

FOR SALE OR LEASE

# RARE 2-LOCATION DEALERSHIP OPPORTUNITY



SUBJECT  
PROPERTY

9625 PROVOST RD NW  
SILVERDALE, WA

KIDDER.COM



SUBJECT  
PROPERTY

2302 PACIFIC HWY EAST  
FIFE, WA

**km** Kidder  
Mathews



## EXECUTIVE SUMMARY

This rare two-location opportunity offers exceptional visibility, flexibility, and reach across the greater Puget Sound region. Each site may be acquired individually or together as a paired network of high-profile retail or dealership facilities.

Strategically positioned in two of Western Washington's most active commercial corridors, these properties offer the unique ability to serve distinct yet complementary markets. Fife provides unmatched highway exposure and logistical access along the I-5 corridor, while Silverdale anchors a vibrant retail

hub with strong demographics and continued regional growth. Together, they create an ideal platform for businesses seeking both operational efficiency and customer-facing visibility across the South and West Sound markets.

With business-friendly jurisdictions, robust local economies, and long-term growth trajectories, this portfolio represents a compelling opportunity to control two well-located assets in markets that continue to attract strong commercial demand.

Real estate sale only – business and licensing sales to be negotiated separately.



### 9625 PROVOST RD NW, SILVERDALE, WA

SALE PRICE	\$4,250,000
LEASE RATE	\$27,000/month + NNN
BUILDING 1 SF	±23,087 SF includes ±4,087 SF mezzanine office
BUILDING 2 SF	±6,337 SF with ±2,040 SF bonus mezzanine



### 2302 PACIFIC HWY EAST, FIFE, WA

SALE PRICE	\$8,250,000
LEASE RATE	\$42,500/month + NNN
BUILDING SF	±33,617 SF includes ±2,275 SF mezzanine office

A complex, abstract graphic composed of numerous thin, light-colored lines that intersect to form a series of overlapping, irregular polygons and rectangles. The lines are arranged in a way that creates a sense of depth and perspective, resembling a wireframe model of a building or a complex architectural structure. The overall effect is a modern, geometric design that adds visual interest to the page.

# 9625 PROVOST RD NW

Silverdale, WA

*Section 01*

# 9625 PROVOST RD

*A prime Silverdale location offering unmatched visibility, strong demographics, and the flexibility to support retail, showroom, or service uses in the heart of Kitsap County's growth corridor*

## PROPERTY HIGHLIGHTS

LAND AREA	2.07 AC (90,169 SF)
BUILDING 1	±23,087 includes ±4,087 SF mezzanine office
BUILDING 2	±6,337 SF with ±2,040 SF bonus mezzanine
TRUCK ACCESS	2 GL
PARKING	44 car parking
CLEAR HEIGHT	21.5'
JURISDICTION	Kitsap County
ZONING	Commercial (C) ↓ <a href="#">Download Zoning Map</a> ↓ <a href="#">Download Zoning Table</a>
PARCEL NO.	172501-3-092-2000 172501-3-100-2000

→ [VIEW PHOTOS](#)



