## PROPERTY DESCRIPTION

Introducing 405 Naval Ave, Bremerton, WA, 98312 – a prime lease opportunity that ticks all the boxes. With great visibility and ample off-street parking, this property offers convenience for both tenants and customers. Situated within walking distance of PSNS & IMF and Naval Base Kitsap-Bremerton, it boasts a strategic location that's ideal for retail or food/drinking establishments. Whether it's the bustling foot traffic or the thriving local community, this space has everything a business needs to thrive. Don't miss the chance to make this high-traffic, high-impact location the new home for your business.

## PROPERTY HIGHLIGHTS

- Great visibility
- Walking distance to PSNS & IMF as well as Naval Base Kitsap-Bremerton
- Plenty of off-street parking
- Ideal for retail or food/drinking establishment

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $7,000.00 per month (NNN) |
| Available SF: | 5,610 SF |
| Lot Size: | 0.403 Acres |
| Building Size: | 5,610 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 895 | 1,981 | 5,561 |
| Total Population | 2,553 | 6,649 | 17,364 |
| Average HH Income | $98,871 | $102,026 | $96,739 |

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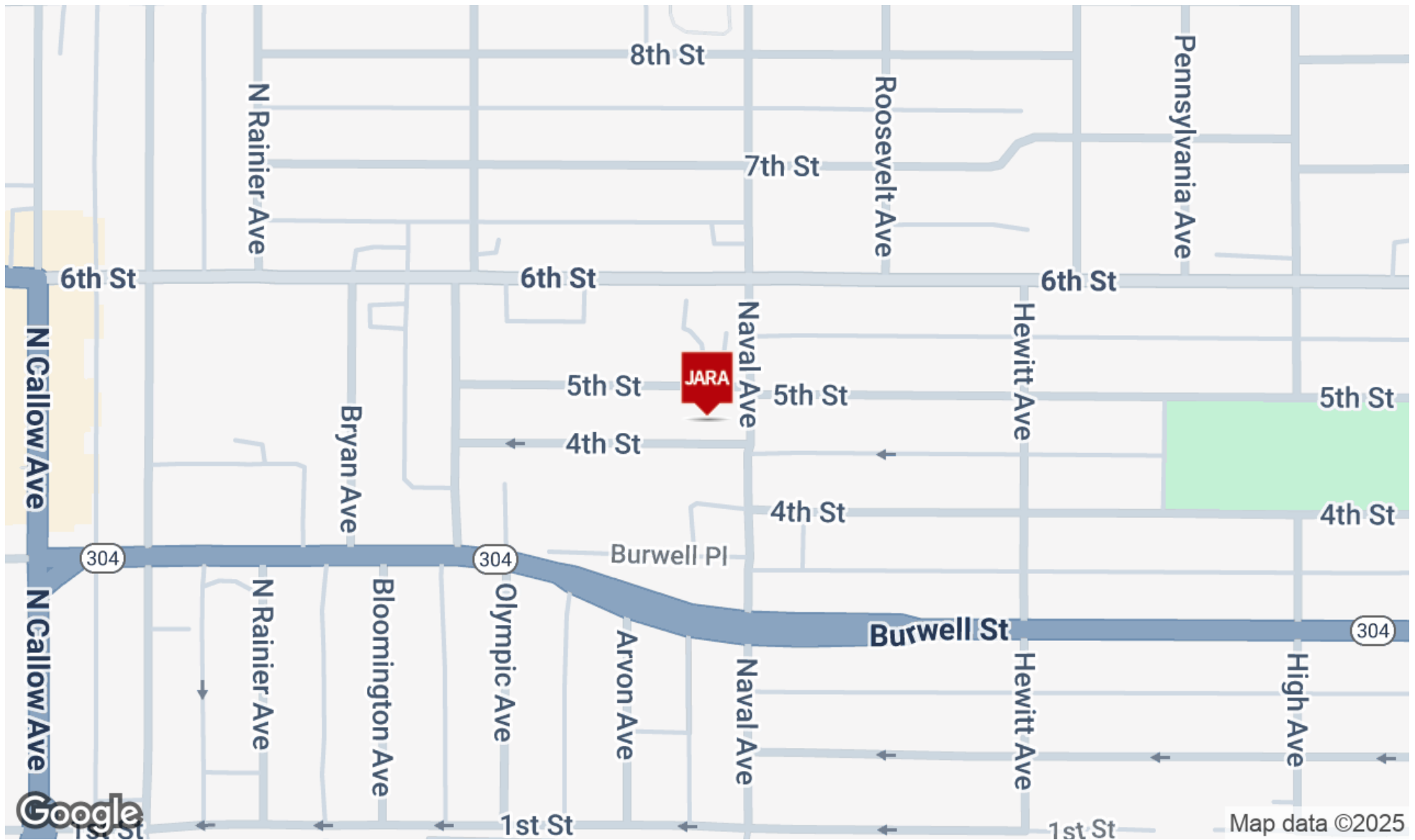Kitsap County, Bremerton, WA 98312
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HALL

