

FOR SALE OR LEASE

# RARE 2-LOCATION DEALERSHIP OPPORTUNITY



# 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.



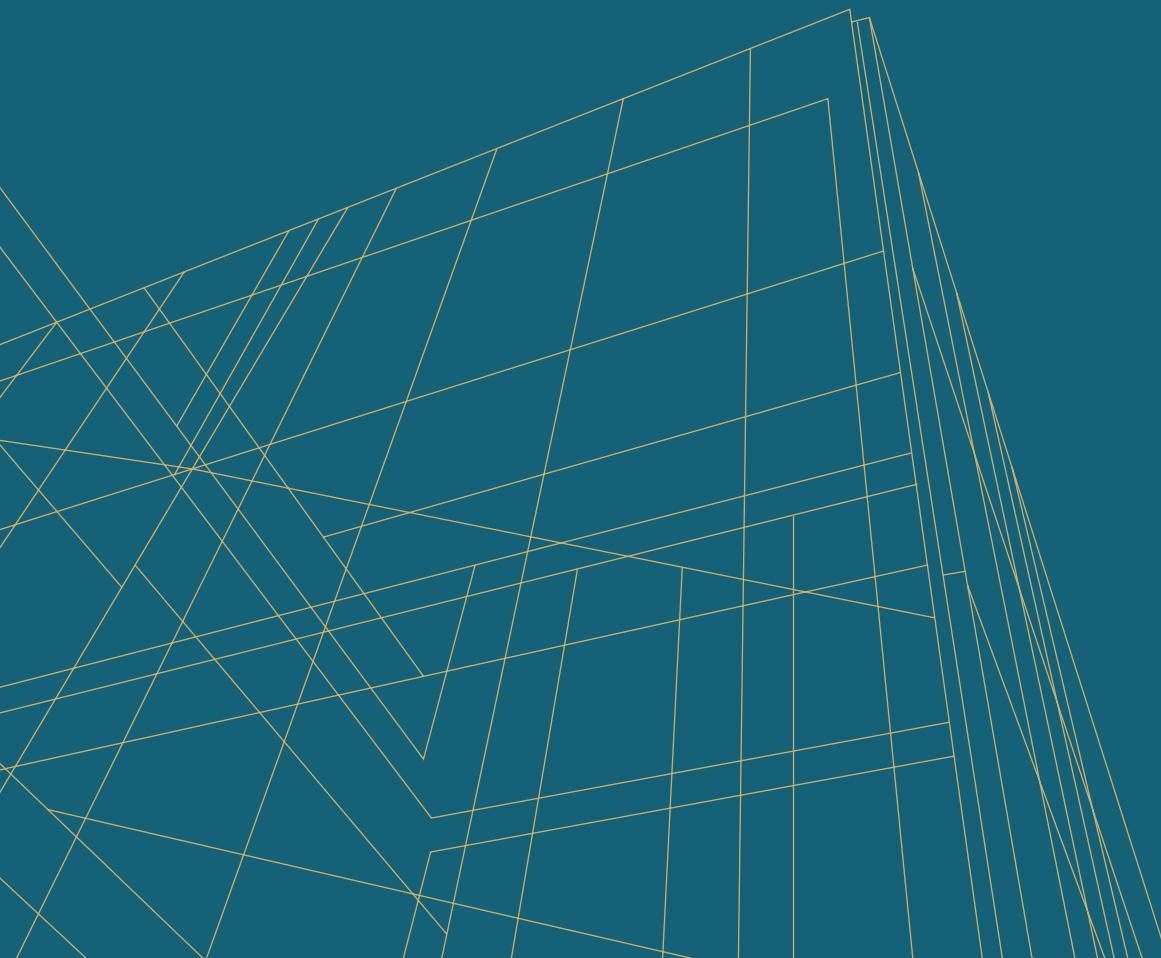
## 9625 PROVOST RD NW, SILVERDALE, WA

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