BUILDING 1



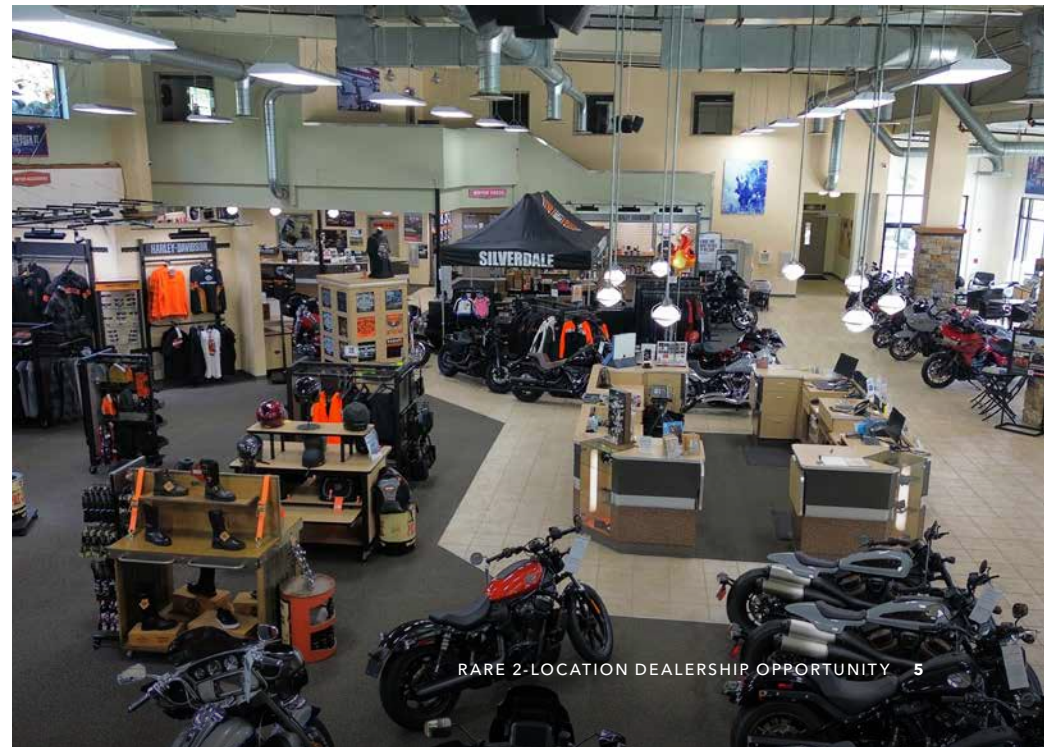
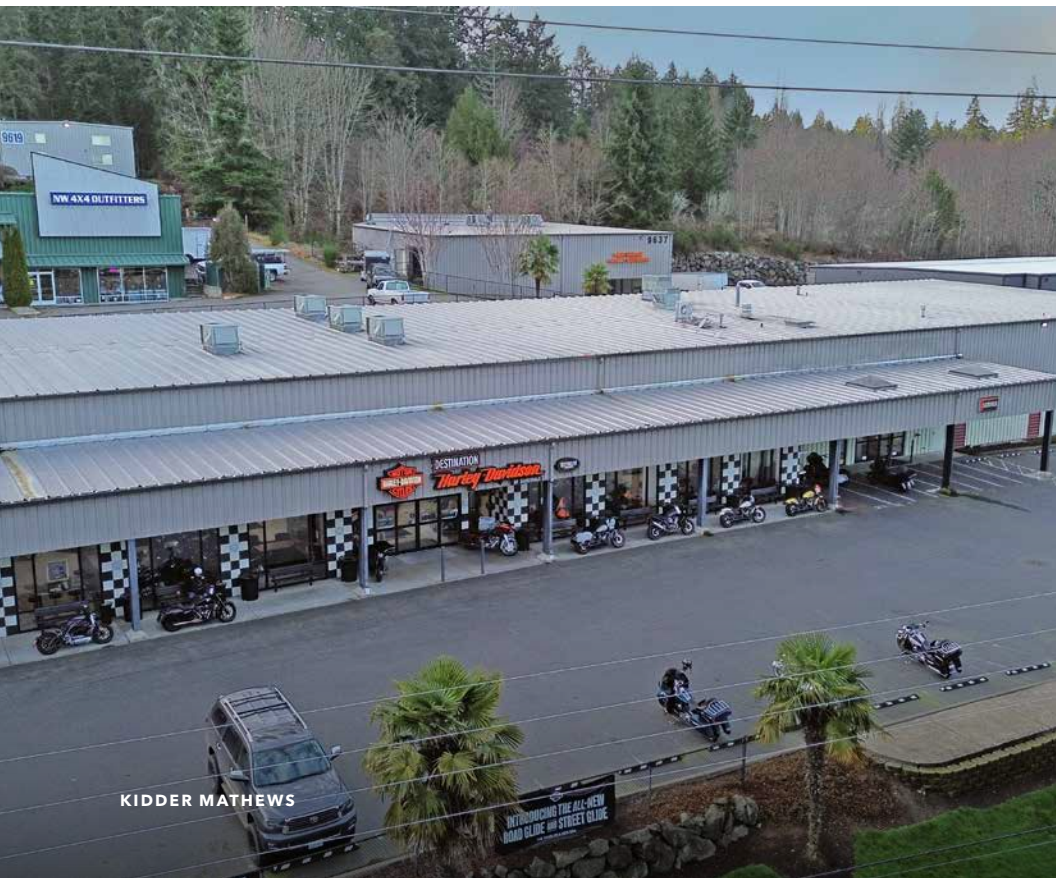
BUILDING 2