OFFICE

KITCHEN

ROOM

BATH

UTILITY CLOSET

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

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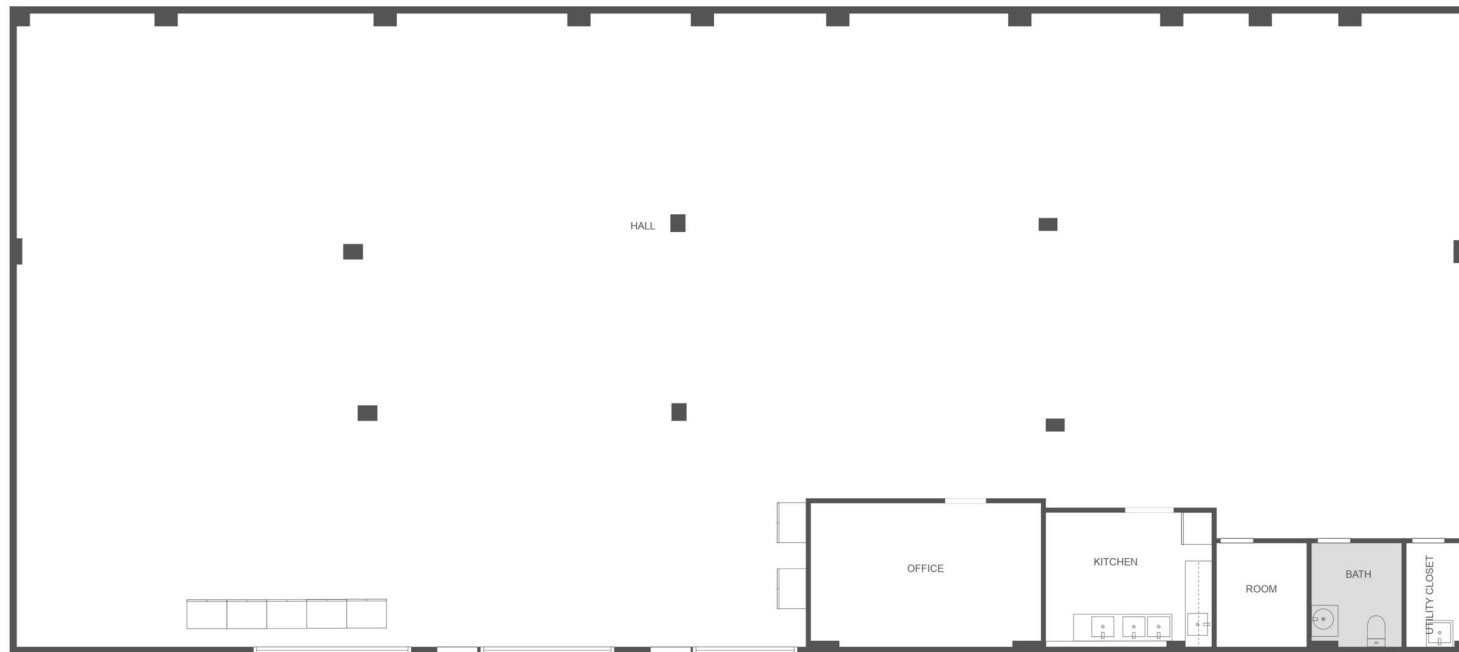206.429.5380 | jaracommercial.com

