

FOR SALE

OWNER-USER, VALUE-ADD OR REDEVELOPMENT OPPORTUNITY

*Former Shari's Café & Pies
Silverdale, WA*



3070 NW BUCKLIN HILL RD, SILVERDALE, WA 98383

km Kidder
Mathews

FORMER SHARI'S CAFE & PIES | SILVERDALE, WA

AN INCREDIBLE *OWNER-USER, VALUE-ADD OR REDEVELOPMENT* OPPORTUNITY IN SILVERDALE

PROPERTY DETAILS

ADDRESS	3070 NW Bucklin Hill Rd, Silverdale, WA
PRICE	\$1,500,000
OCCUPANCY	0%
PRICE/SF	\$384
LEASABLE SF	3,908
LOT SF	40,075
PARKING SPACES	±46 (12/1,000 SF)
YEAR BUILT	1992
PARCEL NO.	16250130982005
OWNERSHIP	Fee simple

\$1.5M

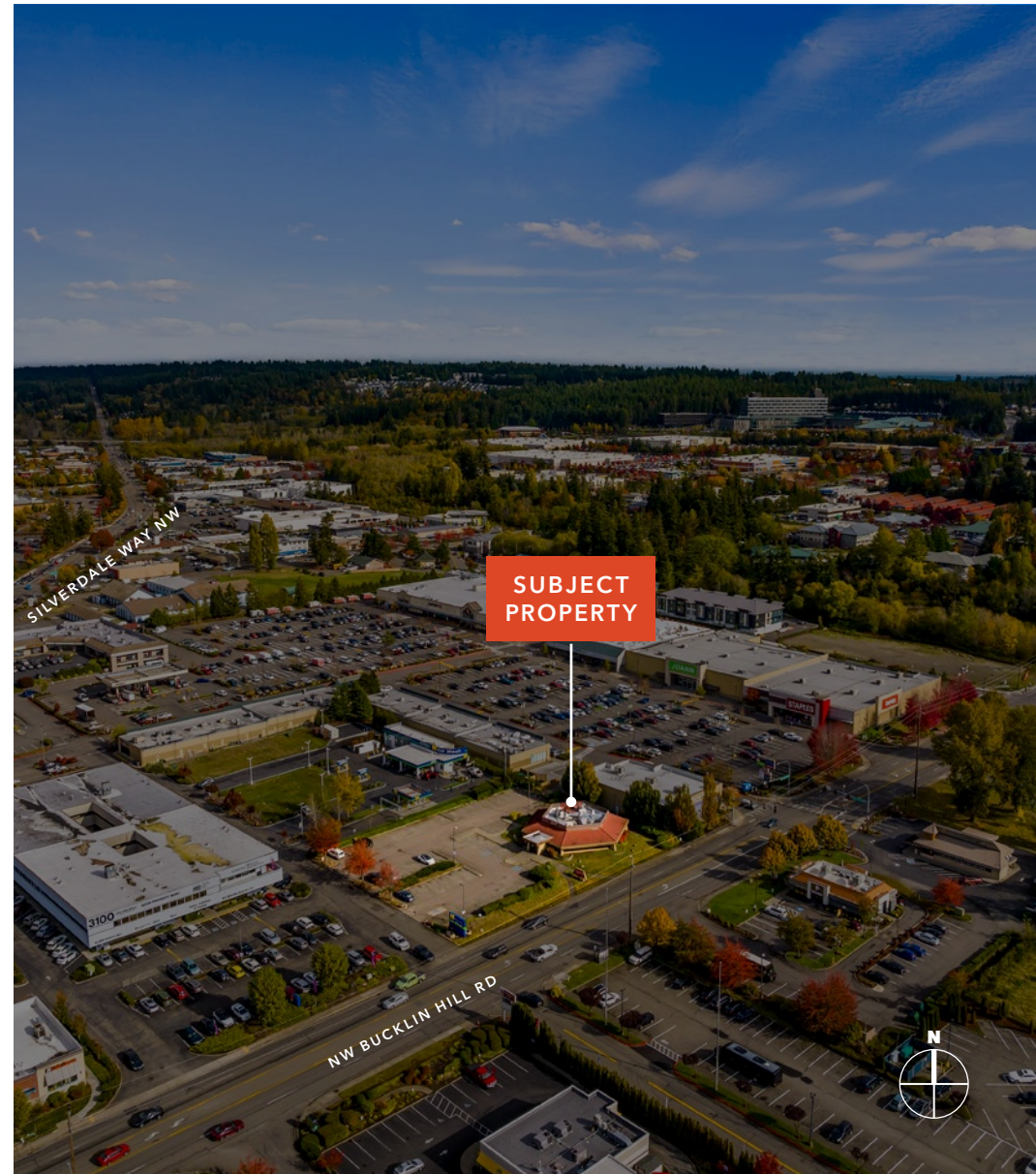
LIST PRICE

\$384

PRICE/SF

3,908

LEASABLE SF



AVAILABLE FOR SALE

KIDDER MATHEWS

INVESTMENT HIGHLIGHTS



Exceptional Value-Add Opportunity

This vacant property is a blank canvas for savvy investors or developers. With ample potential to re-tenant or backfill, it's a prime value-add or redevelopment opportunity for those looking to maximize returns.