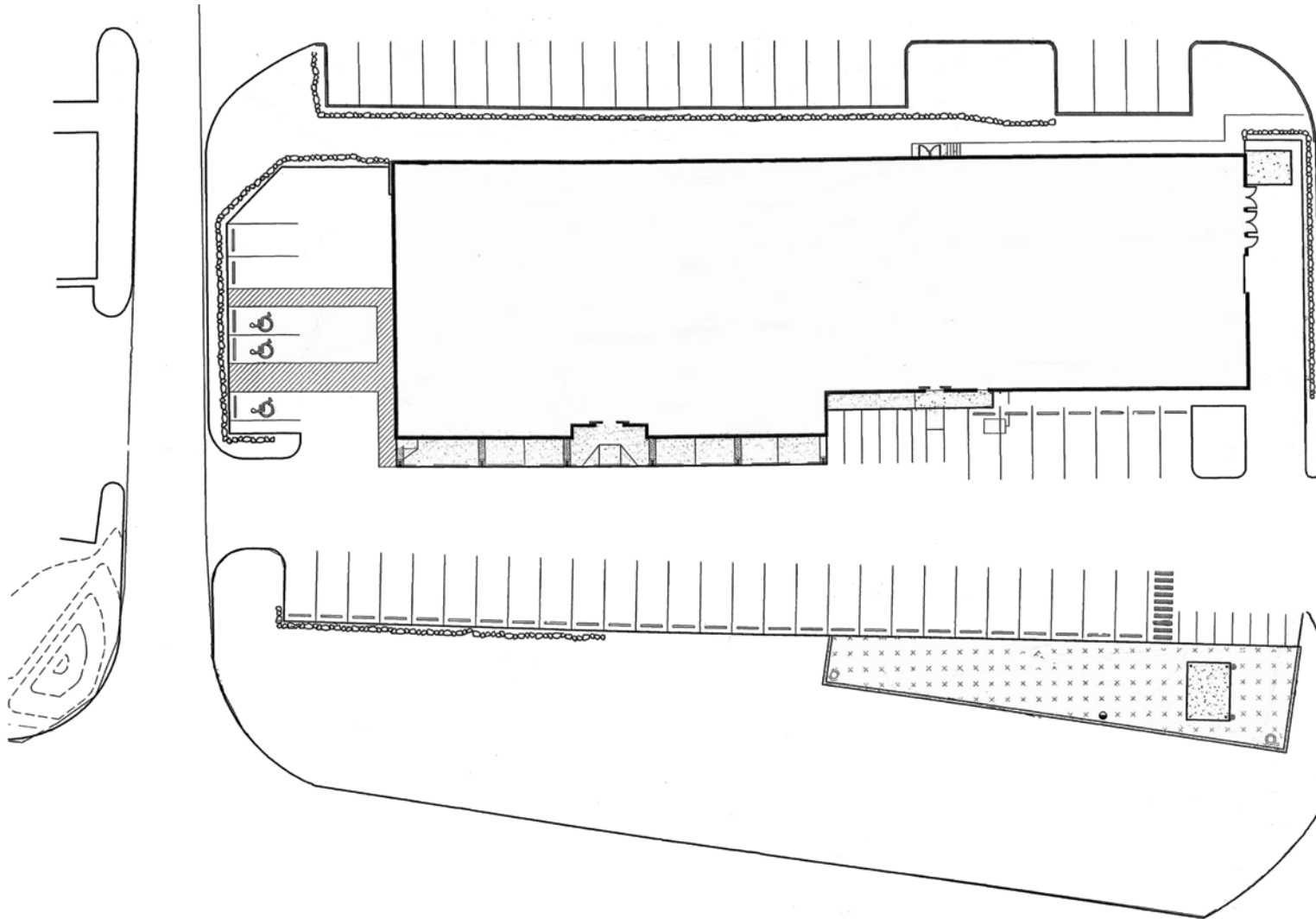
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# BUILDING 1 - RETAIL SHOWROOM/SHOP

BUILDING SF	±23,087 SF
OFFICE MEZZANINE	±4,087 SF
CLEAR HEIGHT	21.5'
TRUCK ACCESS	1 GL door
PARKING	44 car parking spaces



# BUILDING 1 SITE PLAN – ±23,087 SF





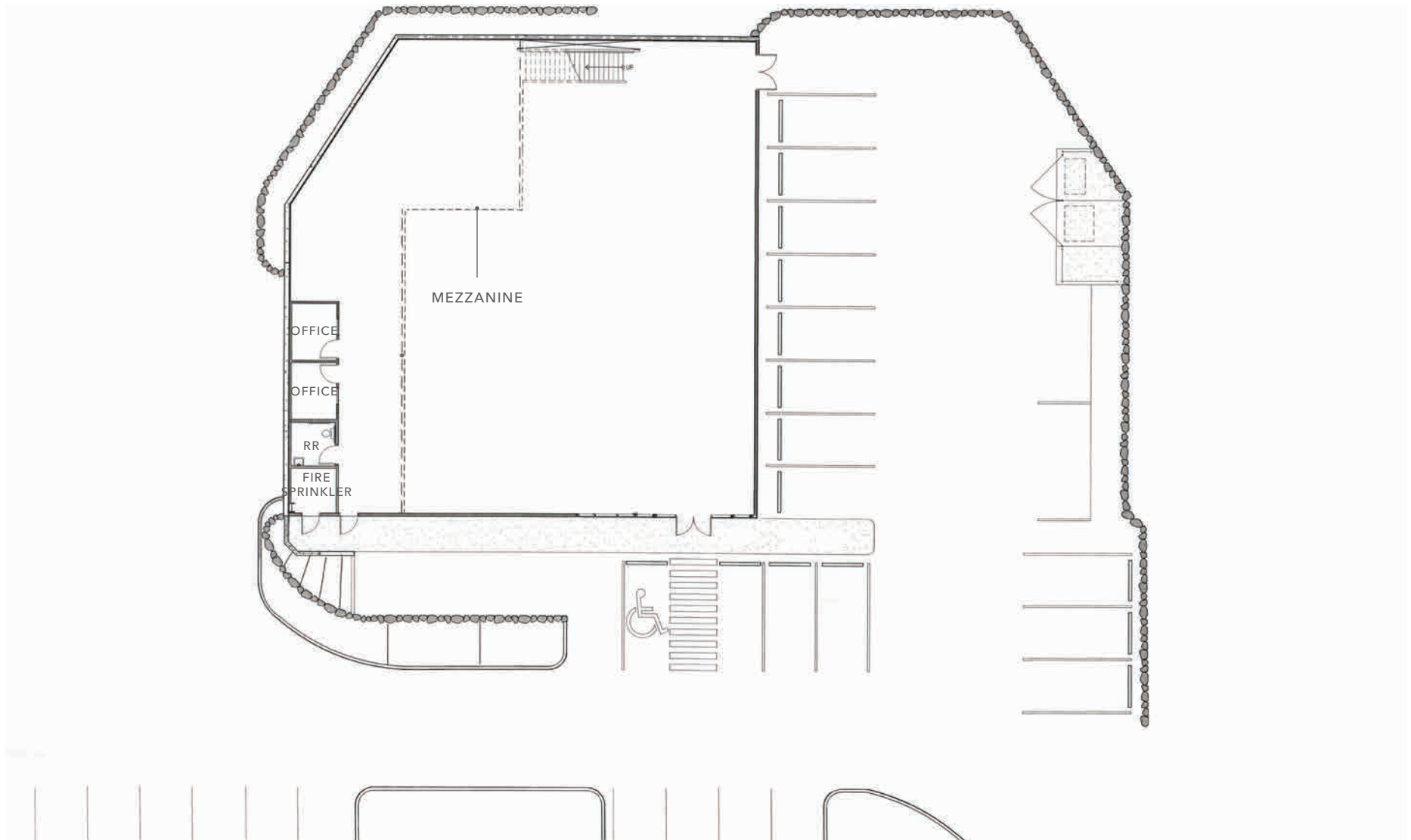
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# BUILDING 2 - WAREHOUSE/OFFICE

