

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.

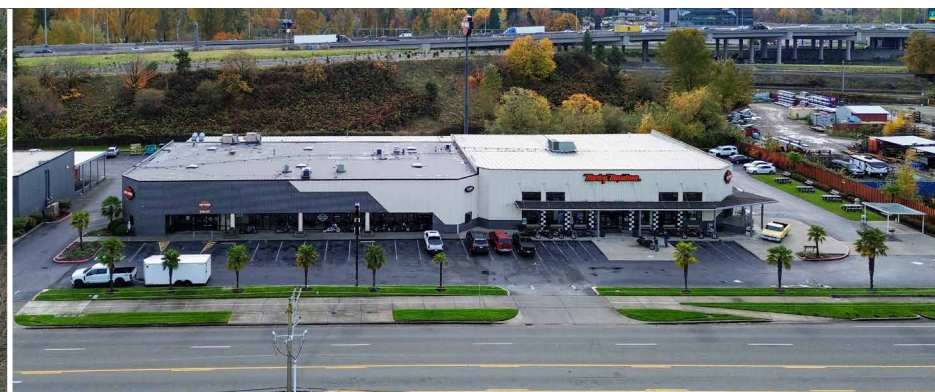
With business-friendly jurisdictions, robust local economies, and long-term growth trajectories, this portfolio represents a compelling opportunity to control two well-located assets in markets that continue to attract strong commercial demand.

Real estate lease or sale only.



9625 PROVOST RD NW, SILVERDALE, WA

SALE PRICE	\$4,250,000
LEASE RATE	\$23,530/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 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 primarily oriented vertically and horizontally, with some diagonal lines adding to the complexity. The overall effect is a modern, minimalist architectural sketch.

9625 PROVOST RD NW

Silverdale, WA

Section 01

FOR SALE OR FOR LEASE

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) ↓ Download Zoning Map ↓ Download Zoning Table
PARCEL NO.	172501-3-092-2000 172501-3-100-2000

→ [VIEW PHOTOS](#)

