

# 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

**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**



Population



Average HH Income



Daytime Population

Regis - 2025

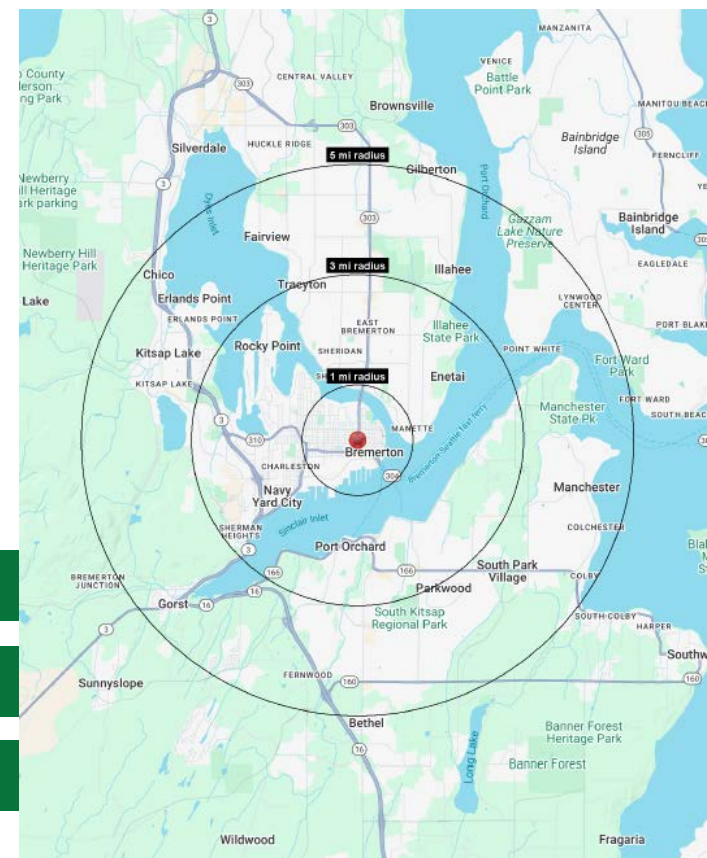
	Population	Average HH Income	Daytime Population
Mile 1	15,518	\$102,683	9,065
Mile 3	64,881	\$104,486	41,042
Mile 5	127,166	\$115,575	71,196