**9625 PROVOST  
RD NW**

Silverdale, WA

*Section 01*

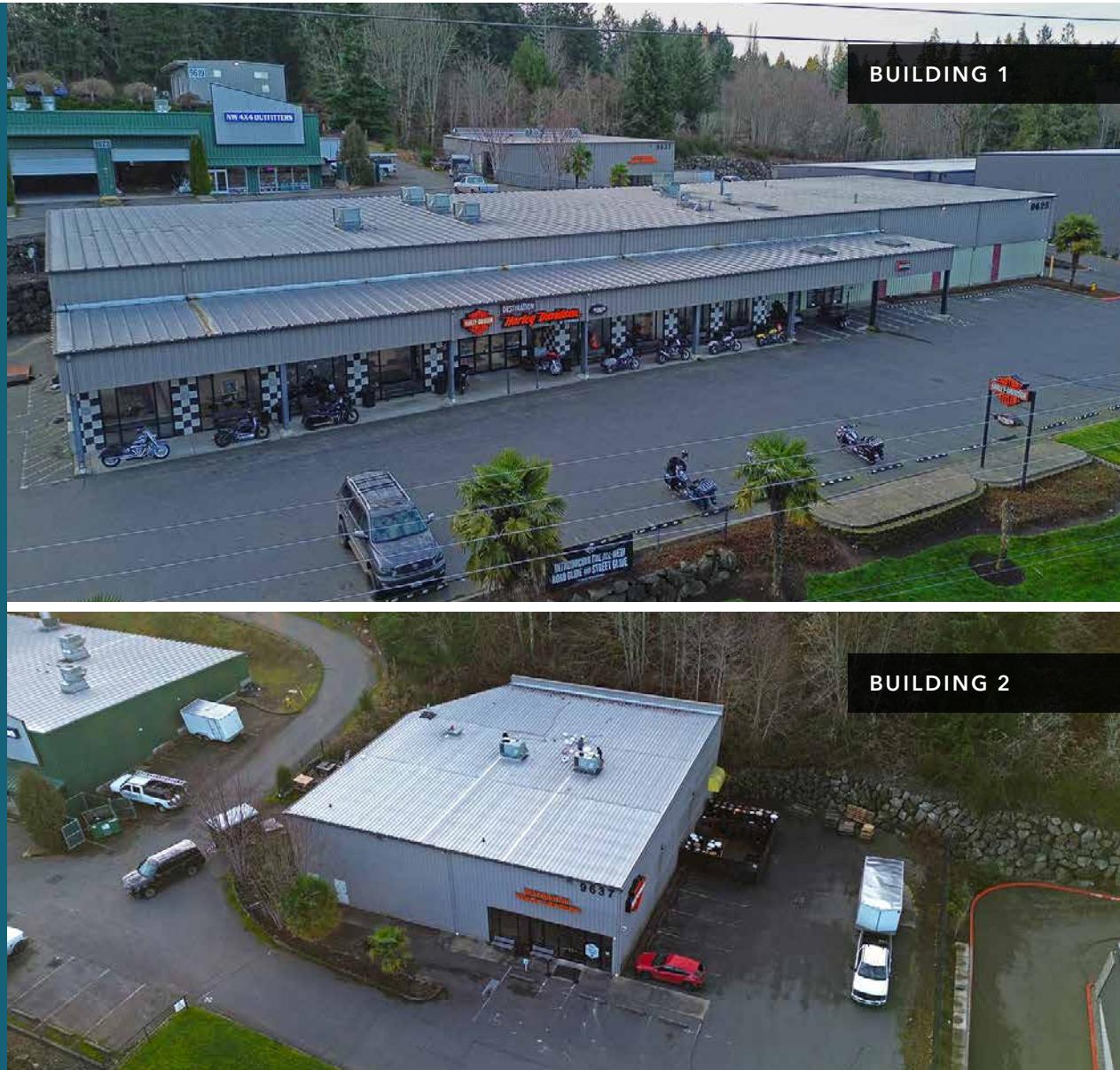
# 9625 PROVOST RD

*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

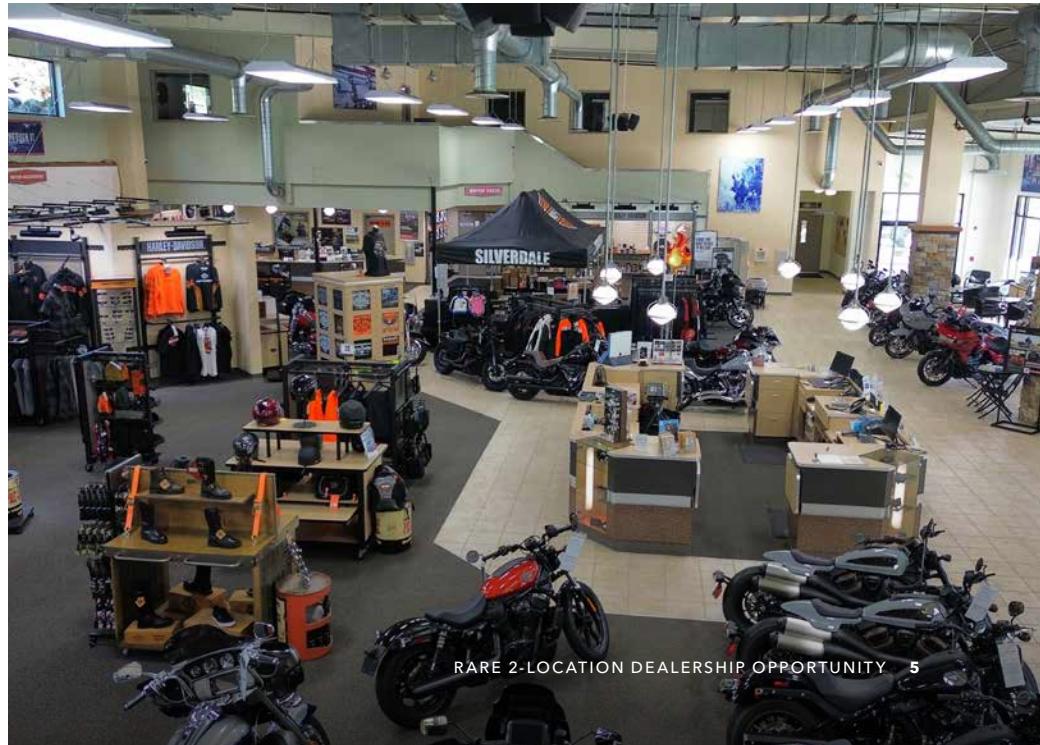
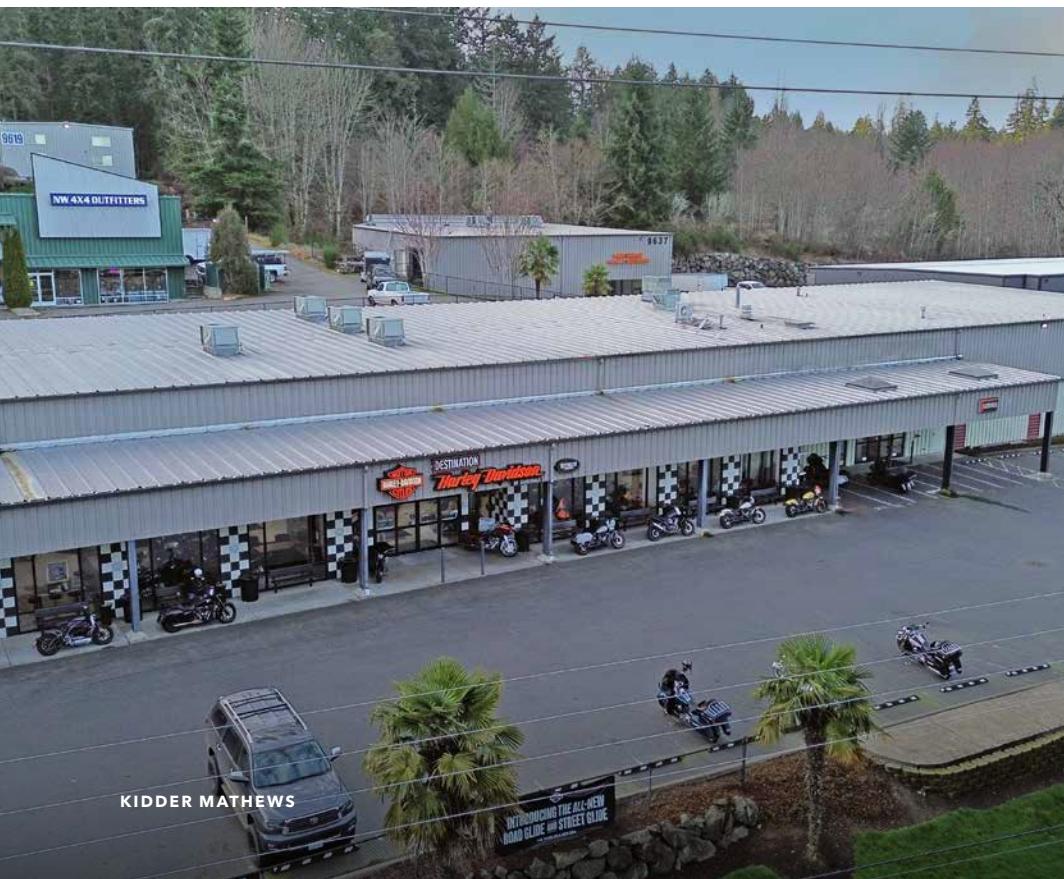
→ [VIEW PHOTOS](#)



