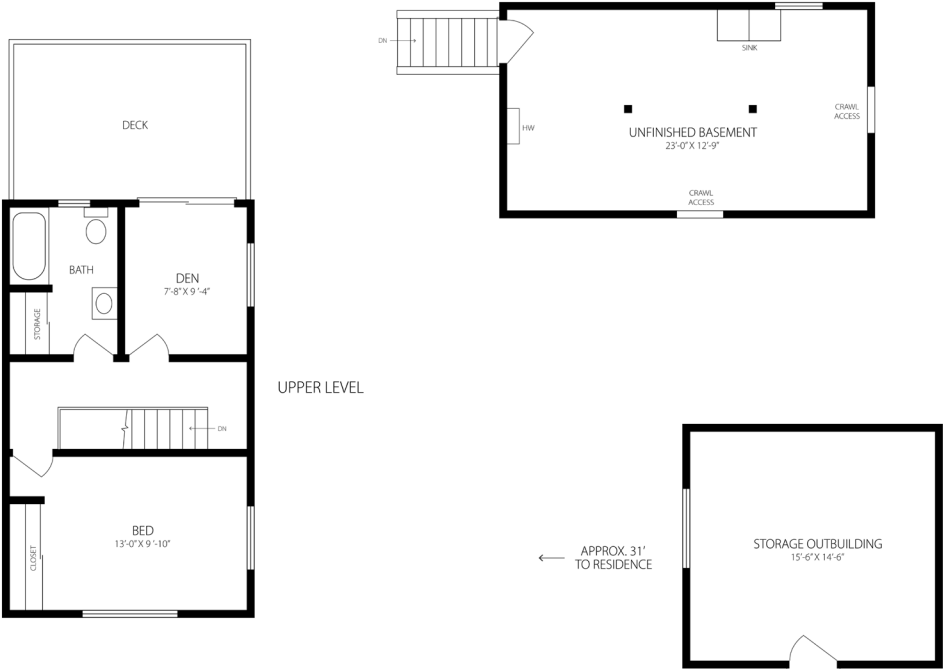
ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS AND SIZES ARE APPROXIMATE.  
INTERIOR SURVEYED SQUARE FOOTAGE MAY VARY FROM ARCHITECTURAL SQUARE FOOTAGE CALCULATIONS. HOMES MAY NOT BE TO SCALE.  
BUYER TO VERIFY ALL ZONING MATTERS. ANY INFORMATION OF SPECIAL INTEREST SHOULD BE OBTAINED THROUGH INDEPENDENT VERIFICATION.

# Existing Building: Floorplan

4321 C STREET BREMERTON, WA 98312



4321 WEST C STREET  
BREMERTON  
1727 SF FINISHED  
784 SF UNFINISHED  
UPPER LEVEL/BASEMENT/  
OUTBUILDING





West Bremerton Freeway Corridor Investment and Development Site

# Development

# Development Potential

Located in Freeway Corridor (FC) zoning bordering Bremerton’s auto row, large-scale buildings, expansive parking areas, outdoor displays and storage areas could be constructed on the well-located, highly visible property with easy access to the freeway and arterial routes. The intent of the FC zone is to identify areas for commercial activities that will typically be region-serving in nature and scale. In the FC zone all uses are permitted outright except for those uses set forth as conditional uses per BMC 20.86.040, and those uses prohibited per BMC 20.86.050. This includes a wide range of businesses such as heavy industrial/manufacturing, adult businesses, and group residential facilities. Vertical development opens up the option for water views of Sinclair Inlet. The buyer is encouraged to explore specific development paths with professionally undertaken feasibility studies.

Kitsap County’s pro-development, business-friendly regulatory environment and easy to navigate building permit process along with support from Kitsap Economic Development Alliance (KEDA) and a growing population set developers up for success.

|                              |                                   |
|------------------------------|-----------------------------------|
| Address                      | 4321 C Street, Bremerton WA 98312 |
| List Price                   | \$710,000                         |
| Municipality                 | Bremerton                         |
| County                       | Kitsap                            |
| Lot Size                     | 15,682 SF                         |
| Structure Size               | 1,720 SF                          |
| Zoning                       | Freeway Corridor (FC) commercial  |
| 2025 Property Taxes          | \$3,322                           |
| Minimum Front Yard Setback   | 20 ft                             |
| Minimum Side Yard Setback    | 0 ft*                             |
| Rear Yard Setback            | 0 ft*                             |
| Maximum Building Coverage    | 0**                               |
| Maximum Development Coverage | 0**                               |
| Maximum Building Height      | 60 ft                             |

\* Except when adjacent to the low or medium density residential zones where a 10-20 foot visual screen is required pursuant to BMC 20.50.050.