WAREHOUSE SF	±6,337 SF
BONUS MEZZANINE	±2,040 SF
CLEAR HEIGHT	22'
TRUCK ACCESS	1 GL door
PARKING	22 car parking spaces



# BUILDING 2 SITE PLAN – 6,337 SF





## SILVERDALE DEMOGRAPHICS



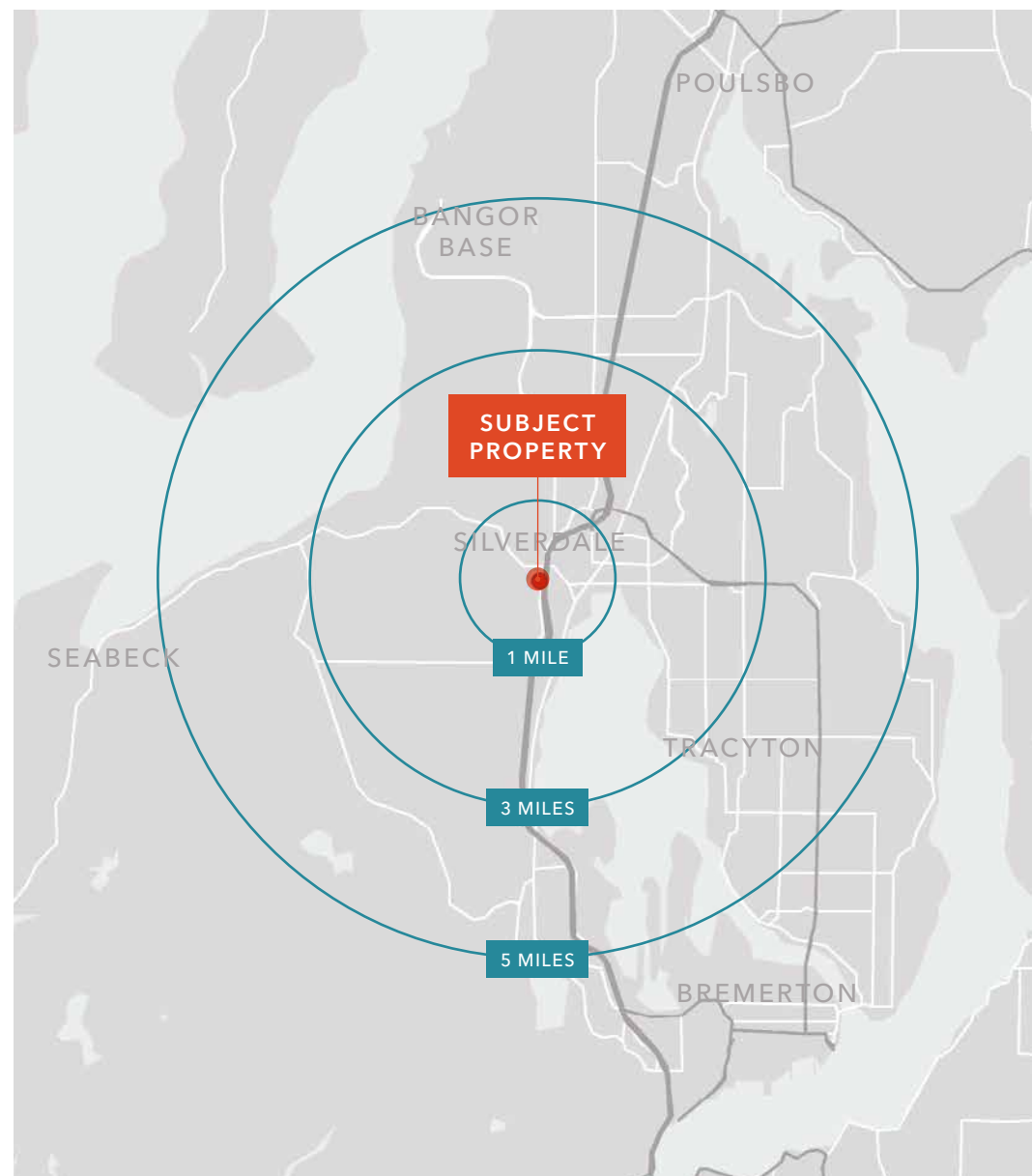
### Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	4,586	29,790	66,570
2020 CENSUS	5,051	32,014	71,368
2025 ESTIMATED	4,792	33,881	73,785
2030 PROJECTED	4,778	35,255	77,118