## NEARBY TENANTS



**JIMMY JOHN'S**

**KITSAP BANK**



**FIRST WESTERN**  
PROPERTIES





## 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)

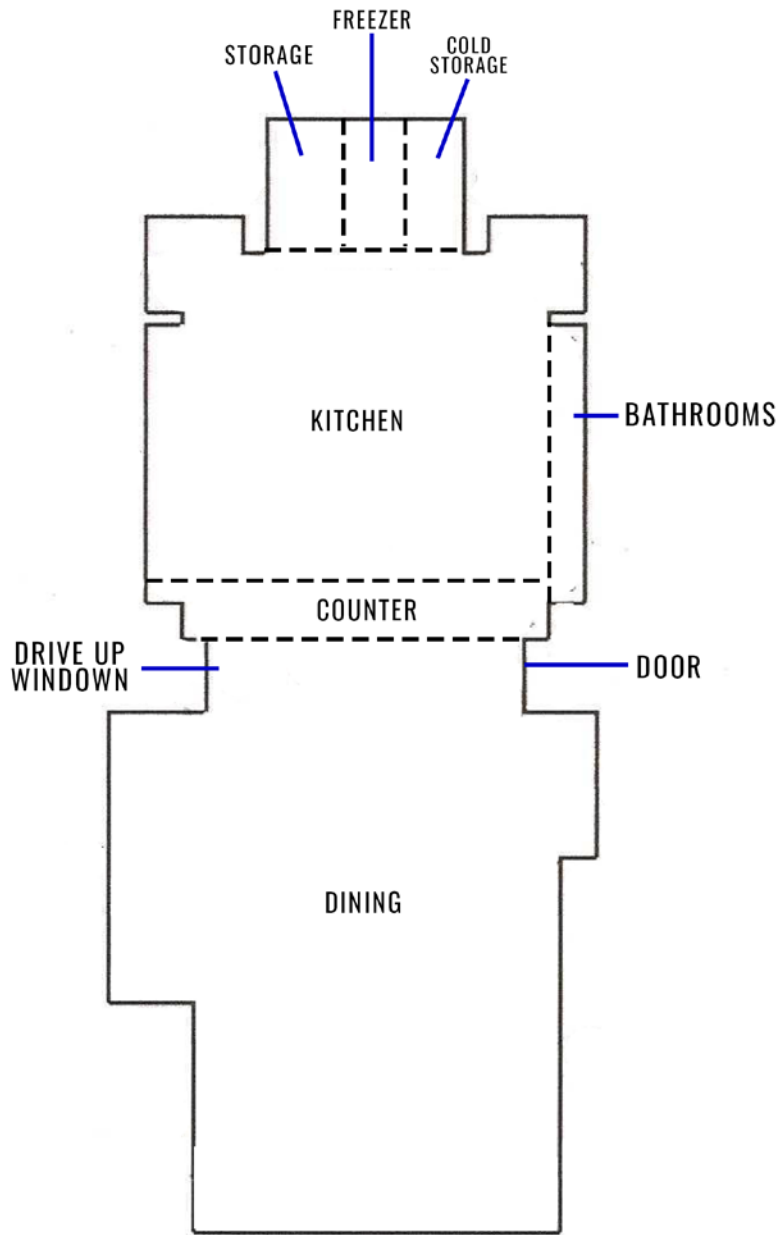
## FUTURE BREMERTON DEVELOPMENT

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



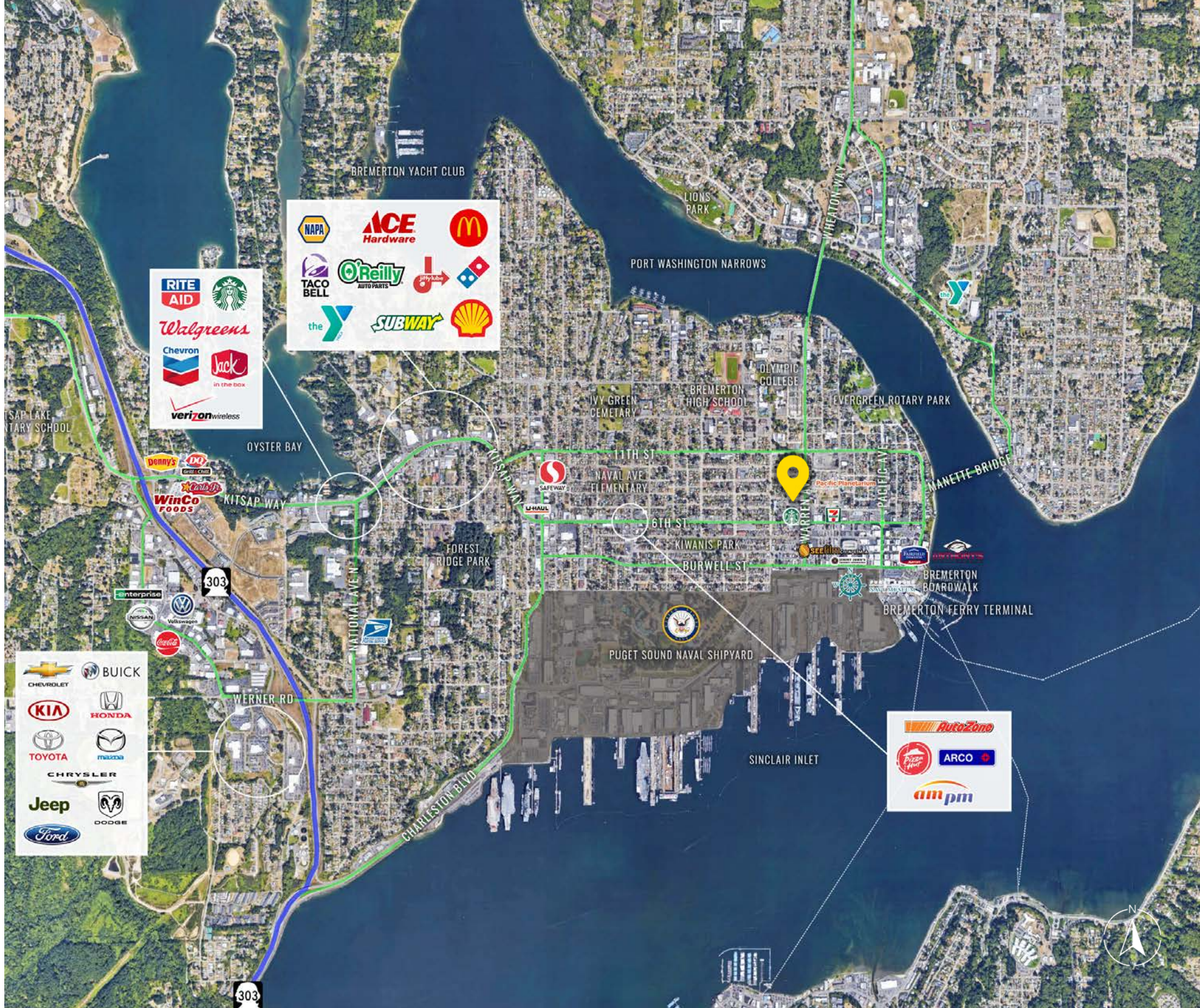
Located minutes from  
the ferry terminal



Centrally located near Olympic  
College and Bremerton HS



# LOCATION DETAILS





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

RAY VELKERS

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