Ideal Lot Size for Expansion

Just shy of an acre, the site offers the perfect size and flexibility for a national credit tenant seeking to establish or expand their presence in the flourishing Silverdale market.



Unbeatable Location in a Thriving Retail Hub

Situated in the heart of Silverdale's vibrant retail corridor, the property is surrounded by major destinations, including The Trails at Silverdale, Kitsap Mall, and Silverdale Plaza—ensuring a steady stream of foot traffic and visibility.



Superior Visibility with High Traffic Counts

With over 20,000 vehicles passing by daily on NW Bucklin Hill Rd, the property enjoys unparalleled exposure and high visibility, ensuring any future tenant is front and center for thousands of potential customers.



Proximity to Major Employers & Demand Drivers

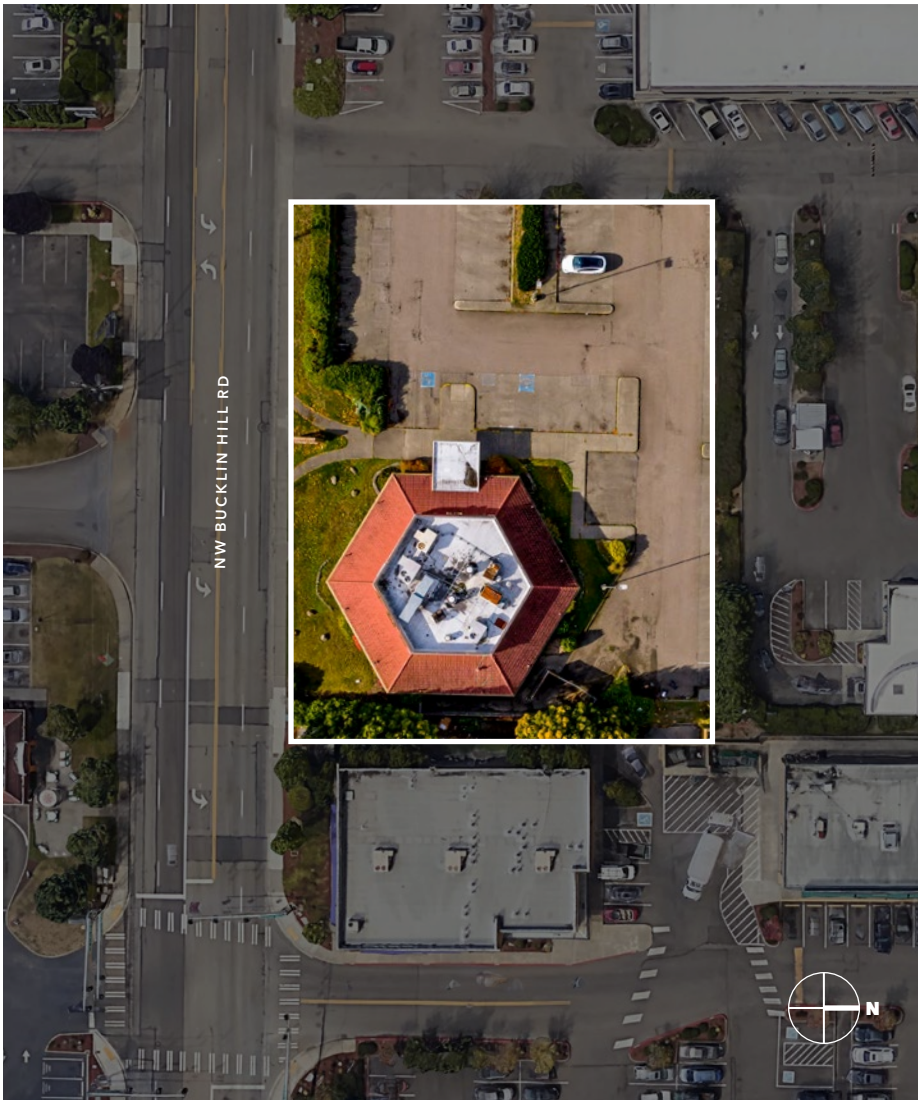
The property is strategically located near key employment hubs and demand drivers, including the Naval Base Kitsap and local medical centers, ensuring a steady flow of daily traffic from employees and visitors alike. This makes it an attractive option for retailers looking to capture consistent business from a built-in customer base.