FOR SALE OR FOR LEASE

# BUILDING 1 - RETAIL SHOWROOM/SHOP

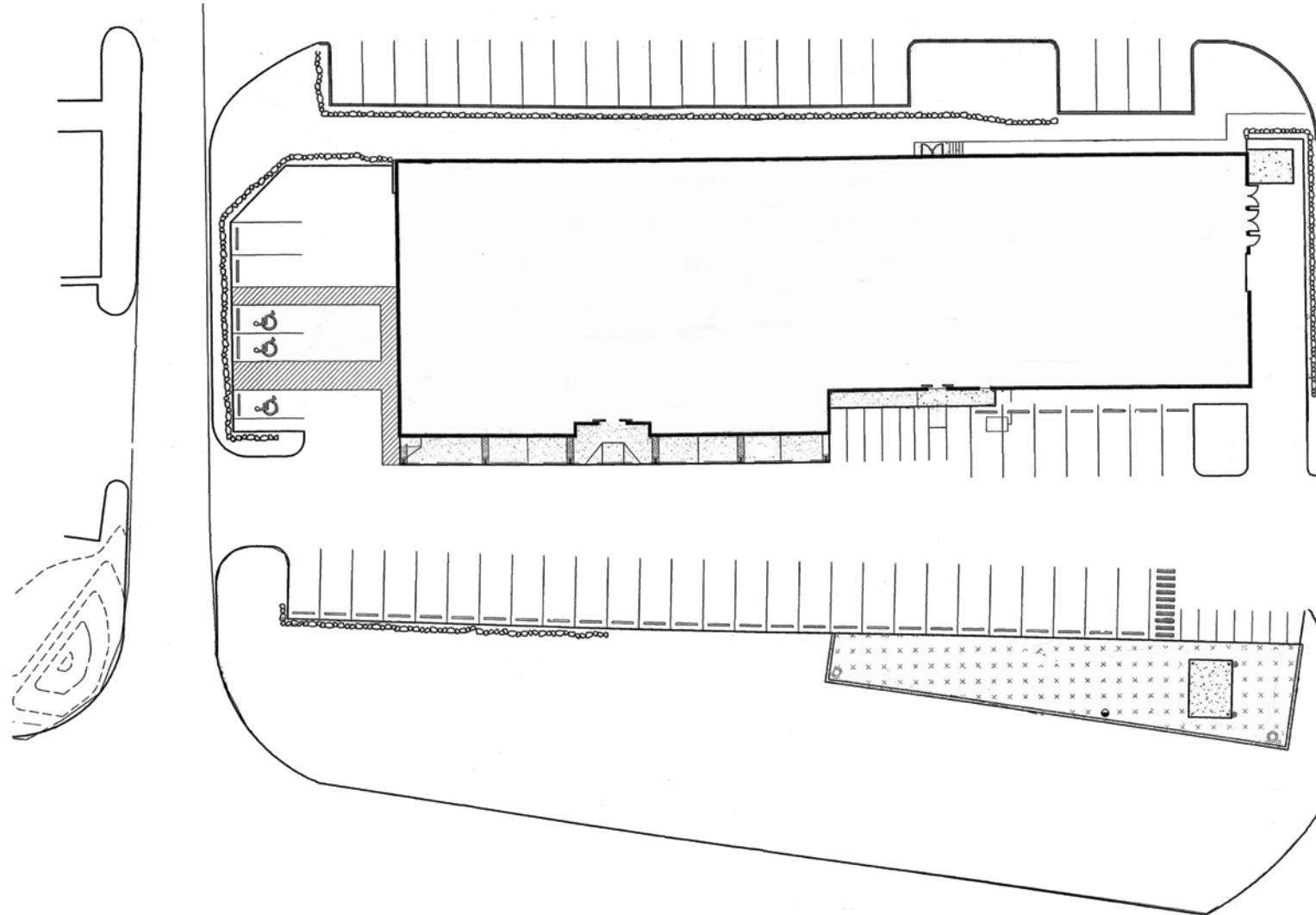
BUILDING SF	±23,087 SF
OFFICE MEZZANINE	±4,087 SF
CLEAR HEIGHT	21.5'
TRUCK ACCESS	1 GL door
PARKING	44 car parking spaces