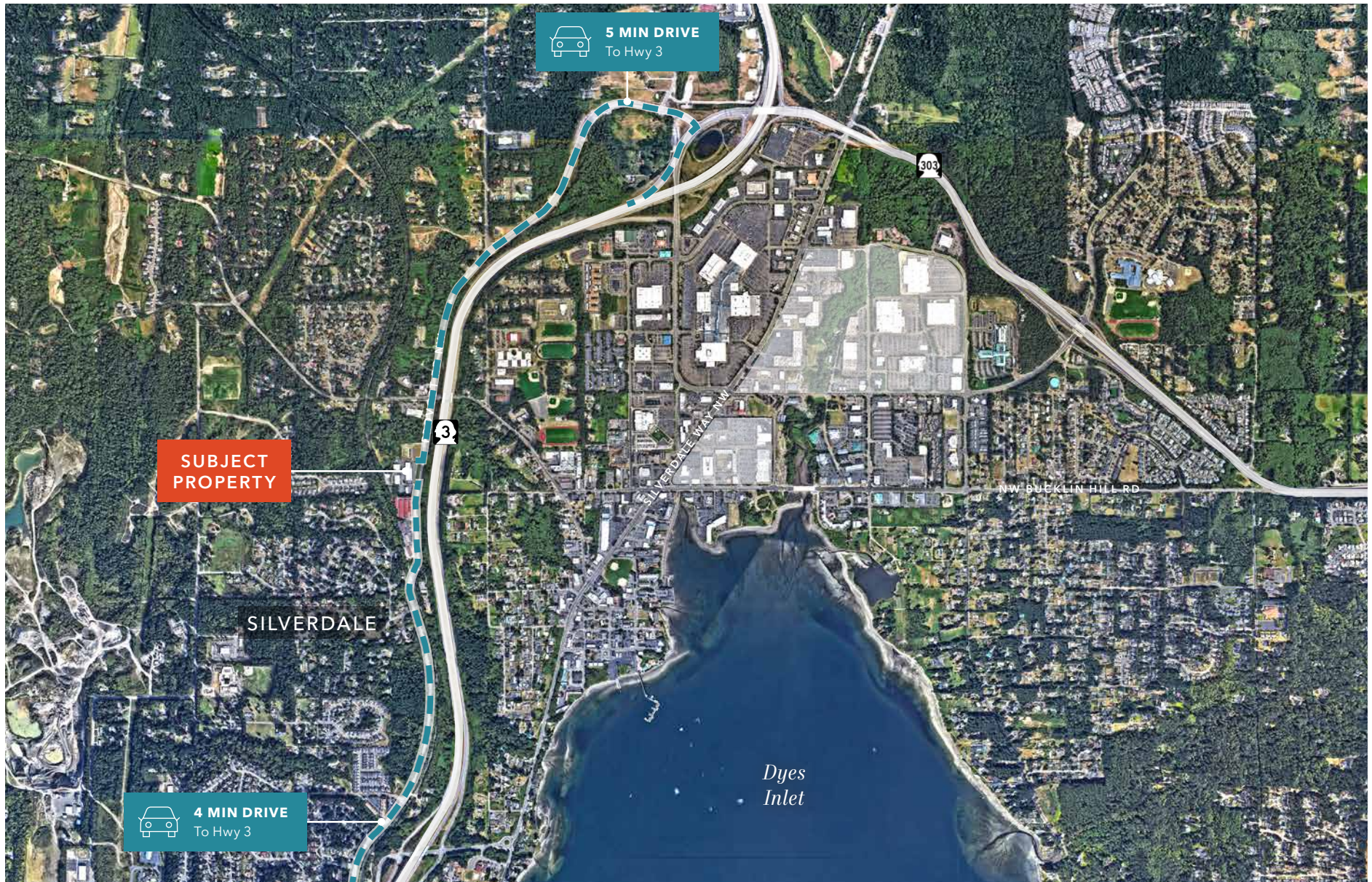


### Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$89,661	\$111,539	\$107,323
2030 MEDIAN PROJECTED	\$89,562	\$112,812	\$107,804
2025 AVERAGE	\$115,513	\$143,241	\$137,478
2030 AVG PROJECTED	\$114,676	\$143,321	\$137,157









A complex, abstract geometric line art graphic in a light gold color. It consists of numerous thin lines that intersect to form a series of overlapping, irregular polygons and rectangles, creating a sense of depth and architectural structure. The lines are most dense on the left side and taper off towards the right.