\$4.25M

SALE PRICE
BOTH BUILDINGS

\$23,530

MONTHLY + NNN
LEASE RATE



BUILDING 1

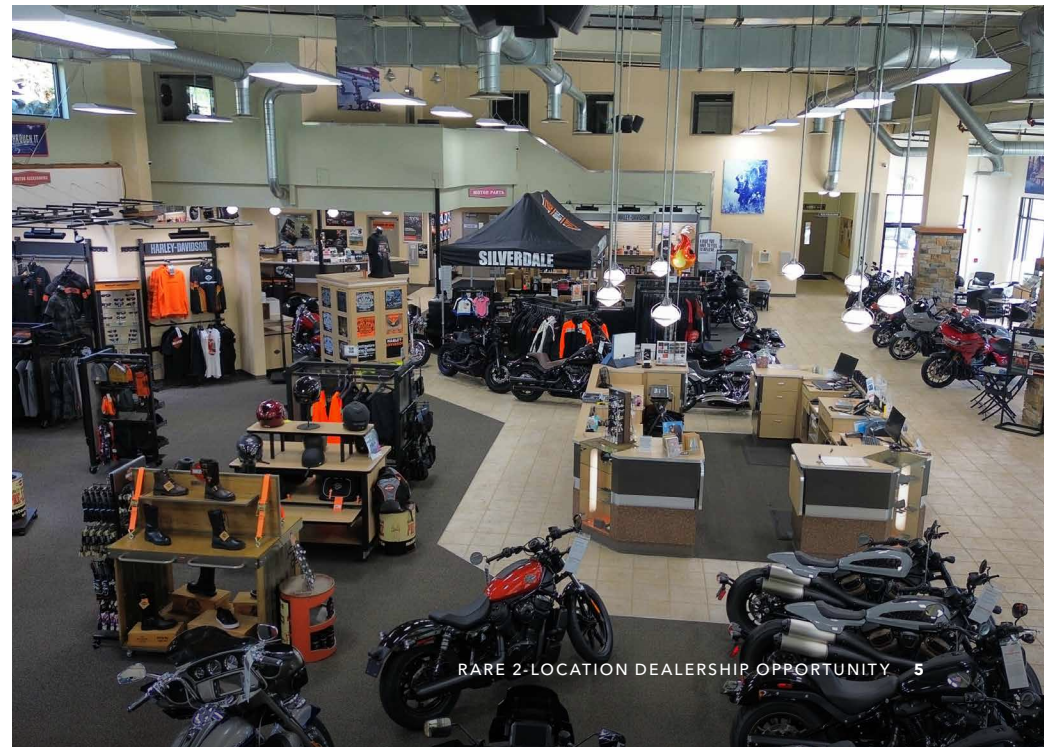
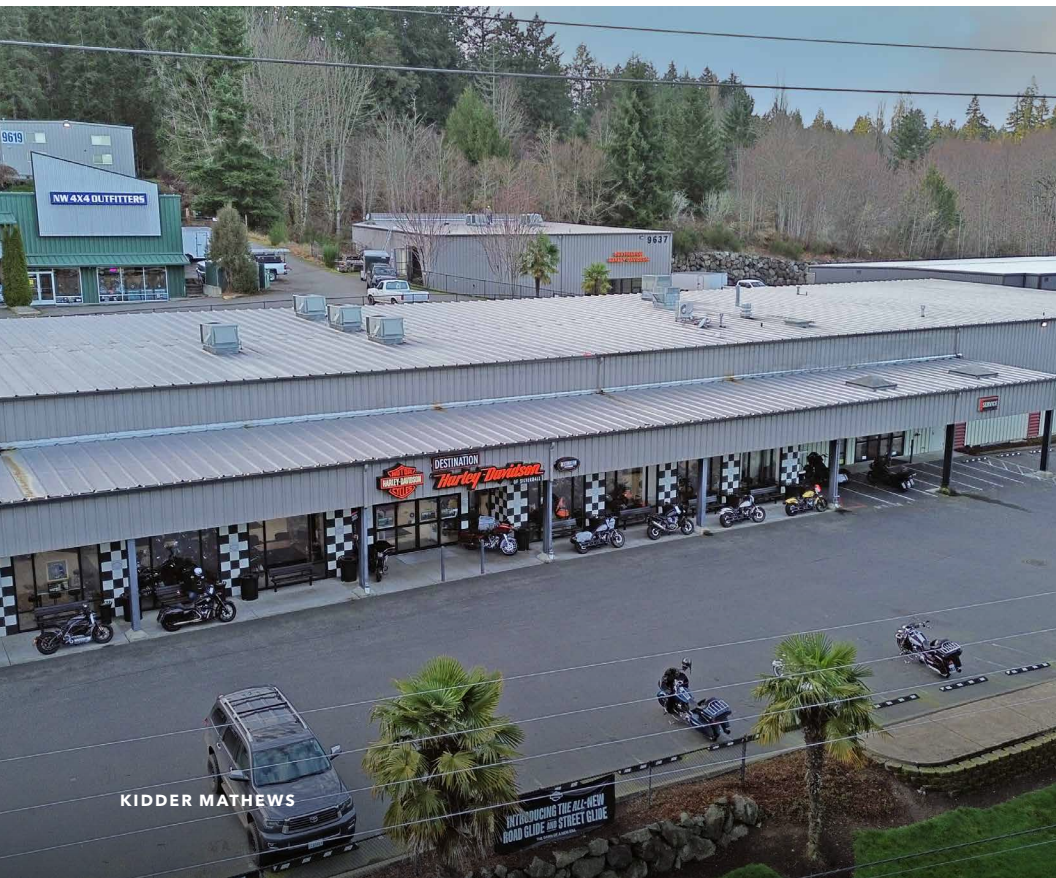
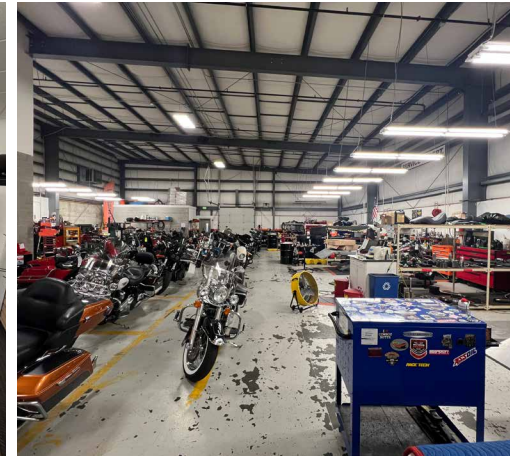
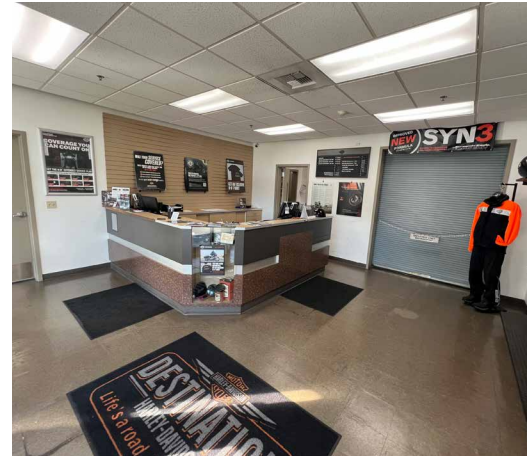