RARE 2-LOCATION DEALERSHIP OPPORTUNITY 5

FOR SALE OR FOR LEASE

# BUILDING 1 SITE PLAN – $\pm 23,087$ SF



FOR SALE OR FOR LEASE

# BUILDING 2 - WAREHOUSE/OFFICE

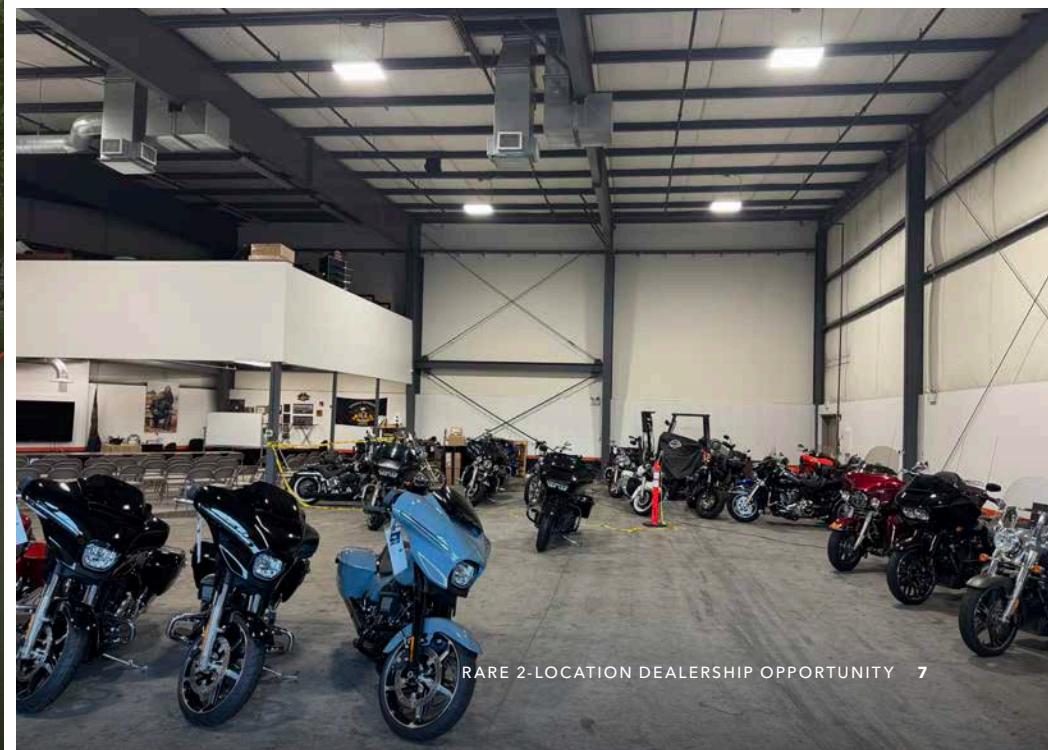
WAREHOUSE SF  $\pm 6,337$  SF

BONUS MEZZANINE  $\pm 2,040$  SF

CLEAR HEIGHT 22'

