

FOR LEASE

# VETERINARY CLINIC

3805 SE DONATO LANE, PORT ORCHARD, WA 98367



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# EXECUTIVE SUMMARY

This fully functional veterinary facility is designed for efficient operations and quality care for both small and large animals. The main operational clinic is well-equipped for examinations, surgery, and treatment, with administrative offices conveniently located on the second floor. A separate accessory office provides additional space for records management or a private consulting area, enhancing the workflow for veterinary professionals.

Complementing the clinical space, the property boasts a practical four-stall barn and a spacious paddock for housing and exercising large animals. Adding to the turnkey appeal, an on-site RV camper offers convenient accommodations for on-call staff or can serve as a flexible workspace. This unique combination of features creates an exceptional and ready-to-use practice for an established or aspiring veterinarian.





## PROPERTY HIGHLIGHTS



**CLINIC SIZE**

2000 SQFT



**BARN SIZE**

1000 SQFT



**OFFICE SIZE**

200 SQFT



**RV CAMPER**

31 Feet



**LEASE TYPE**

Gross Lease



**ASKING RENT**

Negotiable

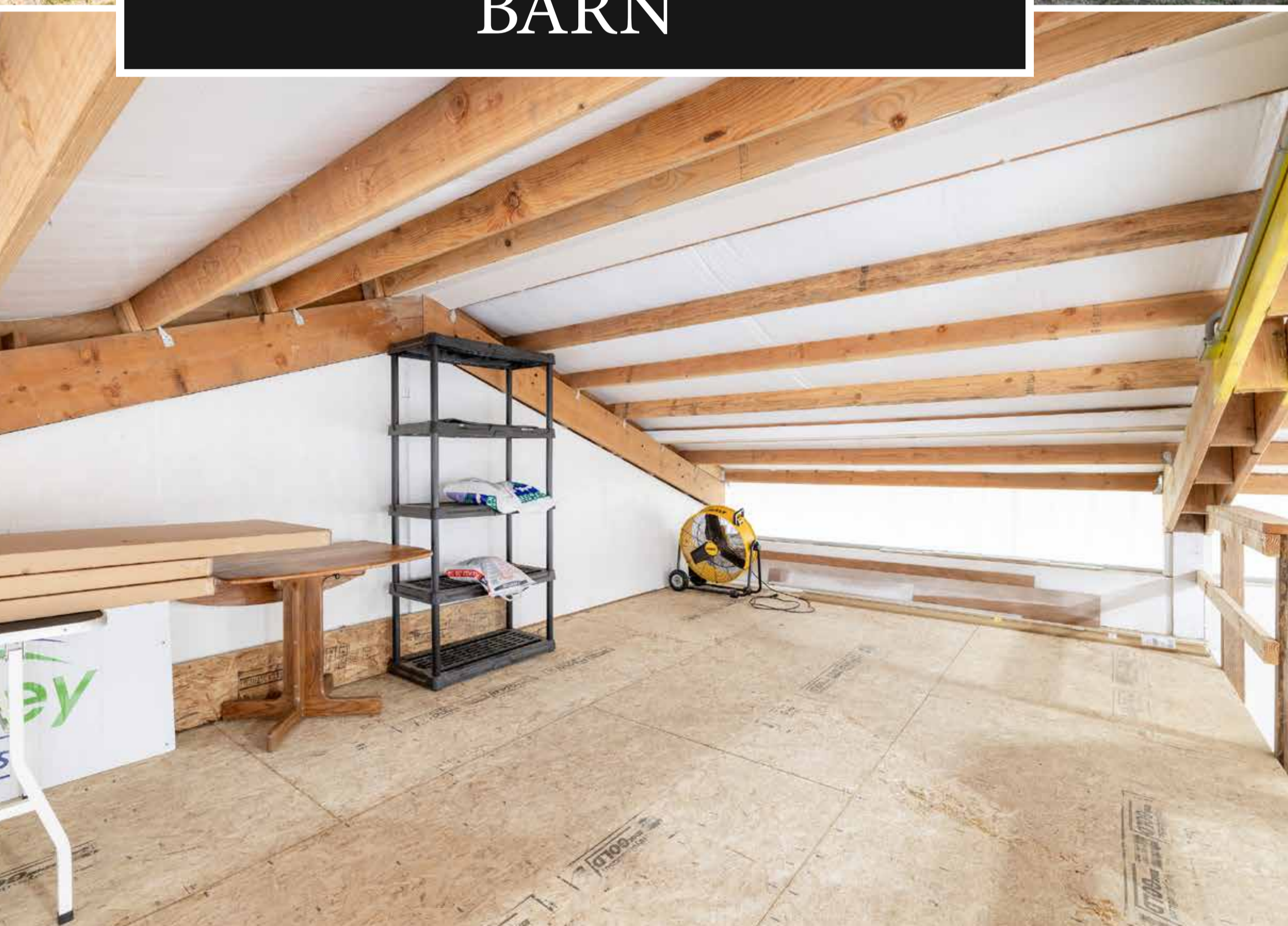


VETERINARY CLINIC





BARN





RECREATION VEHICLE



# AREA OVERVIEW

## CITY DESCRIPTION

Port Orchard, WA is a vibrant and steadily growing community that offers the perfect balance of small-town charm and convenient access to major urban and employment centers like Seattle and Bremerton. This accessibility, provided by the Washington State Ferries, makes it an ideal home for commuters. The charming waterfront downtown serves as a central hub for both residents and visitors alike.

The city's scenic natural surroundings on the Sinclair Inlet, combined with a proud maritime heritage, create a uniquely appealing environment. This strong community spirit and high quality of life, supported by local festivals and a revitalized downtown, continue to attract new residents, professionals, and businesses seeking an inspiring place to live, work, and grow. The area is also a gateway to the scenic Olympic Peninsula, offering endless opportunities for outdoor recreation.

## DEMOGRAPHICS

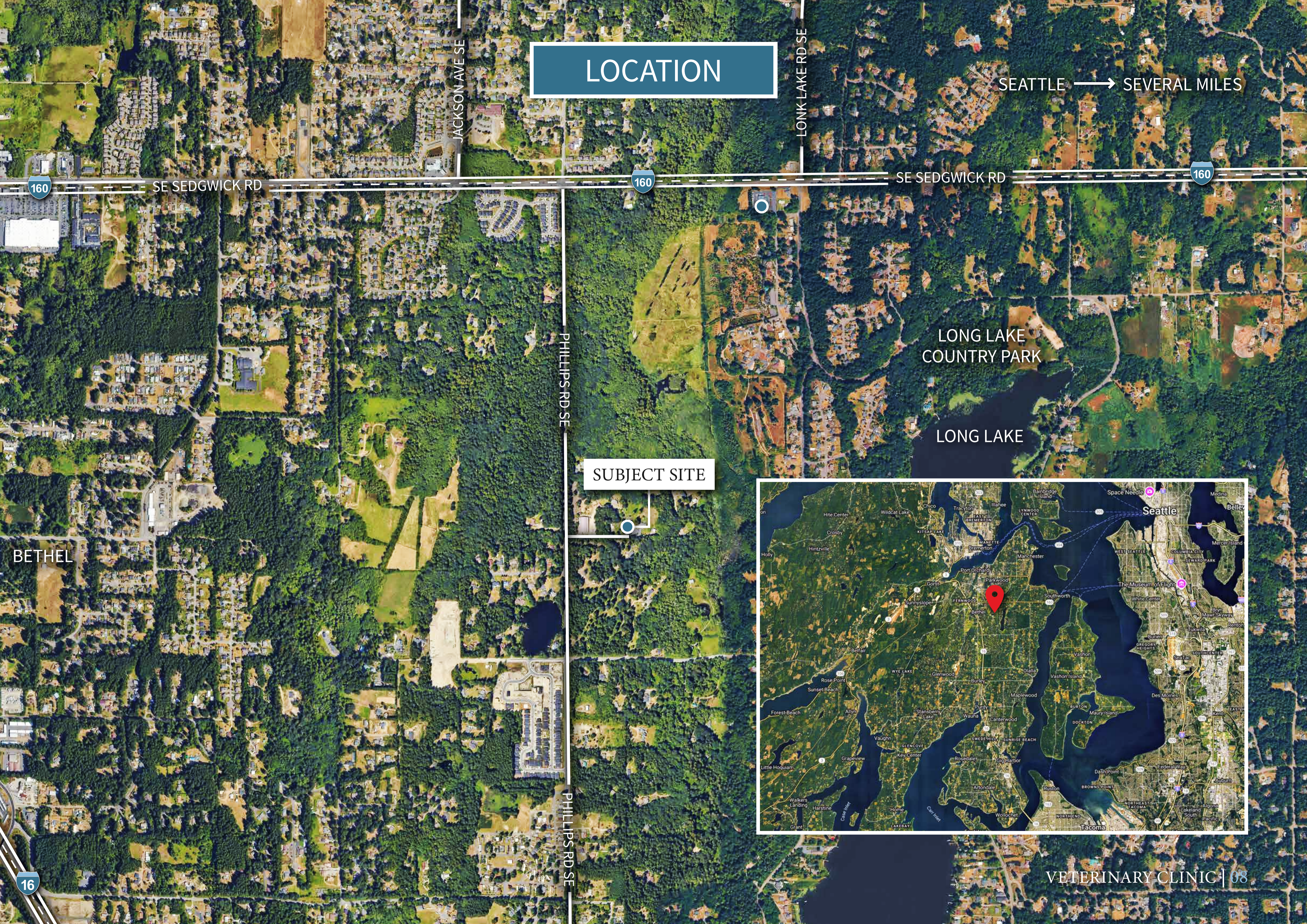
	1 MILE	3 MILE	5 MILE
Population	8,143	52,969	107,761
Average HH Income	\$115,893	\$111,215	\$113,164
Daytime Population	5,306	28,763	59,981