\*\* Except all setback and landscaping requirements will be met





West Bremerton Freeway Corridor Investment and Development Site

## **Demographics**

# Demographics

## OVERVIEW

|                  | 2020       | % OF TOTAL | 2023      | % OF TOTAL | 2028      | % OF TOTAL |
|------------------|------------|------------|-----------|------------|-----------|------------|
| Pop              | 4,729,161  | -          | 4,748,208 | -          | 4,933,551 | -          |
| Pop Growth       | -          | -          | 0.4%      | -          | 3.9%      | -          |
| Group Quarters   | 91,446     | -          | 90,775    | -          | 91,029    | -          |
| HHs              | 41,840,112 | -          | 1,874,845 | -          | 1,956,477 | -          |
| HH Growth        | -          | -          | 1.9%      | -          | 4.4%      | -          |
| Median HH Income | \$82,748   | -          | \$87,902  | -          | \$107,580 | -          |
| Median HH Value  | \$374,317  | -          | \$374,809 | -          | -         | -          |
| Pop Below Age 19 | 1,113,883  | 23.6%      | 1,118,715 | -          | 1,125,547 | 22.8%      |
| Pop Age 20-64    | 2,919,190  | 61.7%      | 2,929,496 | 61.7%      | 3,000,394 | 60.8%      |
| Pop Age 65+      | 696,088    | 14.7%      | 699,997   | 14.7%      | 807,610   | 16.4%      |



# Demographics

## POPULATION AGE

|            | 2020    | % OF TOTAL | 2023    | % OF TOTAL | 2028    | % OF TOTAL |
|------------|---------|------------|---------|------------|---------|------------|
| Median Age | 38      | -          | 38      | -          | 38      | -          |
| 0-4        | 267,827 | 5.7%       | 268,731 | 5.7%       | 268,594 | 5.4%       |
| 5-9        | 283,972 | 6.0%       | 285,078 | 6.0%       | 291,414 | 5.9%       |
| 10-14      | 288,081 | 6.1%       | 289,483 | 6.1%       | 292,804 | 5.9%       |
| 15-19      | 274,003 | 5.8%       | 275,423 | 5.8%       | 272,735 | 5.5%       |
| 20-24      | 298,309 | 6.3%       | 299,168 | 6.3%       | 309,354 | 6.3%       |
| 25-29      | 368,646 | 7.8%       | 369,239 | 7.8%       | 372,961 | 7.6%       |
| 30-34      | 388,223 | 8.2%       | 388,871 | 8.2%       | 381,300 | 7.7%       |
| 35-39      | 371,345 | 7.9%       | 372,336 | 7.8%       | 406,921 | 8.2%       |
| 40-44      | 319,149 | 6.7%       | 320,339 | 6.7%       | 335,392 | 6.8%       |
| 45-49      | 297,308 | 6.3%       | 298,564 | 6.3%       | 329,974 | 6.7%       |
| 50-54      | 295,129 | 6.2%       | 296,563 | 6.2%       | 288,511 | 5.8%       |
| 55-59      | 298,607 | 6.3%       | 300,284 | 6.3%       | 303,894 | 6.2%       |
| 60-64      | 282,474 | 6.0%       | 284,132 | 6.0%       | 272,087 | 5.5%       |
| 65-69      | 239,024 | 5.1%       | 240,474 | 5.1%       | 256,540 | 5.2%       |
| 70-74      | 187,182 | 4.0%       | 188,180 | 4.0%       | 216,964 | 4.4%       |
| 75-79      | 120,724 | 2.6%       | 121,359 | 2.6%       | 145,755 | 3.0%       |
| 80-84      | 74,026  | 1.6%       | 74,445  | 1.6%       | 97,147  | 2.0%       |
| 85+        | 75,132  | 1.6%       | 75,539  | 1.6%       | 91,204  | 1.8%       |

# Demographics

## HOUSEHOLD AGE

|           | 2020    | % OF TOTAL | 2023    | % OF TOTAL | 2028    | % OF TOTAL |
|-----------|---------|------------|---------|------------|---------|------------|
| Age 15-24 | 71,828  | 3.9%       | 74,323  | 4.0%       | 75,853  | 3.9%       |
| Age 25-34 | 339,616 | 18.5%      | 349,923 | 18.7%      | 346,179 | 17.7%      |
| Age 35-44 | 357,665 | 19.4%      | 364,580 | 19.4%      | 388,074 | 19.8%      |
| Age 45-54 | 323,626 | 17.6%      | 328,424 | 17.5%      | 338,942 | 17.3%      |
| Age 55-64 | 328,257 | 17.8%      | 332,685 | 17.7%      | 325,417 | 16.6%      |
| Age 65-74 | 253,861 | 13.8%      | 257,291 | 13.7%      | 281,319 | 14.4%      |
| Age 75-84 | 119,655 | 6.5%       | 121,309 | 6.5%       | 148,118 | 7.6%       |
| Age 85+   | 45,604  | 2.5%       | 46,310  | 2.5%       | 52,575  | 2.7%       |