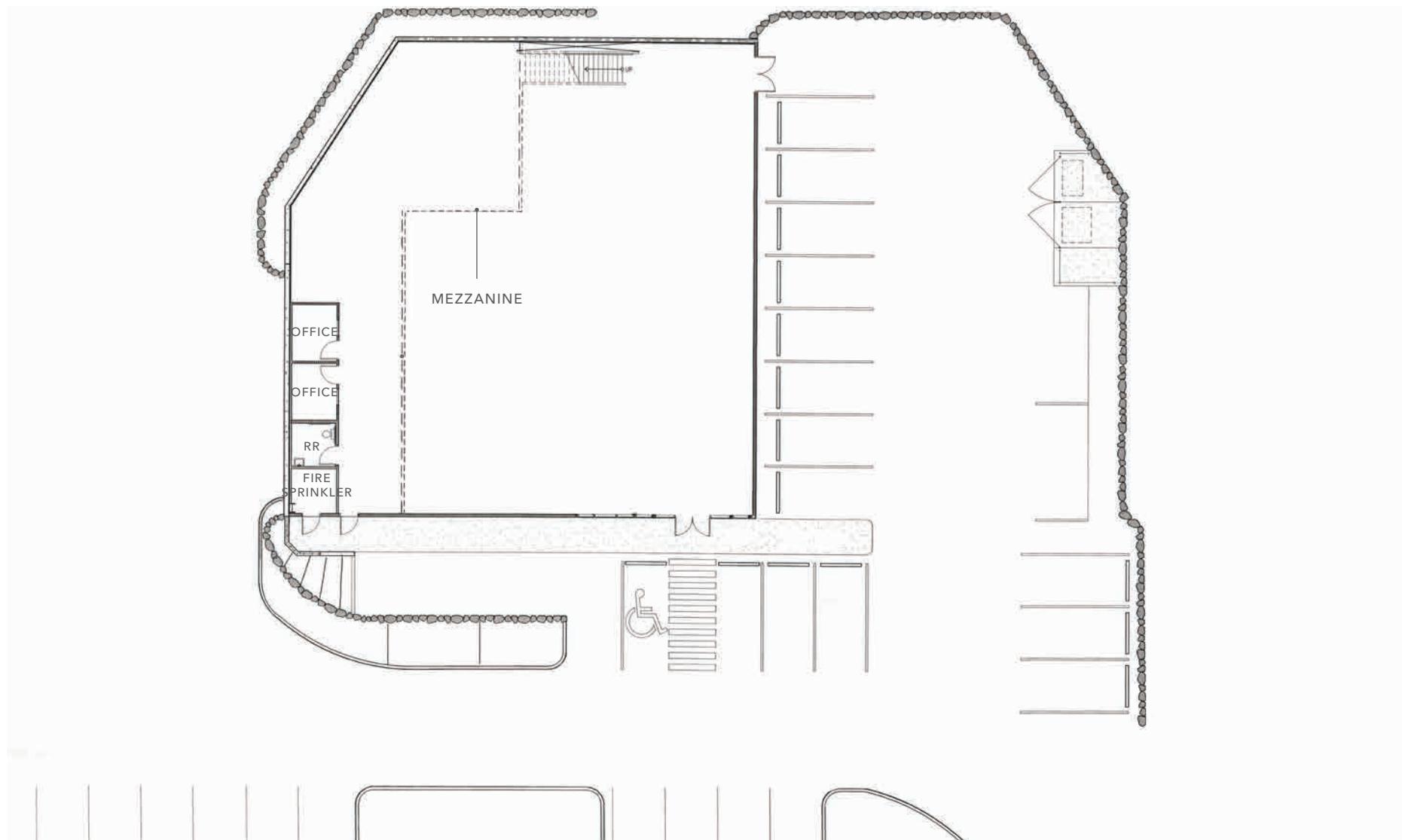
TRUCK ACCESS 1 GL door

PARKING 22 car parking spaces



FOR SALE OR FOR LEASE

# 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



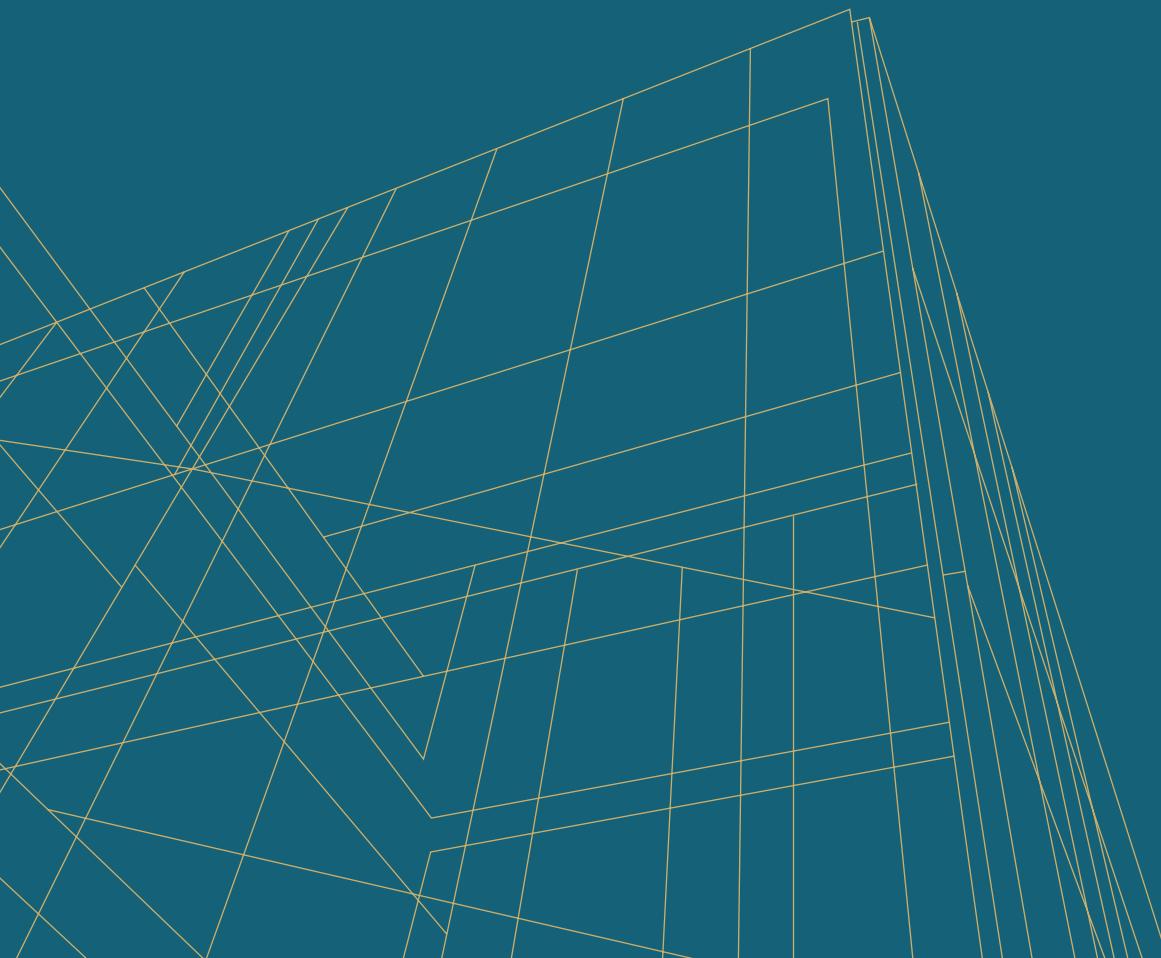
### Household Income

	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



FOR SALE OR FOR LEASE