# 2302 PACIFIC HWY EAST

Fife, WA

*Section 02*

## 2302 PACIFIC HWY E

*Premier Fife location with unbeatable I-5 visibility and access—ideal for retail, showroom, or service operations seeking a strong foothold in the South Sound corridor.*

### PROPERTY HIGHLIGHTS

LAND AREA	2.17 AC (94,743 SF)
BUILDING AREA	±33,617 SF
MEZZANINE OFFICE	±2,275 SF
TRUCK ACCESS	3 Grade Level
CLEAR HEIGHT	18'
PARKING	<ul style="list-style-type: none"> <li>• 62 auto spaces</li> <li>• 11 motorcycle spaces</li> </ul>
JURISDICTION	City of Fife
ZONE	Regional Commercial → ZONING MAP → ZONING USE
PARCEL	0320027019

→ [VIEW PHOTOS](#)





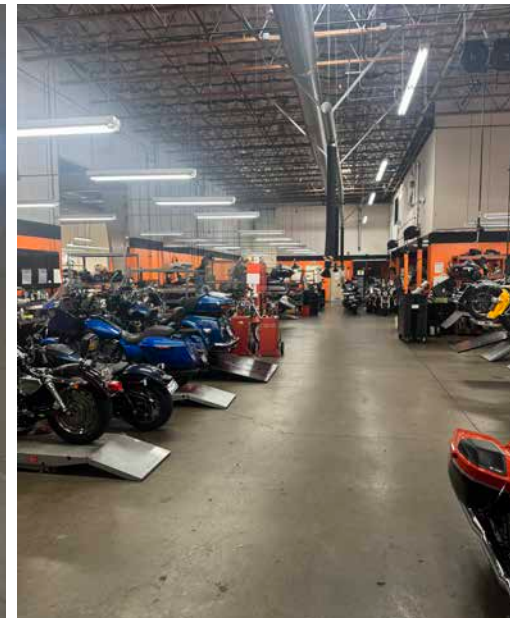
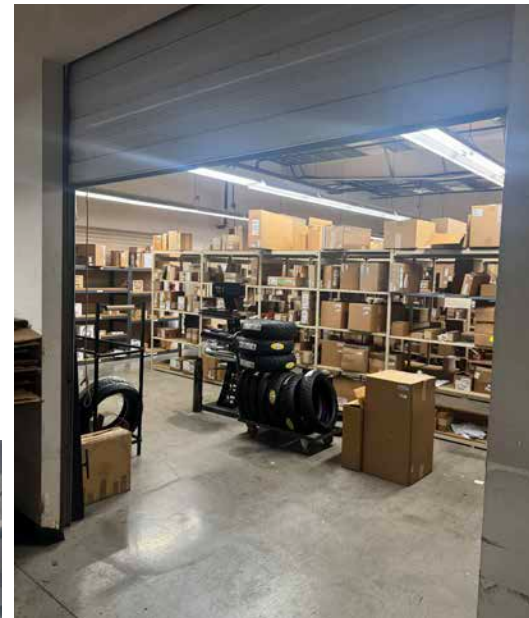
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# BUILDING AREA