# Demographics

## HOUSEHOLD INCOME

|                | 2020    | % OF TOTAL | 2023    | % OF TOTAL | 2028    | % OF TOTAL |
|----------------|---------|------------|---------|------------|---------|------------|
| Average        | 113,442 | -          | 121,864 | -          | 147,067 | -          |
| Below \$10k    | 67,804  | 3.7%       | 59,872  | 3.2%       | 53,342  | 2.7%       |
| \$10k-\$15k    | 43,348  | 2.4%       | 45,443  | 2.4%       | 34,099  | 1.7%       |
| \$15k-\$20k    | 43,772  | 2.4%       | 43,341  | 2.3%       | 34,376  | 1.8%       |
| \$20k-\$25k    | 45,171  | 2.5%       | 41,470  | 2.2%       | 39,070  | 2.0%       |
| \$25k-\$30k    | 48,014  | 2.6%       | 45,509  | 2.4%       | 36,100  | 1.8%       |
| \$30k-\$35k    | 48,299  | 2.6%       | 44,182  | 2.4%       | 39,501  | 2.0%       |
| \$35k-\$40k    | 51,812  | 2.8%       | 46,839  | 2.5%       | 38,221  | 2.0%       |
| \$40k-\$45k    | 57,073  | 3.1%       | 49,640  | 2.6%       | 41,293  | 2.1%       |
| \$45k-\$50k    | 52,555  | 2.9%       | 51,746  | 2.8%       | 39,282  | 2.0%       |
| \$50k-\$60k    | 114,055 | 6.2%       | 104,109 | 5.6%       | 88,633  | 4.5%       |
| \$60k-\$75k    | 162,796 | 8.8%       | 157,476 | 8.4%       | 133,436 | 6.8%       |
| \$75k-\$100k   | 239,943 | 13.0%      | 234,837 | 12.5%      | 215,835 | 11.0%      |
| \$100k-\$125k  | 205,645 | 11.2%      | 202,645 | 10.8%      | 197,916 | 10.1%      |
| \$125k-\$150k  | 158,159 | 8.6%       | 161,546 | 8.6%       | 170,204 | 8.7%       |
| \$150k-\$200k  | 209,267 | 11.4%      | 227,494 | 12.1%      | 261,461 | 13.4%      |
| \$200k or more | 292,399 | 15.9%      | 358,696 | 19.1%      | 533,708 | 27.3%      |

# Demographics

## HOUSEHOLD UNIT INCOME

|                  | 2020      | % OF TOTAL | 2023      | % OF TOTAL |
|------------------|-----------|------------|-----------|------------|
| Total            | 1,947,849 | -          | -         | -          |
| Owner Occupied   | 1,099,855 | 56.5%      | 1,112,750 | -          |
| Renter Occupied  | 740,257   | 38.0%      | 762,095   | -          |
| Less Than \$100k | 40,814    | 3.7%       | 41,399    | 3.7%       |
| \$100k - \$200k  | 42,287    | 3.8%       | 42,957    | 3.9%       |
| \$200k - \$250k  | 50,592    | 4.6%       | 51,261    | 4.6%       |
| \$250k - \$300k  | 74,417    | 6.8%       | 75,289    | 6.8%       |
| \$300k - \$400k  | 195,339   | 17.8%      | 197,810   | 17.8%      |
| \$400k - \$500k  | 177,497   | 16.1%      | 179,771   | 16.2%      |
| \$500k - \$750k  | 259,871   | 23.6%      | 263,057   | 23.6%      |
| \$750k - \$1m    | 138,109   | 12.6%      | 139,441   | 12.5%      |
| Sim - \$1.5m     | 74,559    | 6.8%       | 75,147    | 6.8%       |
| \$1.5m - \$2m    | 24,081    | 2.2%       | 24,180    | 2.2%       |
| Above \$2m       | 22,289    | 2.0%       | 22,438    | 2.0%       |



# Demographics

## EDUCATION

|                    | 2020      |            | 2023      |            |
|--------------------|-----------|------------|-----------|------------|
|                    |           | % OF TOTAL |           | % OF TOTAL |
| No High School     | 868,269   | 16.8%      | 871,236   | 16.8%      |
| High School        | 646,311   | 12.5%      | 648,548   | 12.5%      |
| Some College       | 1,900,657 | 36.9%      | 1,908,635 | 36.9%      |
| Associate’s Degree | 318,840   | 6.2%       | 320,438   | 6.2%       |
| Bachelors Degree   | 875,450   | 17.0%      | 878,428   | 17.0%      |
| Advanced Degree    | 548,043   | 10.6%      | 550,454   | 10.6%      |