BUILDING 2

FOR SALE OR FOR LEASE

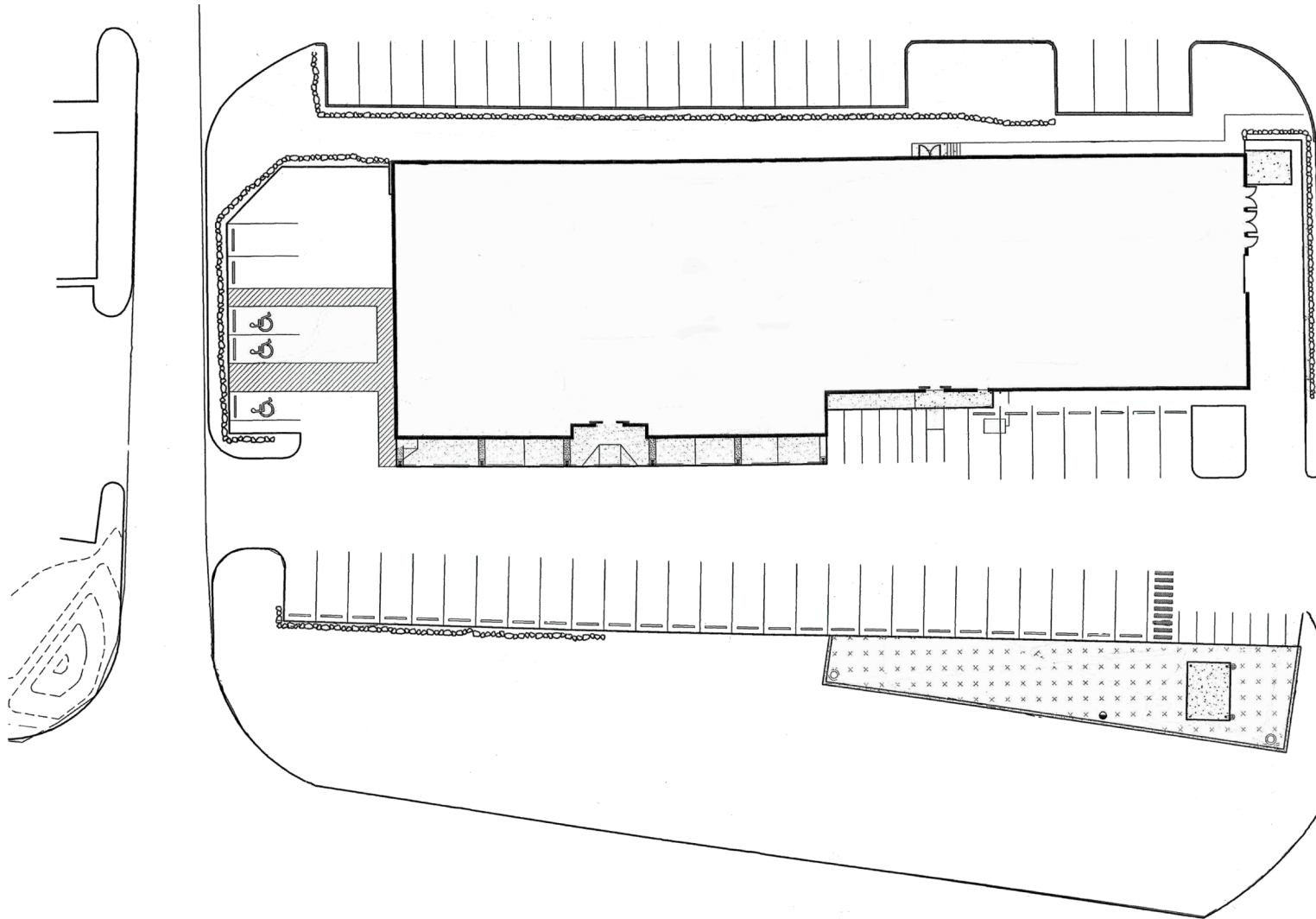
BUILDING 1 - RETAIL SHOWROOM/SHOP

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



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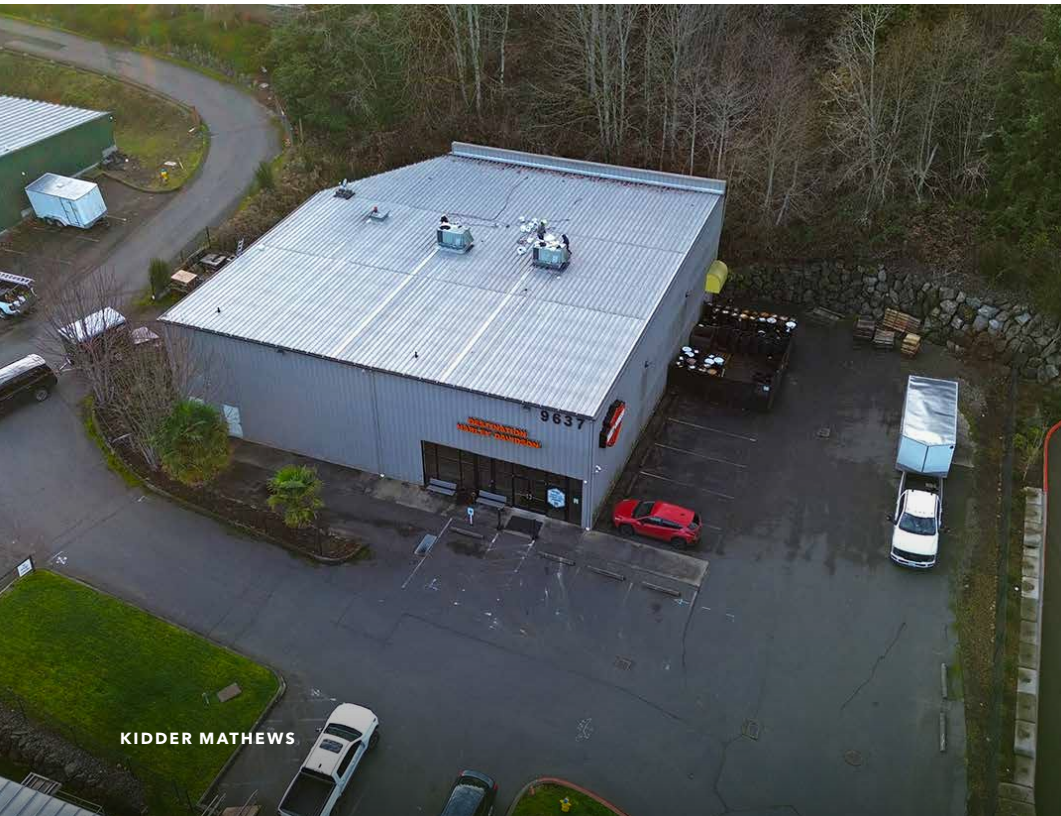
BUILDING 1 SITE PLAN – ±23,087 SF