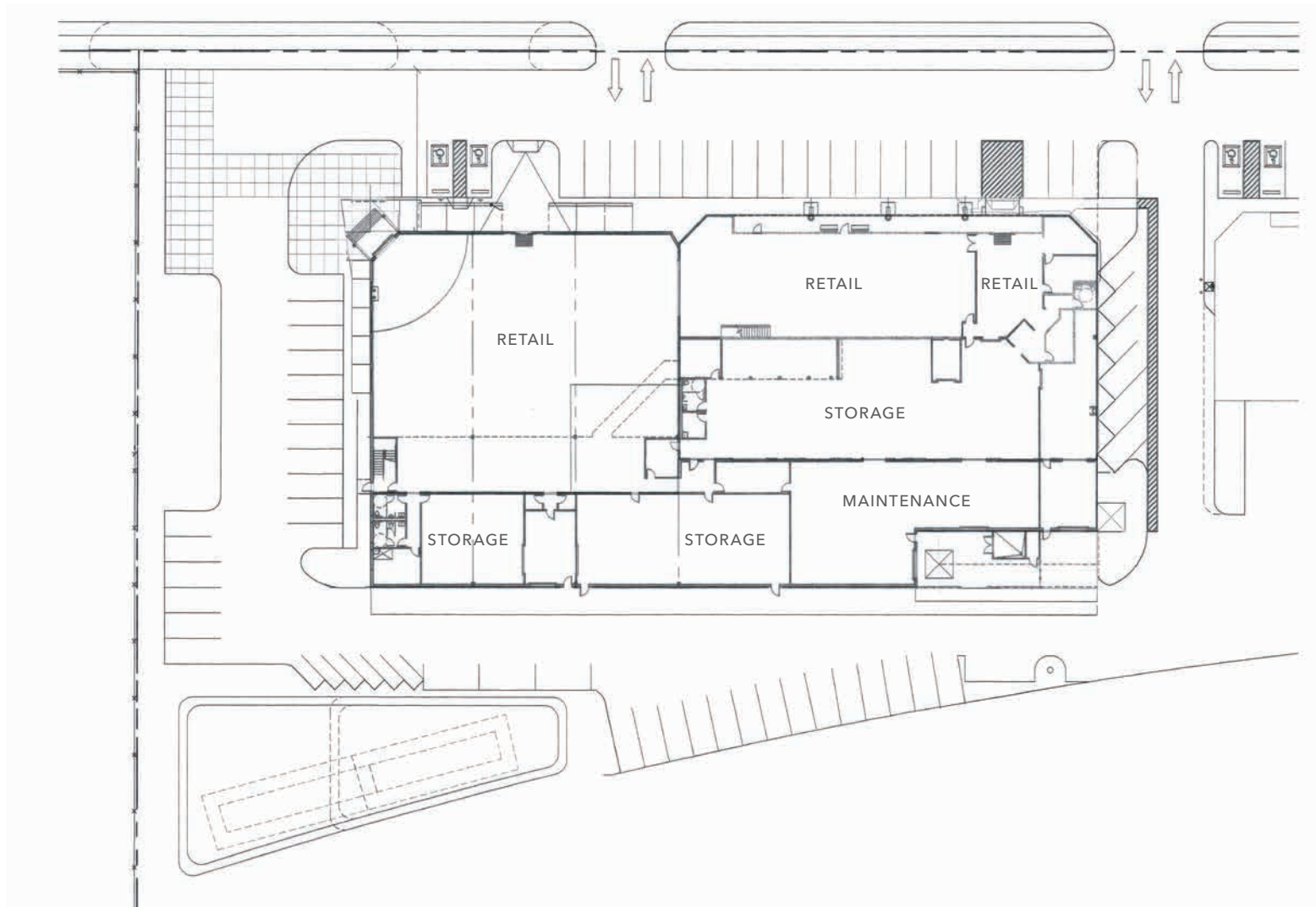
SHOWROOM SF  $\pm 22,262$  SF

SERVICE GARAGE SF  $\pm 9,080$  SF

MEZZANINE OFFICE  $\pm 2,275$  SF



# SITE PLAN - $\pm 33,617$ SF





## FIFE DEMOGRAPHICS



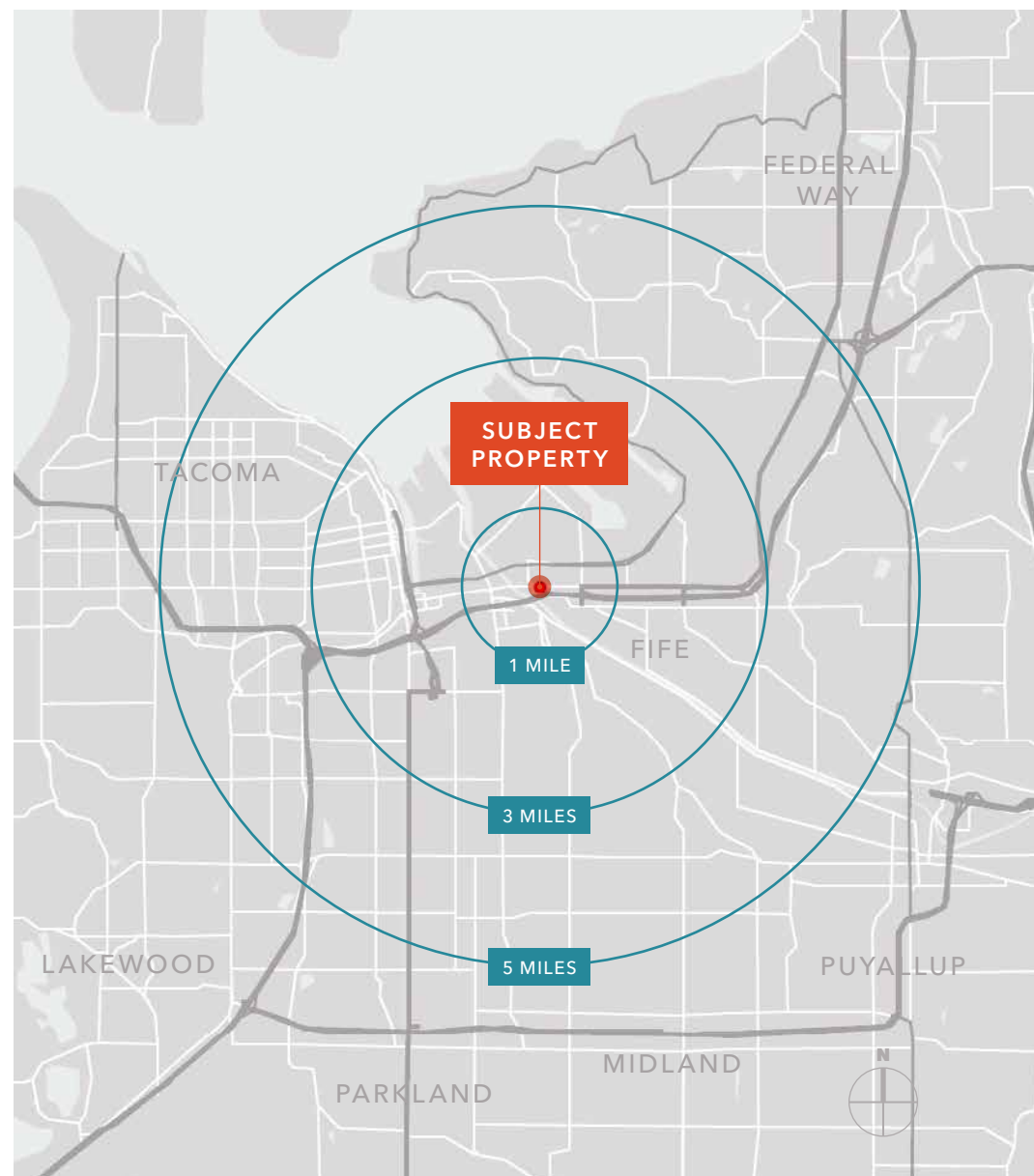
### Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	2,375	64,446	217,690
2020 CENSUS	2,569	71,997	245,179
2025 ESTIMATED	3,111	83,970	256,312
2030 PROJECTED	3,279	88,975	260,327