High-Spending Customer Base

The trade area boasts impressive household incomes ranging from \$108,000 to \$134,000 within a 1-5 mile radius, providing a strong and affluent customer base with significant purchasing power.

LOT OVERVIEW



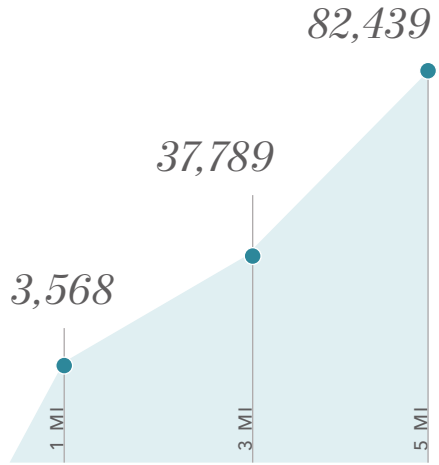
FORMER SHARI'S CAFE & PIES | SILVERDALE, WA



DEMOGRAPHICS

Data Source: ©2024, Sites USA

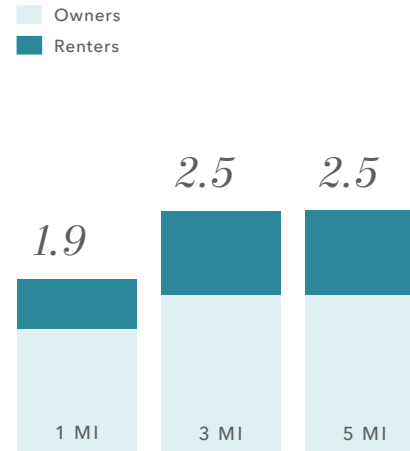
POPULATION



2024-2029 POP. GROWTH



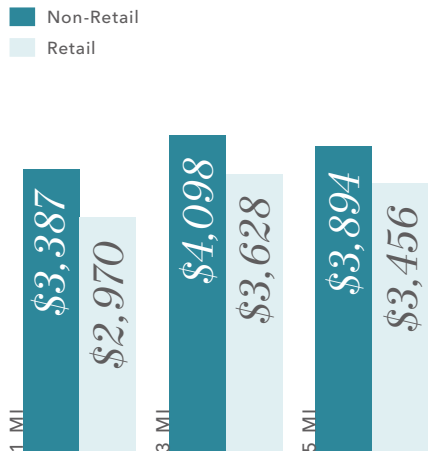
AVERAGE HH SIZE



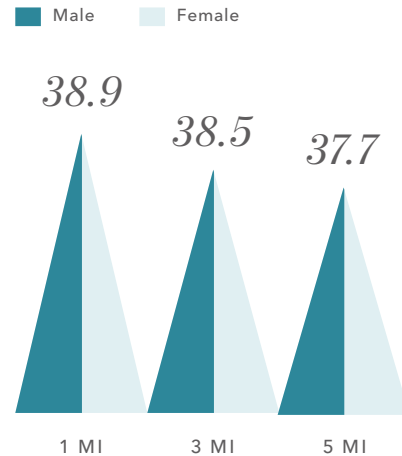
AVERAGE HH INCOME



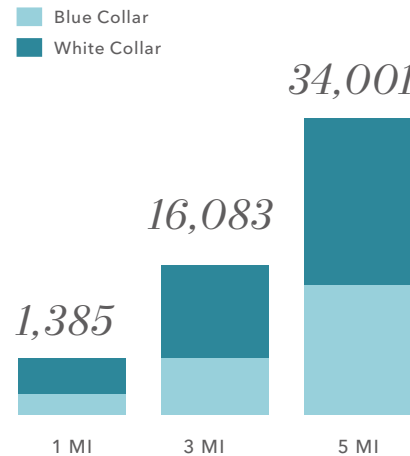
CONSUMER SPENDING



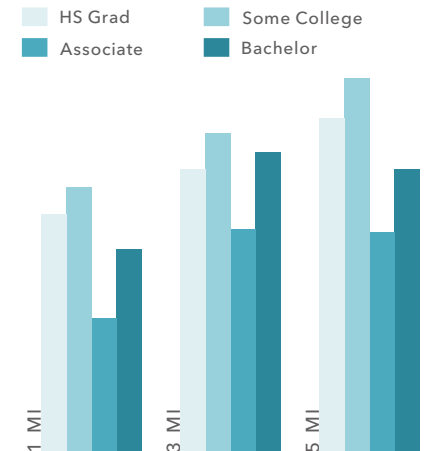
MEDIAN AGE & GENDER



EMPLOYMENT



EDUCATION OVERVIEW



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