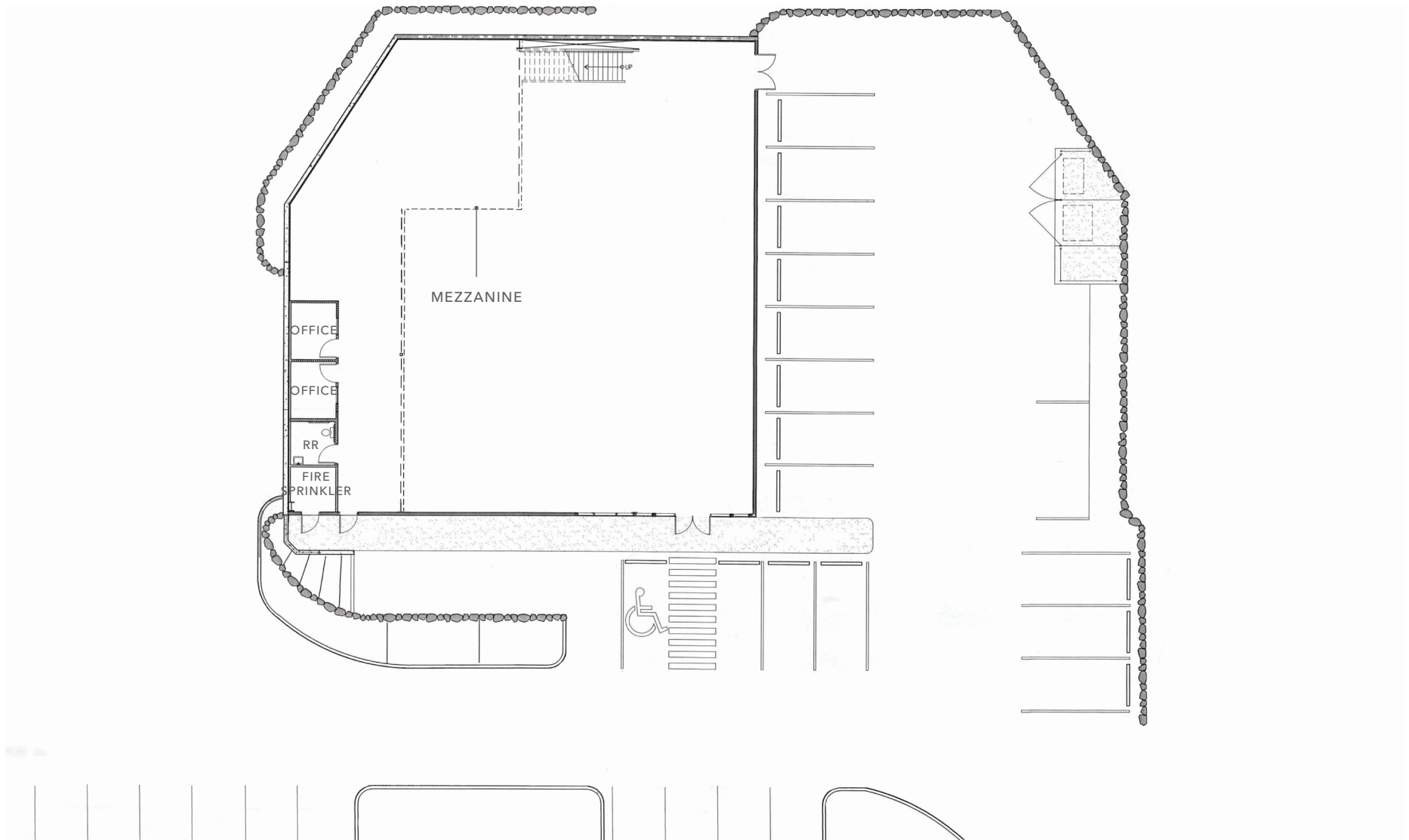
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BUILDING 2 - WAREHOUSE/OFFICE