# 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](#)



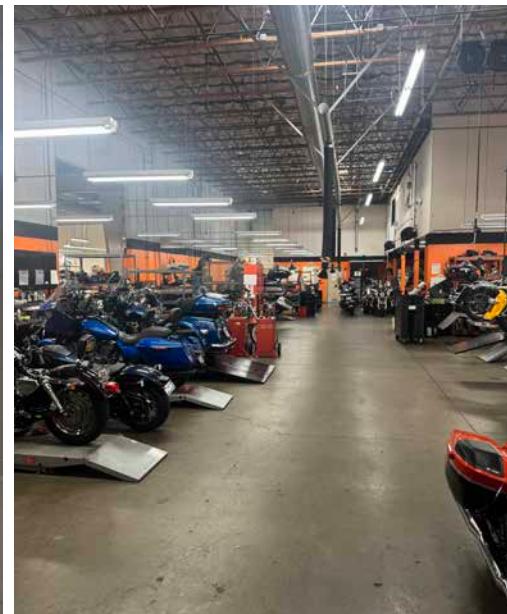
FOR SALE OR FOR LEASE

# BUILDING AREA

SHOWROOM SF	±22,262 SF
SERVICE GARAGE SF	±9,080 SF
MEZZANINE OFFICE	±2,275 SF



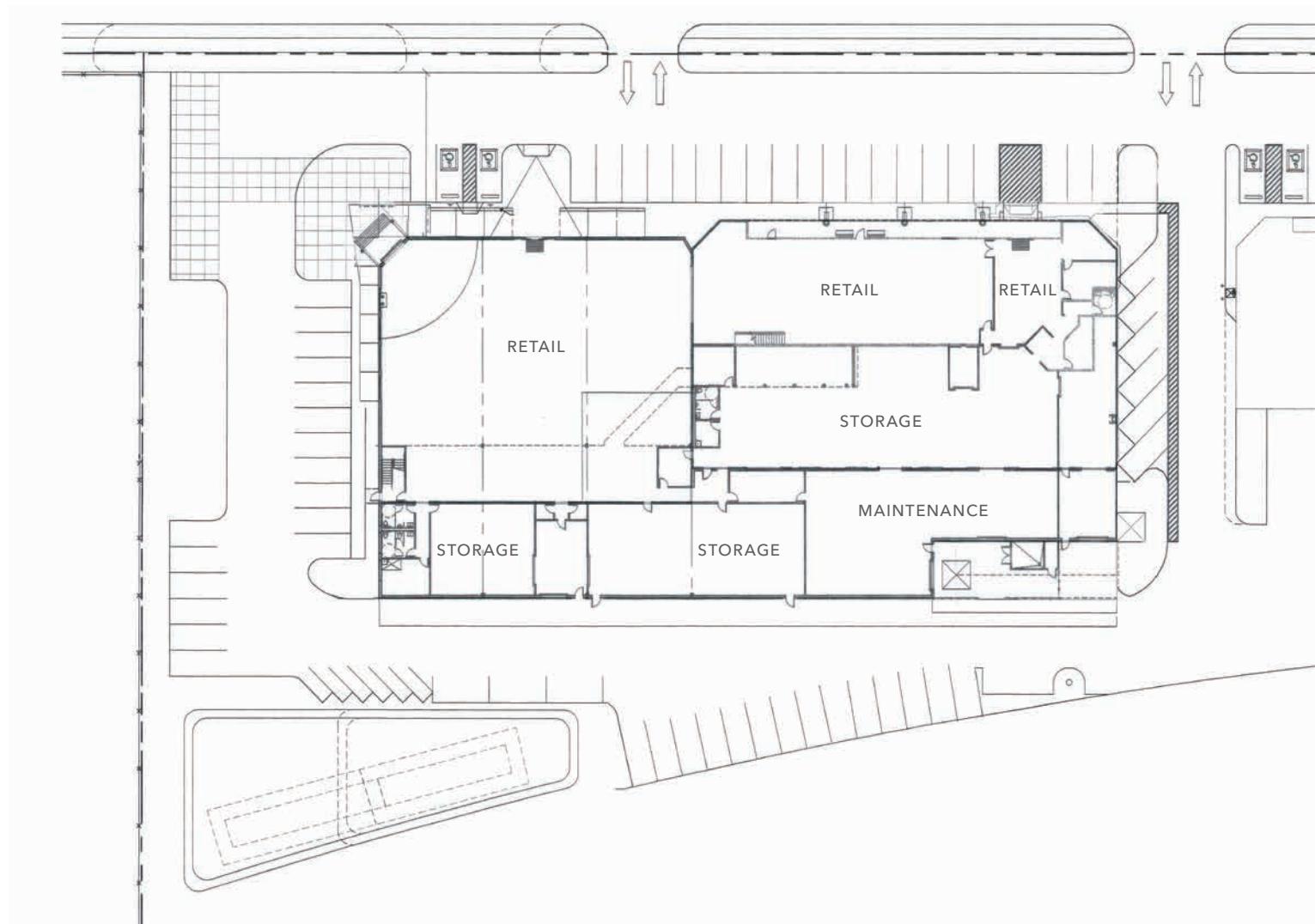
KIDDER MATHEWS



RARE 2-LOCATION DEALERSHIP OPPORTUNITY 13

FOR SALE OR FOR LEASE

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