## RACE

|                   | 2020      |            | 2023      |            | 2028      |            |
|-------------------|-----------|------------|-----------|------------|-----------|------------|
|                   |           | % OF TOTAL |           | % OF TOTAL |           | % OF TOTAL |
| White             | 2,941,158 | 62.2%      | 2,955,452 | 62.2%      | 3,071,810 | 62.3%      |
| Black             | 265,396   | 5.6%       | 265,837   | 5.6%       | 275,880   | 5.6%       |
| Native American   | 54,317    | 1.1%       | 54,730    | 1.2%       | 56,967    | 1.2%       |
| Asian             | 653,645   | 13.8%      | 654,104   | 13.8%      | 678,885   | 13.8%      |
| Pacific Islander  | 50,626    | 1.1%       | 50,884    | 1.1%       | 52,747    | 1.1%       |
| Other             | 242,341   | 5.1%       | 243,274   | 5.1%       | 252,942   | 5.1%       |
| Two Or More Races | 521,678   | 11.0%      | 523,927   | 11.0%      | 544,320   | 11.0%      |

# Demographics

## ETHNICITY

|              | 2020      | % OF TOTAL | 2023      | % OF TOTAL | 2028      | % OF TOTAL |
|--------------|-----------|------------|-----------|------------|-----------|------------|
| Not Hispanic | 4,201,242 | 88.8%      | 4,217,993 | 88.8%      | 4,382,520 | 88.8%      |
| Hispanic     | 527,919   | 11.2%      | 530,215   | 11.2%      | 551,031   | 11.2%      |

## COMMUTING

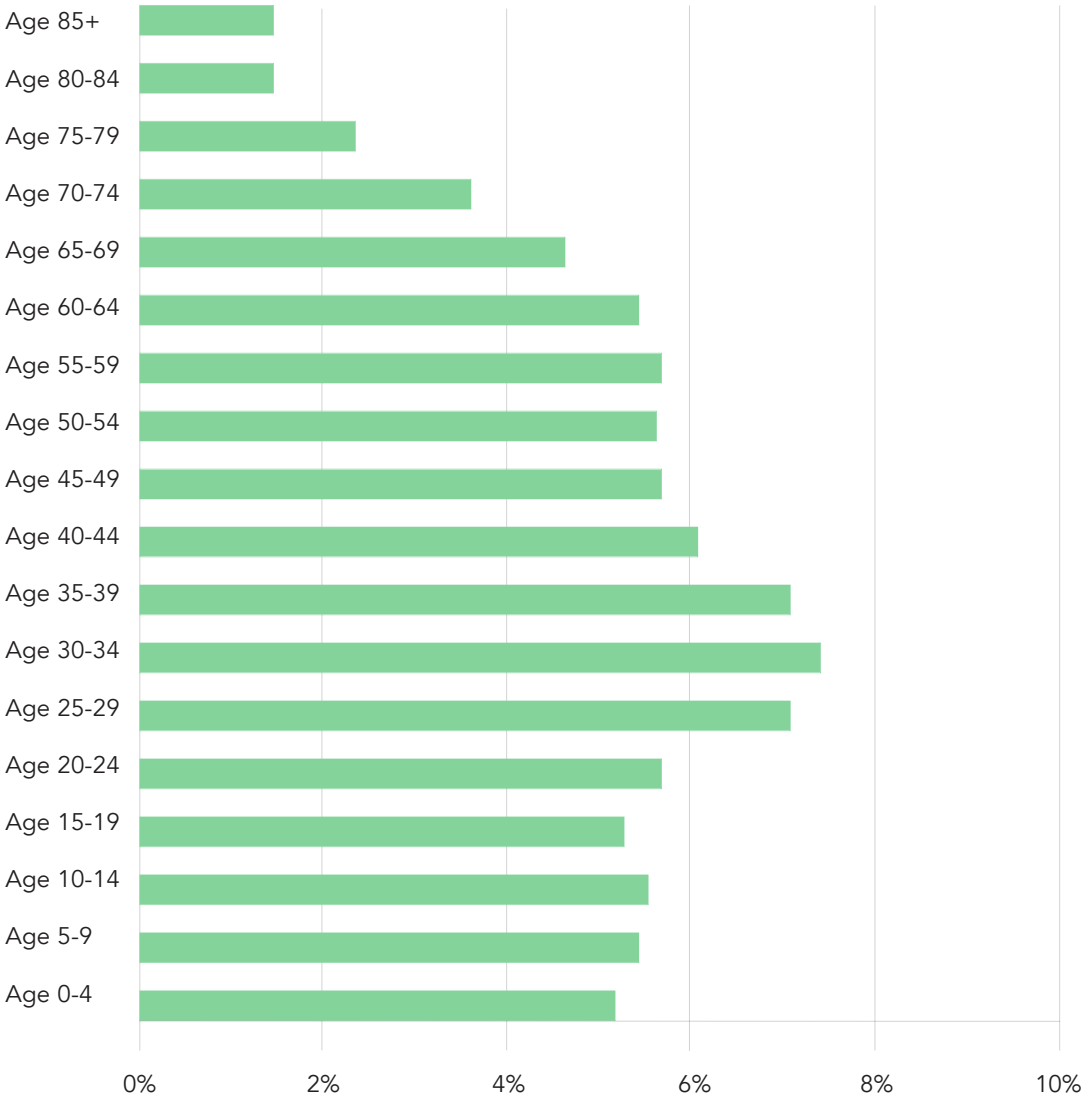
|  | 2020      | % OF TOTAL | 2023      | % OF TOTAL |
|--|-----------|------------|-----------|------------|
| Take Car or Truck to Work                  | 1,844,355 | 84.5%      | 1,841,303 | 84.3%      |
| Take Public Transportation to Work         | 191,300   | 8.8%       | 191,564   | 8.8%       |
| Take Other Means of Transportation to Work | 148,088   | 6.8%       | 150,166   | 6.9%       |
| Travel Below 30 Min to Work                | 1,162,074 | 53.2%      | 1,163,322 | 53.3%      |
| Travel 30-60 Min to Work                   | 763,417   | 35.0%      | 762,012   | 34.9%      |
| Travel Above 60 Min to Work                | 258,446   | 11.8%      | 257,699   | 11.8%      |
| Average Travel Time (min)                  | 32        | --         | 32        | -          |