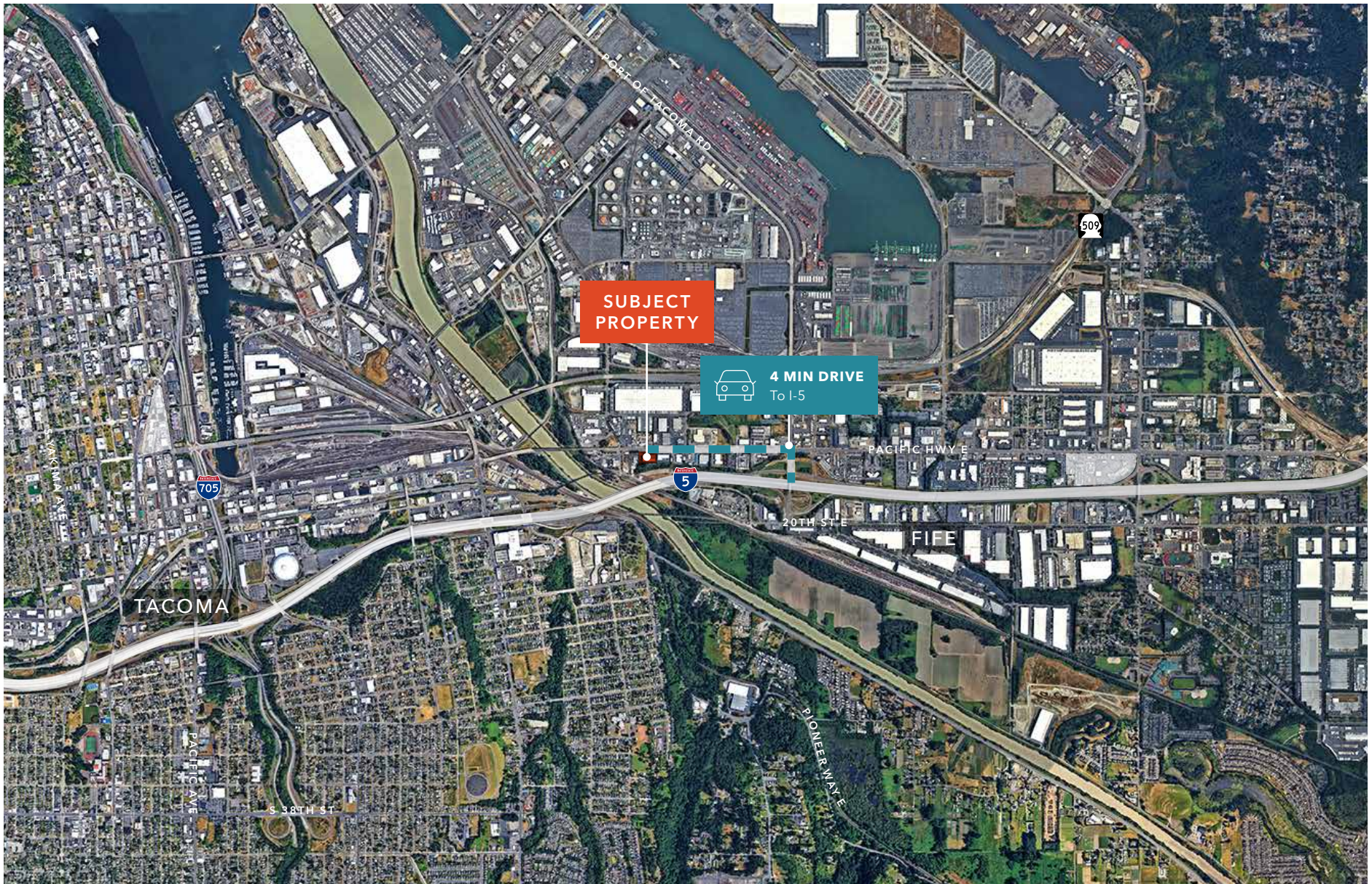


### Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$82,046	\$79,872	\$93,922
2030 MEDIAN PROJECTED	\$81,767	\$77,757	\$92,490
2025 AVERAGE	\$99,108	\$102,503	\$120,279
2030 AVG PROJECTED	\$98,219	\$99,491	\$117,825









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9625 PROVOST  
RD NW

SILVERDALE

POULSBO

BAINBRIDGE  
ISLAND

SHORELINE

*Puget  
Sound*

SEATTLE

BELLEVUE

MERCER  
ISLAND

ISSAQUAH

BREMERTON

PORT  
ORCHARD

RENTON

BURIEN

VASHON  
ISLAND

SEATAC

KENT

 45 MIN DRIVE

GIG  
HARBOR

FEDERAL  
WAY

AUBURN

2302 PACIFIC  
HWY E

TACOMA

FIFE

*Lake  
Tapps*







*Exclusively listed by*

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