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

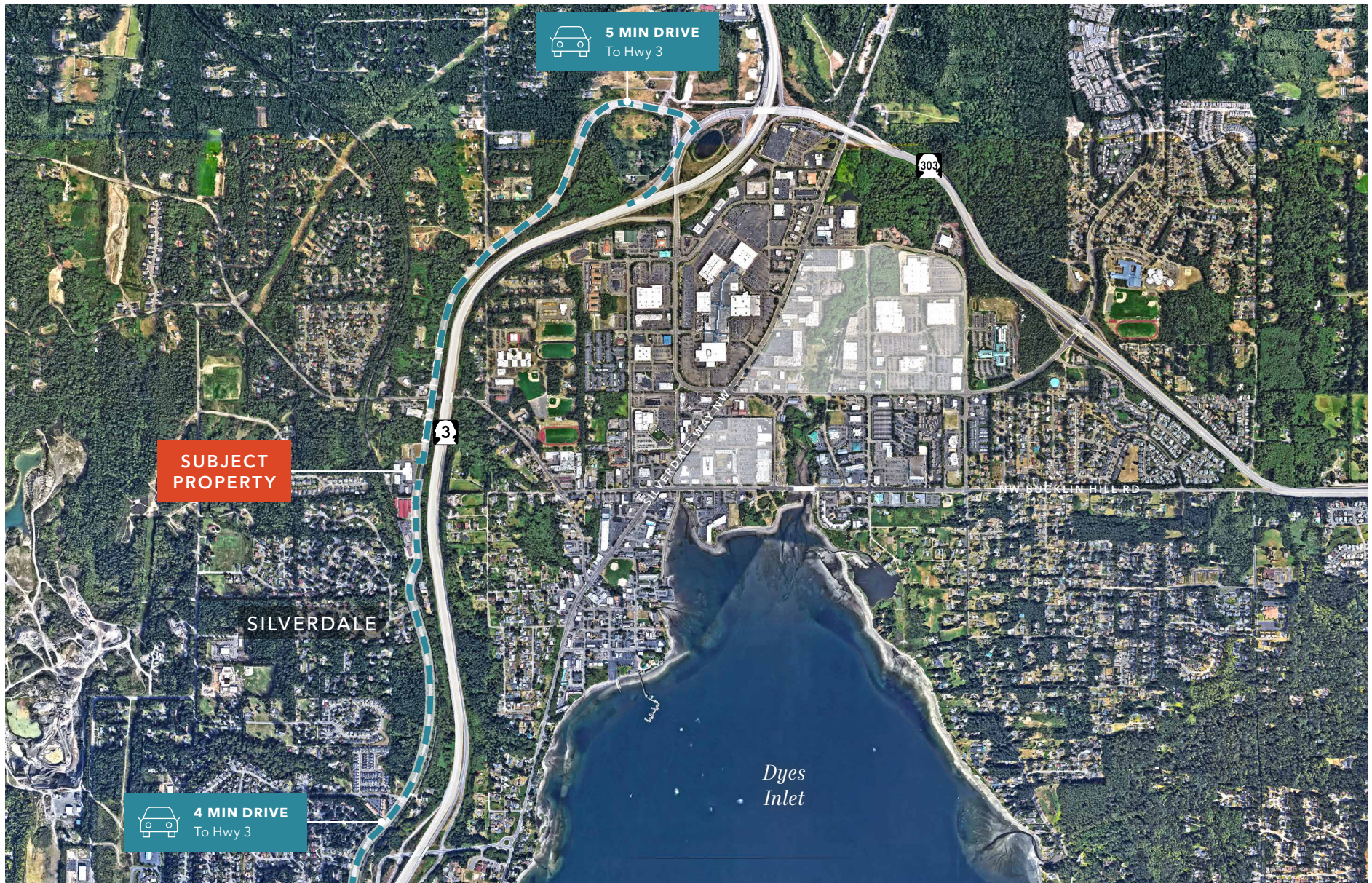
	1 Mile	3 Miles	5 Miles
2010 CENSUS	4,586	29,790	66,570
2020 CENSUS	5,051	32,014	71,368
2025 ESTIMATED	4,792	33,881	73,785
2030 PROJECTED	4,778	35,255	77,118



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

FOR SALE OR FOR LEASE

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">• 62 auto spaces• 11 motorcycle spaces
JURISDICTION	City of Fife
ZONE	Regional Commercial → ZONING MAP → ZONING USE
PARCEL	0320027019

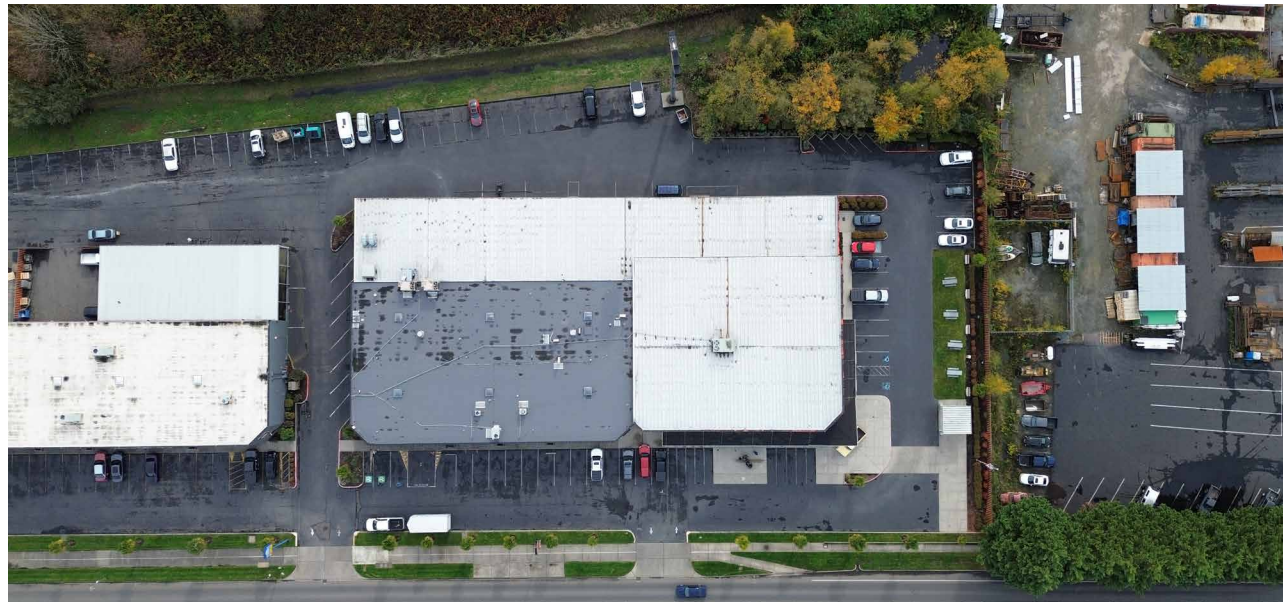
→ [VIEW PHOTOS](#)