## HOUSEHOLD NUMBER OF VEHICLES

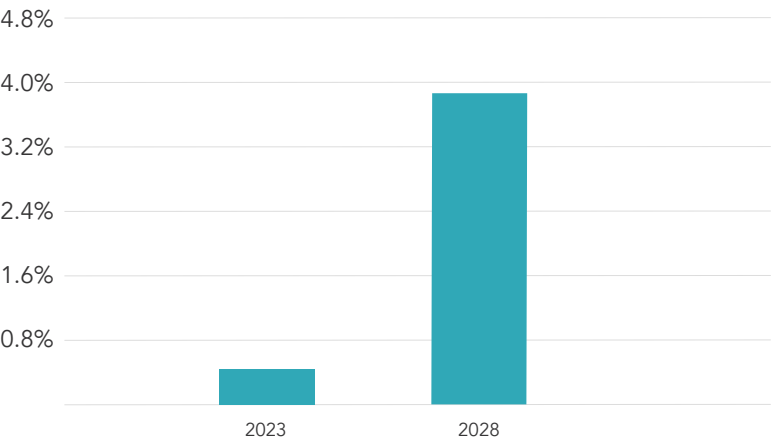
|         | 2020    | % OF TOTAL | 2023    | % OF TOTAL |
|---------|---------|------------|---------|------------|
| Average | 2       | -          | 2       | -          |
| None    | 144,237 | 7.8%       | 150,021 | 8.0%       |
| 1       | 571,845 | 31.1%      | 586,021 | 31.3%      |
| 2       | 677,307 | 36.8%      | 687,407 | 36.7%      |
| 3       | 290,767 | 15.8%      | 293,996 | 15.7%      |
| 4+      | 155,956 | 8.5%       | 157,400 | 8.4%       |