# LOCATION

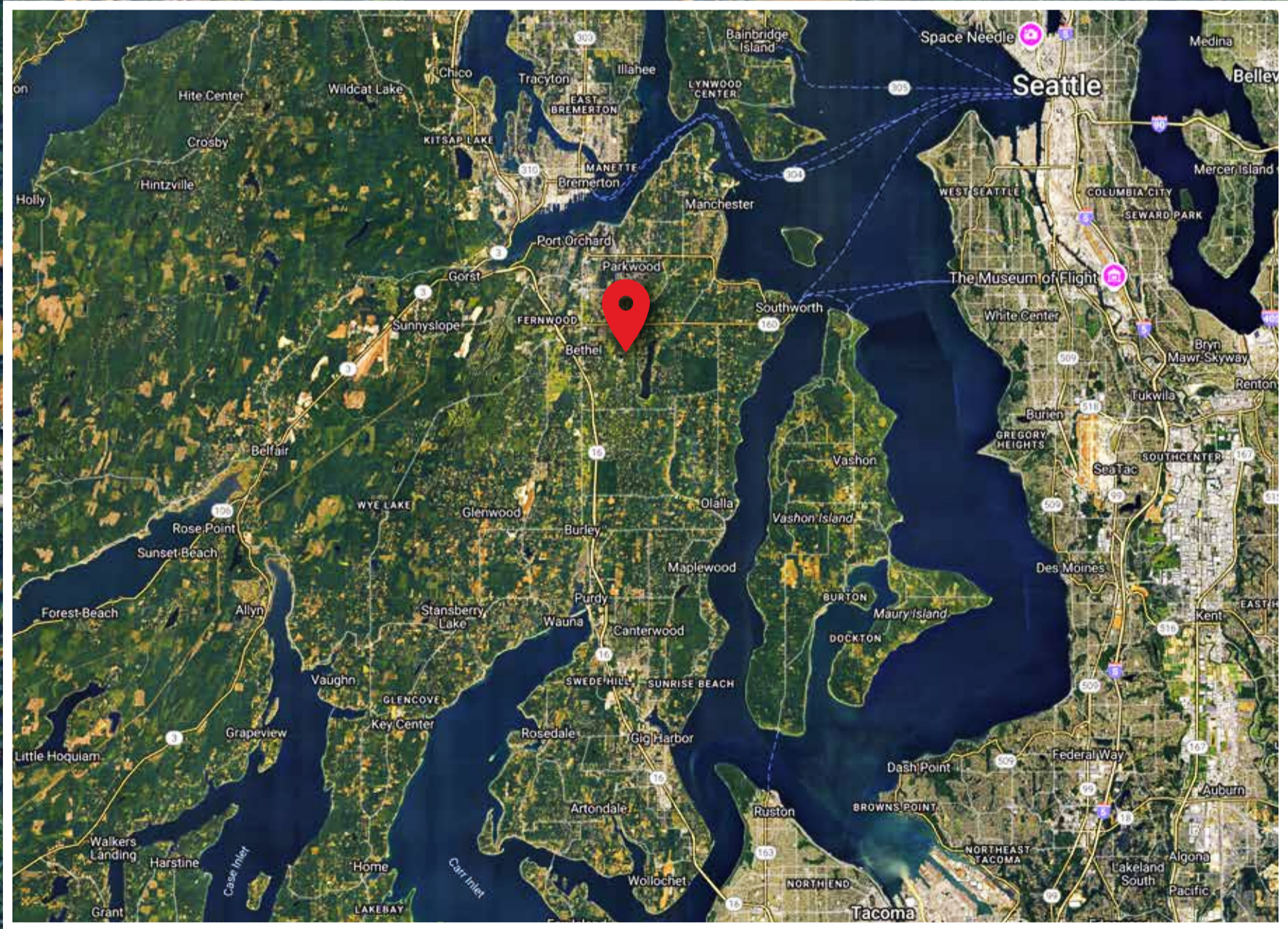
SEATTLE → SEVERAL MILES



SUBJECT SITE

LONG LAKE COUNTRY PARK  
LONG LAKE

BETHEL



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## FIRM CONTACT INFORMATION

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