\$8.25M

SALE PRICE

\$42,500

MONTHLY + NNN
LEASE RATE



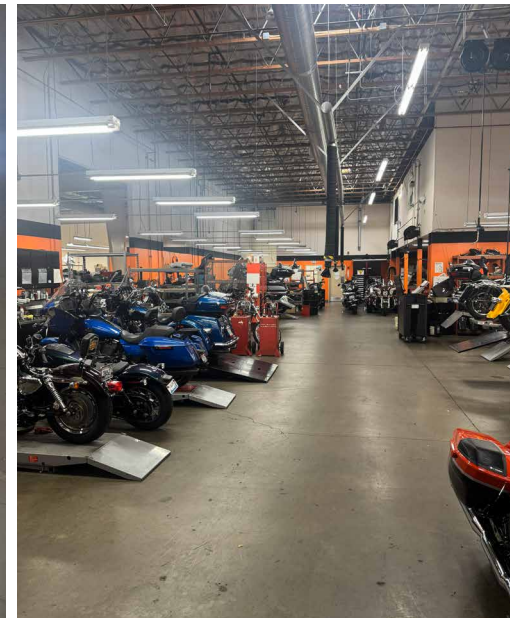
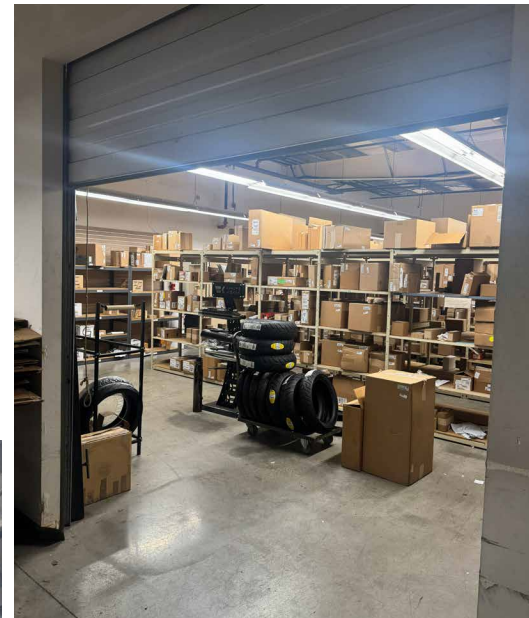
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BUILDING AREA