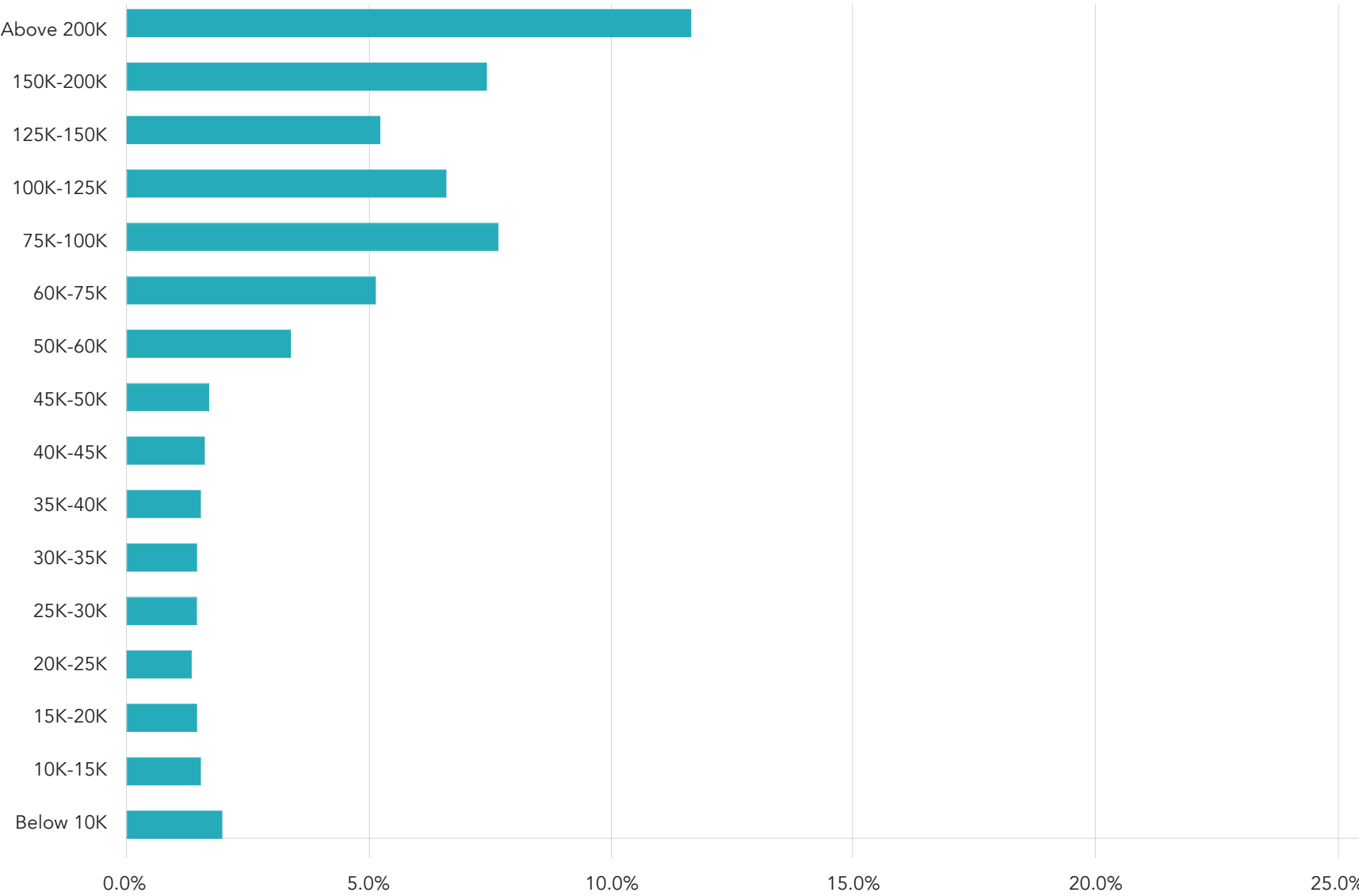
2023 POPULATION DISTRIBUTION



POPULATION GROWTH

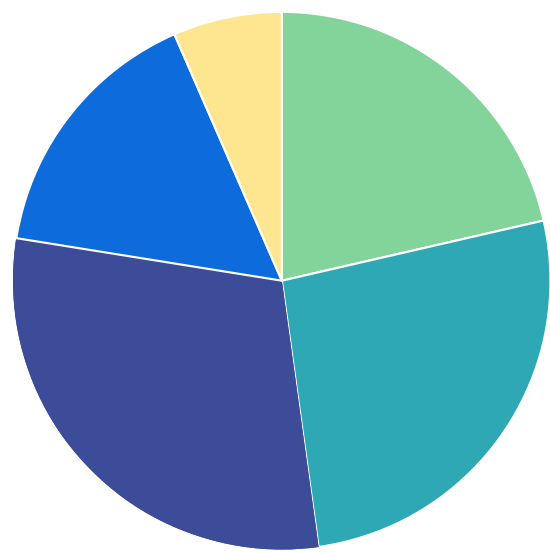


2023 HOUSEHOLD INCOME



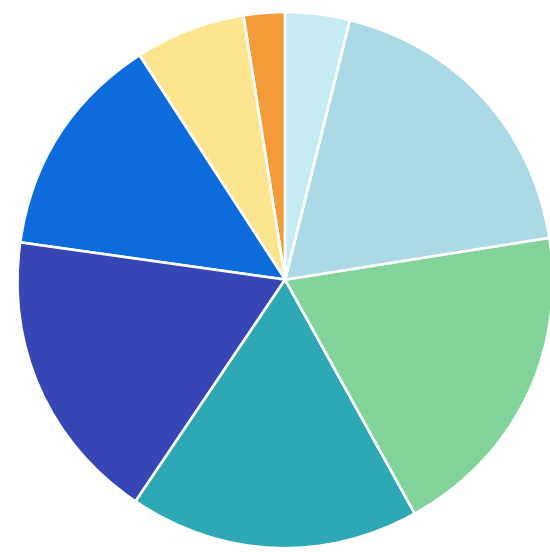


2023 HIGHEST EDUCATION LEVEL

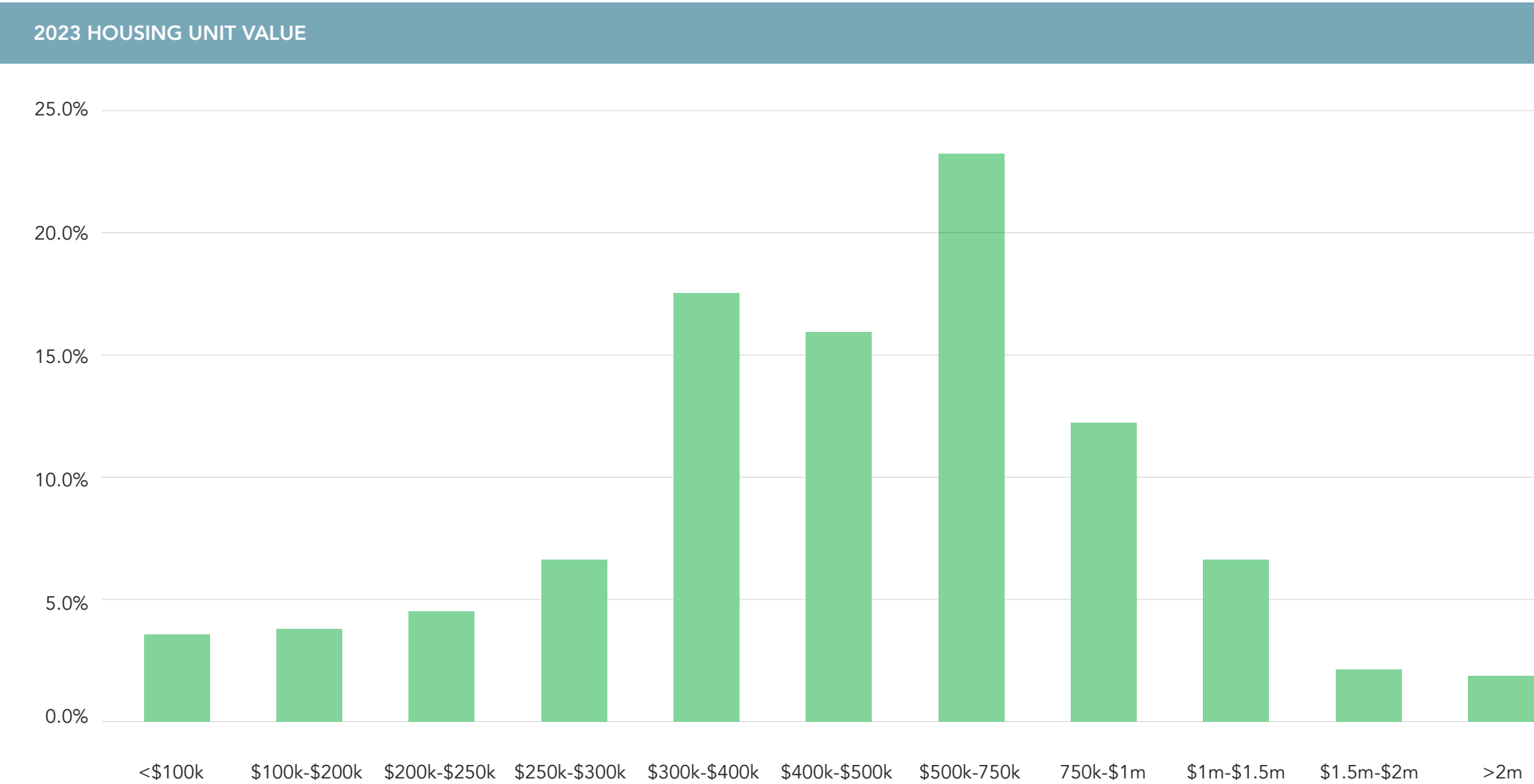


- No HS Diploma
- HS Diploma
- Some College
- Bachelors Degree
- Advanced Degree

2023 HOUSEHOLD AGE

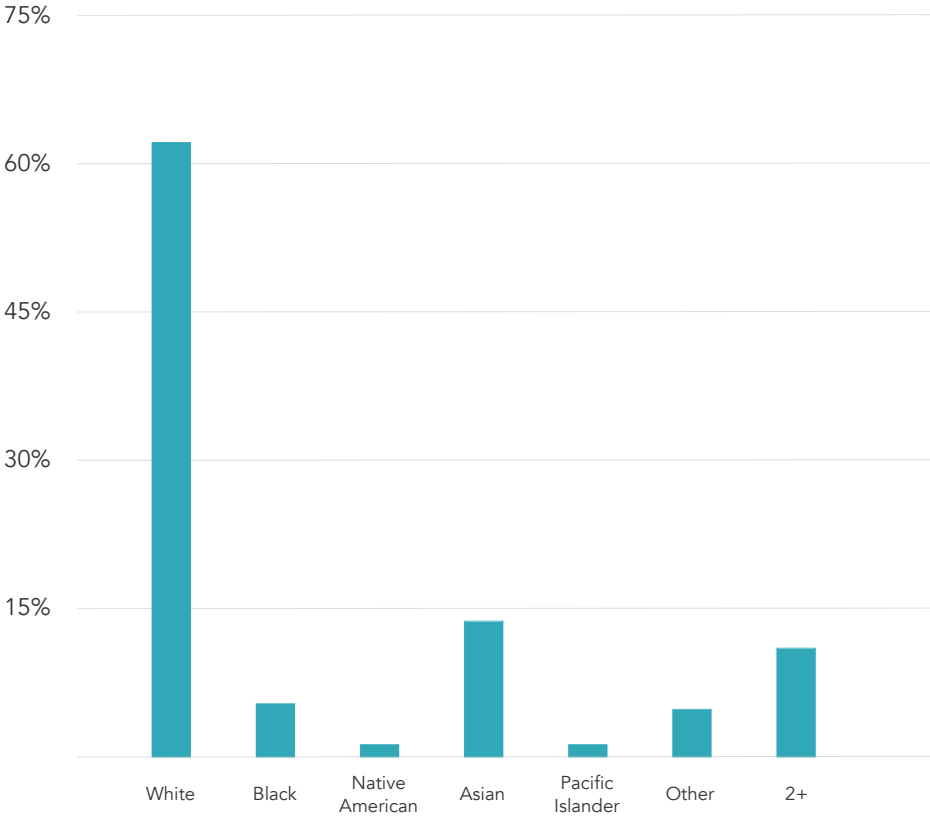


- |           |           |
|-----------|-----------|
| Age 15-24 | Age 55-64 |
| Age 25-34 | Age 65-74 |
| Age 35-44 | Age 75-84 |