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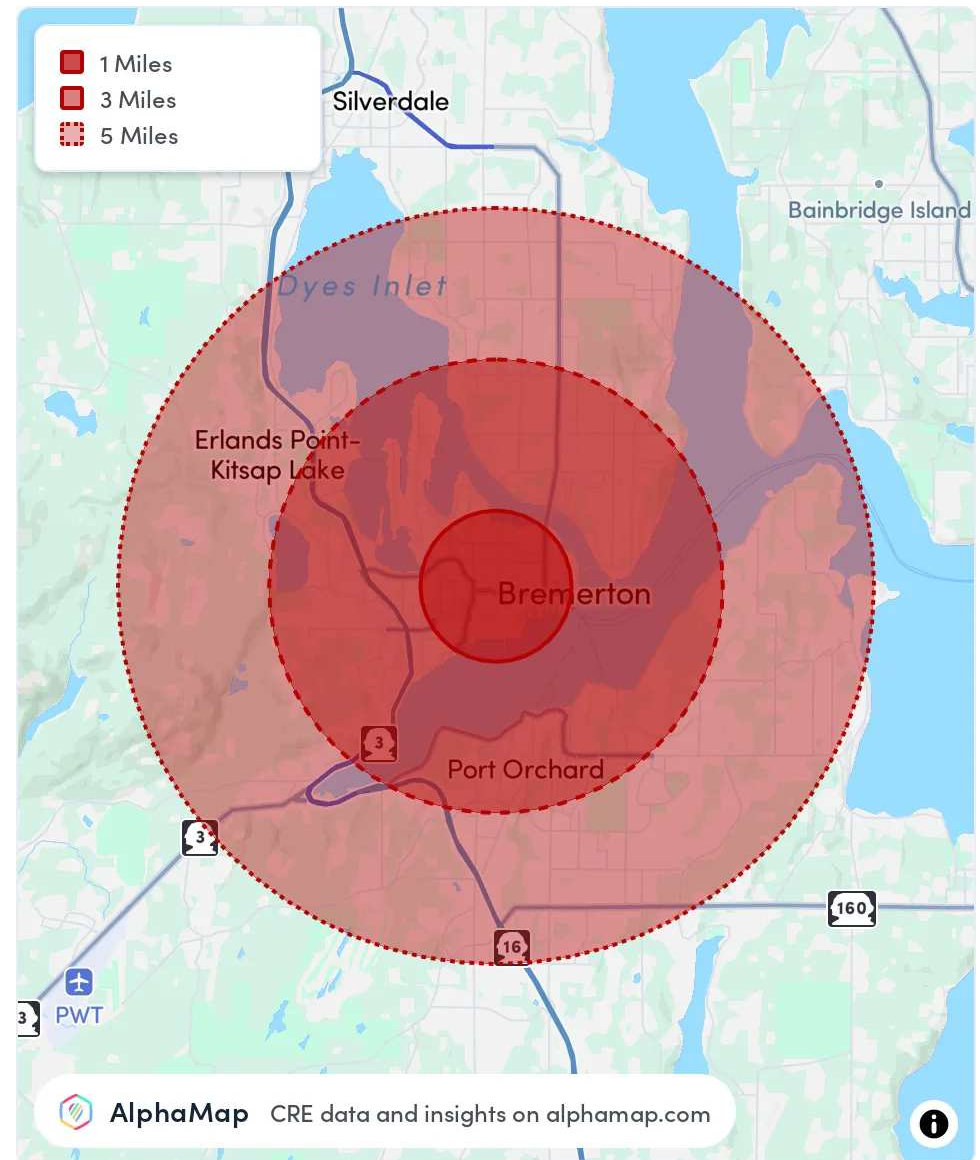
| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 17,364 | 63,353 | 127,972 |
| Average Age | 35 | 39 | 39 |
| Average Age (Male) | 34 | 38 | 38 |
| Average Age (Female) | 35 | 40 | 41 |

| HOUSEHOLD & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 5,561 | 24,266 | 48,439 |
| Persons per HH | 3.1 | 2.6 | 2.6 |
| Average HH Income | $96,739 | $96,232 | $106,364 |
| Average House Value | $422,105 | $467,327 | $515,674 |
| Per Capita Income | $31,206 | $37,012 | $40,909 |

*Map and demographics data derived from AlphaMap*

**1 Miles**
**3 Miles**
**5 Miles**

**AlphaMap**   CRE data and insights on alphamap.com

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