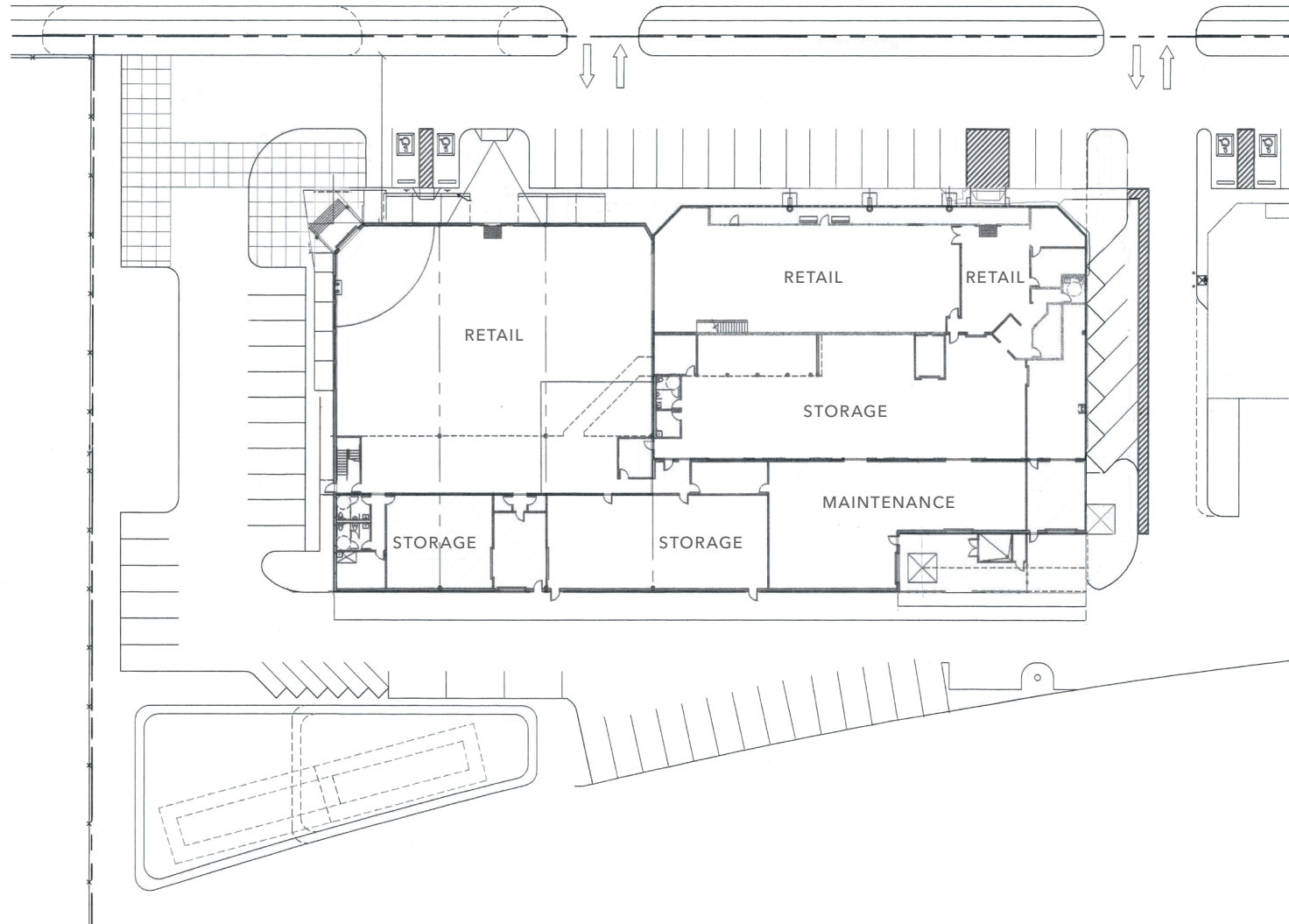
SHOWROOM SF $\pm 22,262$ SF

SERVICE GARAGE SF $\pm 9,080$ SF

MEZZANINE OFFICE $\pm 2,275$ SF



SITE PLAN - ±33,617 SF



FIFE DEMOGRAPHICS



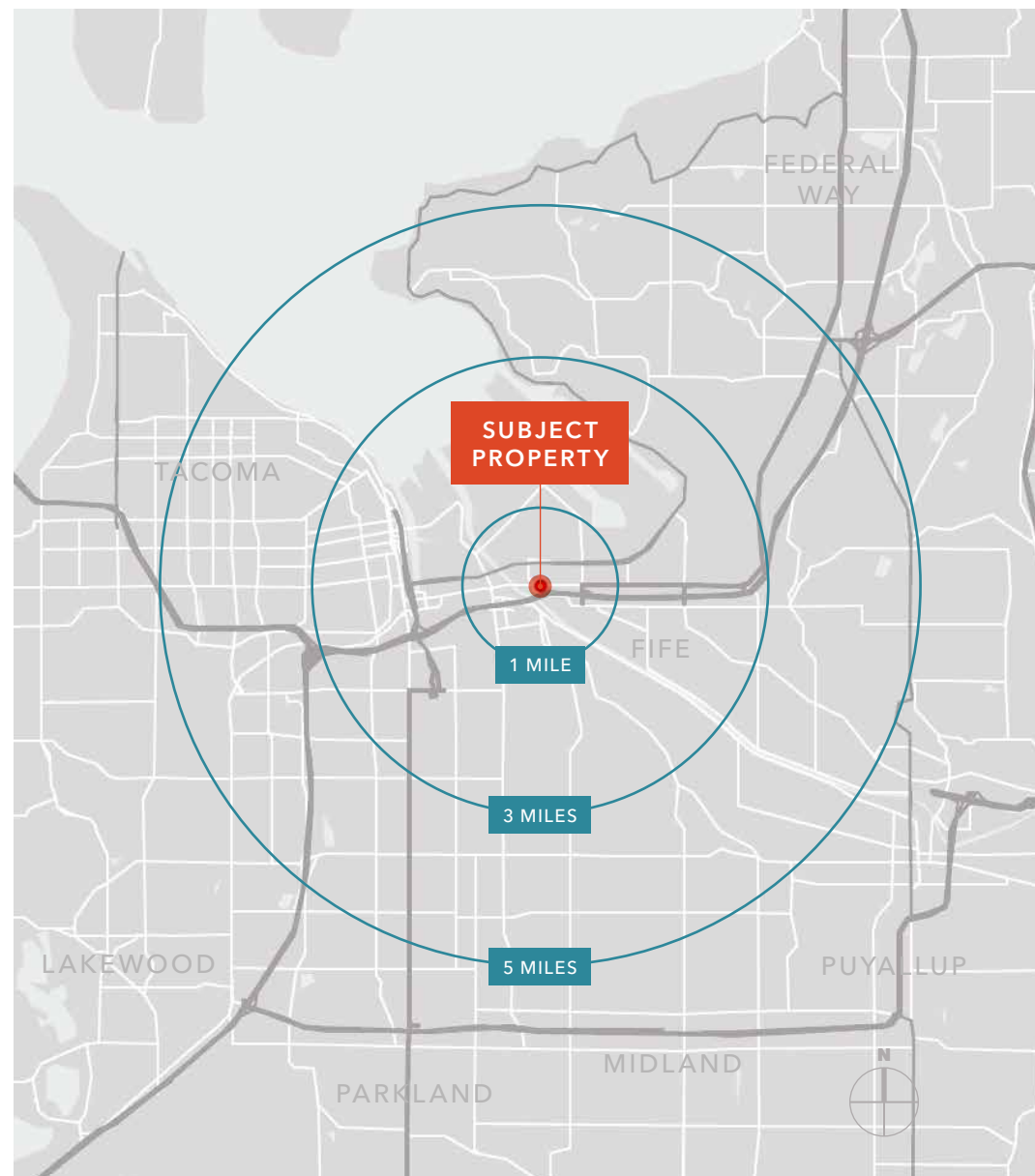
Population

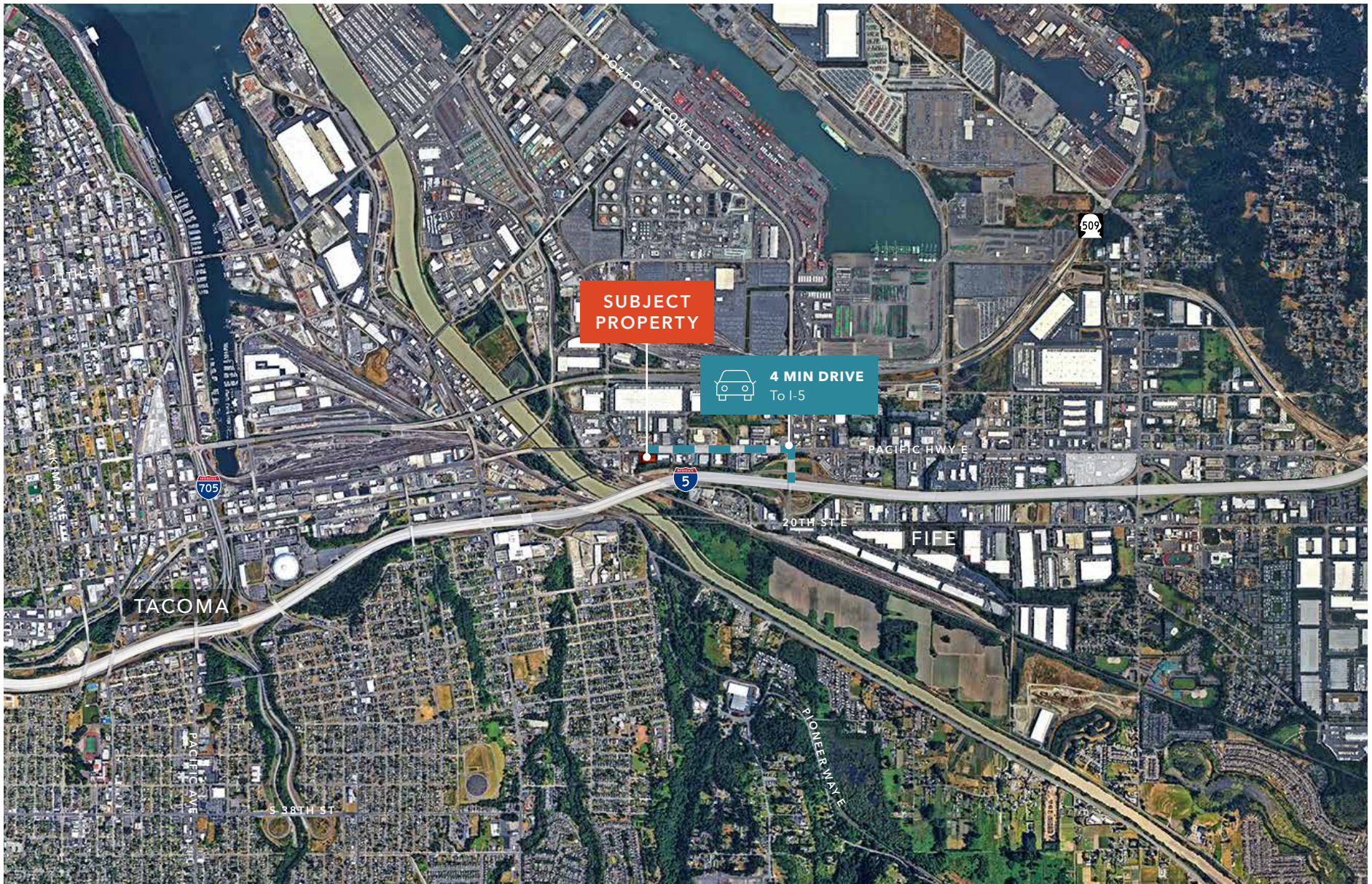
	1 Mile	3 Miles	5 Miles
2010 CENSUS	2,375	64,446	217,690
2020 CENSUS	2,569	71,997	245,179
2025 ESTIMATED	3,111	83,970	256,312
2030 PROJECTED	3,279	88,975	260,327



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

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*





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