| Age 45-54 | Age 85+   |

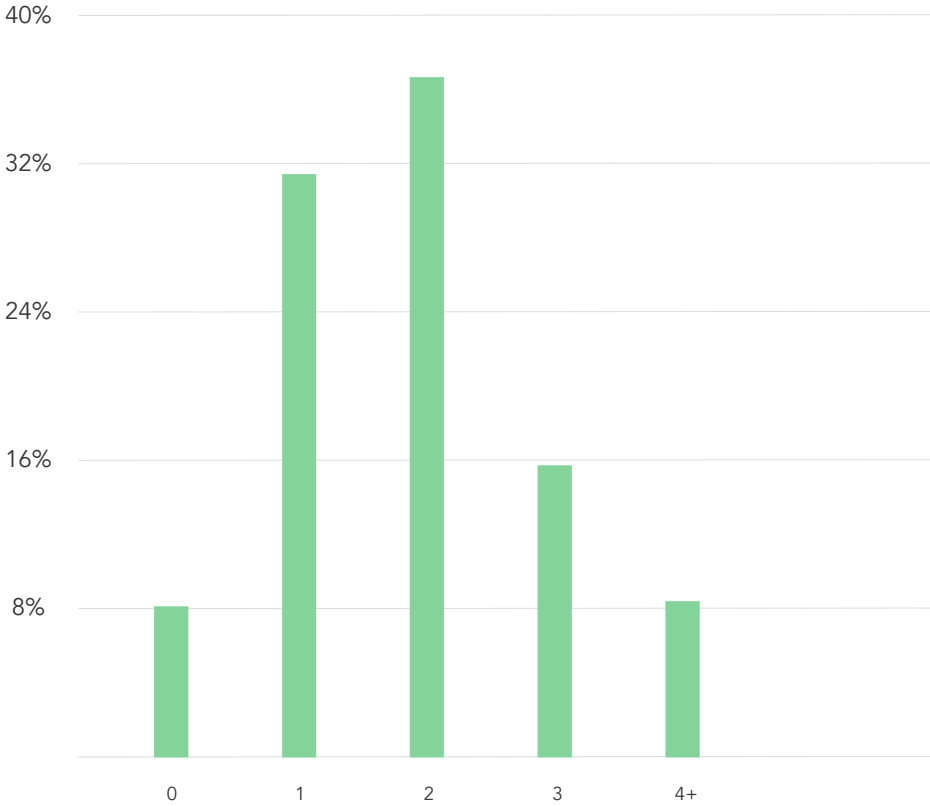




RACE



2023 HOUSEHOLD VEHICLES





## About Edward Krigsman

- Seasoned real estate professional with 20+ years of experience
- Educated at Brown University and Art Institute of Chicago
- Veteran real estate investor with a portfolio of nearly 50 residential units, currently developing 32-unit apartment building in Fremont
- Dedicated to clients
- Passionate about mentoring other brokers and investors

**“Thoughtful, caring, thorough, reassuring and oh-so-knowledgeable”**

(Zillow Review)

### Tune in to Power of Place

Stories of the Pacific Northwest, a podcast hosted by Edward – illuminating Puget Sound landscapes and cityscapes through conversations with the inspiring people who shape, protect and celebrate them. Episode 27 foregrounded one of the Pacific Northwest’s most acclaimed living novelists, Mercer Island native Jim Lynch, whose 2016 work *Before the Wind* celebrates the great inland Salish Sea of which Mercer Island is a part.



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