## FIFE DEMOGRAPHICS



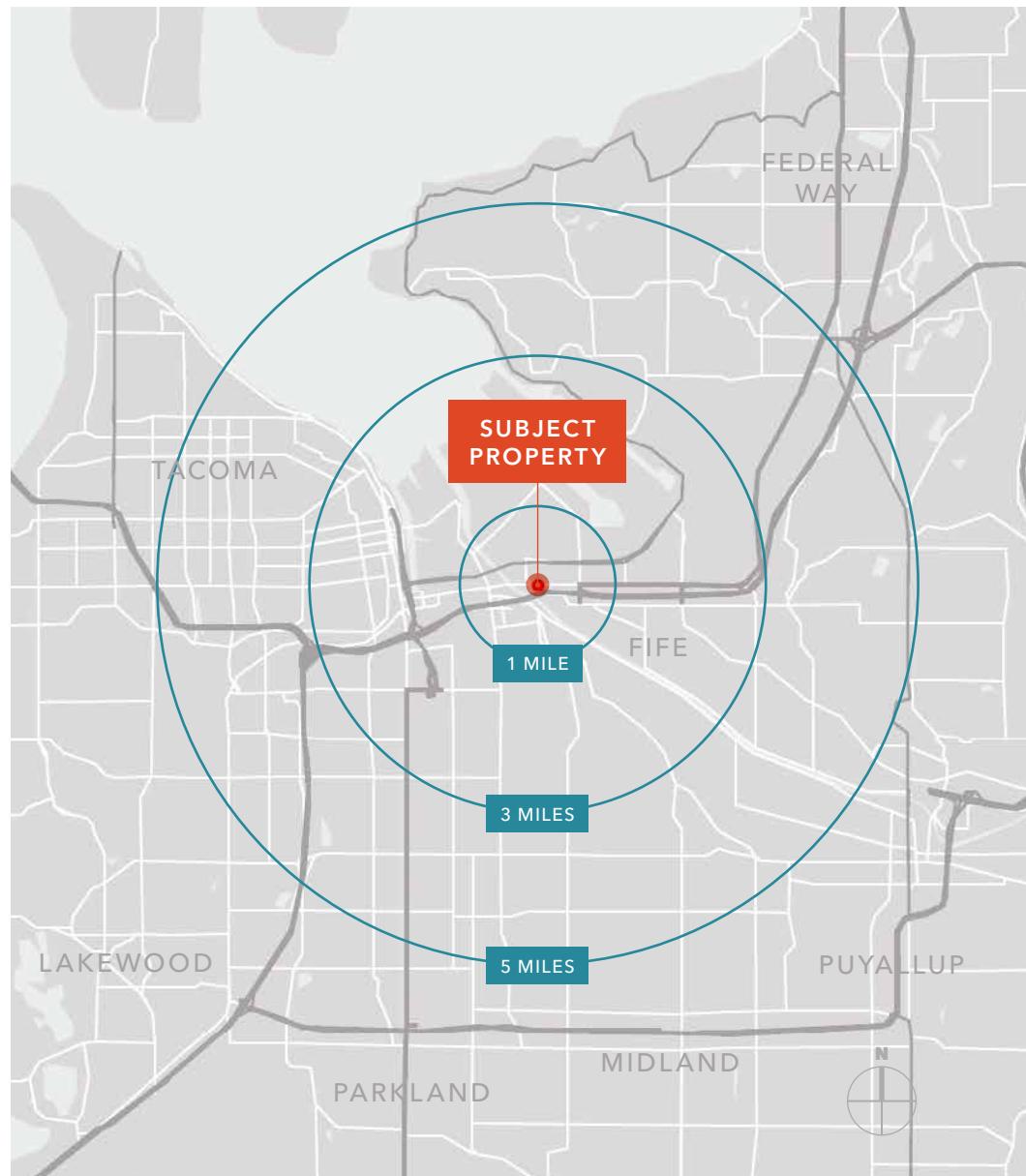
### *Population*

	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*

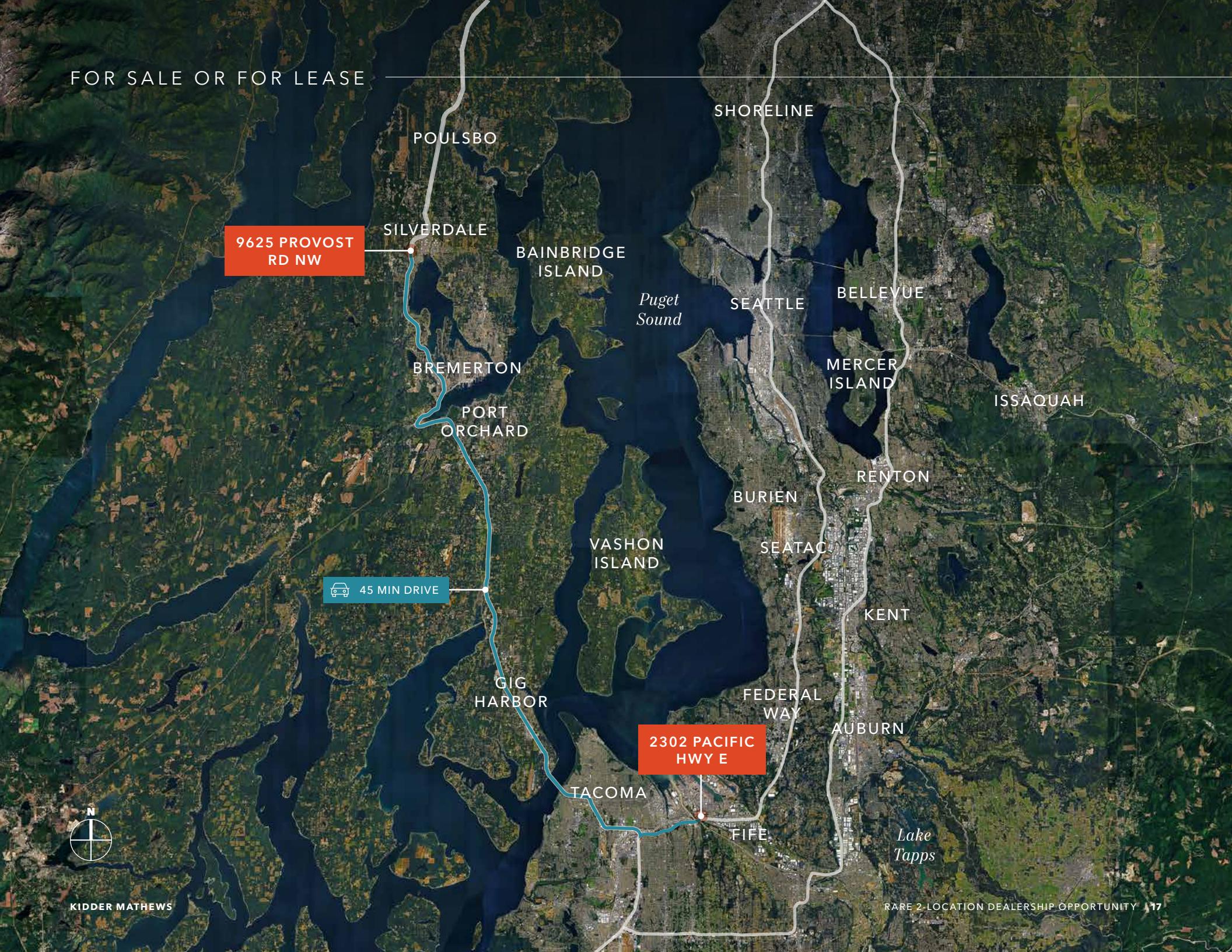
	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$82,046	\$79,872	\$93,922
2030 MEDIAN PROJECTED	\$81,767	\$77,757	\$92,490
2025 AVERAGE	\$99,108	\$102,503	\$120,279
2030 AVG PROJECTED	\$98,219	\$99,491	\$117,825

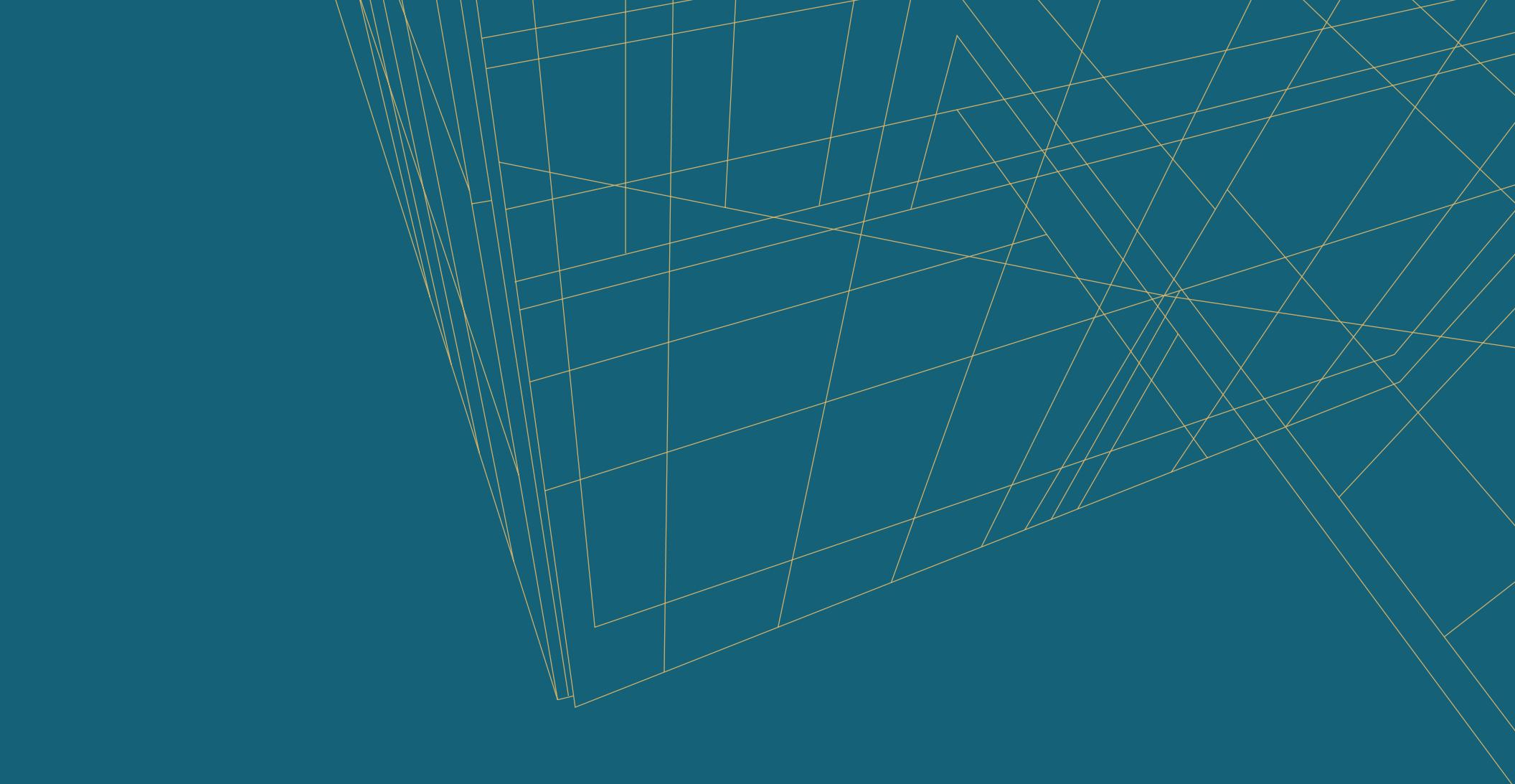


FOR SALE OR FOR LEASE



FOR SALE OR FOR LEASE





*Exclusively listed by*

**MATT MCLENNAN, SIOR, CCIM**

Executive Vice President

253.722.1458

[matt.mclennan@kidder.com](mailto:matt.mclennan@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

**km** **Kidder**  
**Mathews**