

# RETAIL SPACE FOR LEASE

1386 SE Lund Ave, Port  
Orchard, WA 98366

Three Spaces 3,400 sq ft.



## RETAIL/OFFICE FOR LEASE

3,400 sq ft

Lee White      Jordan White  
425.260.1123    425.830.9414

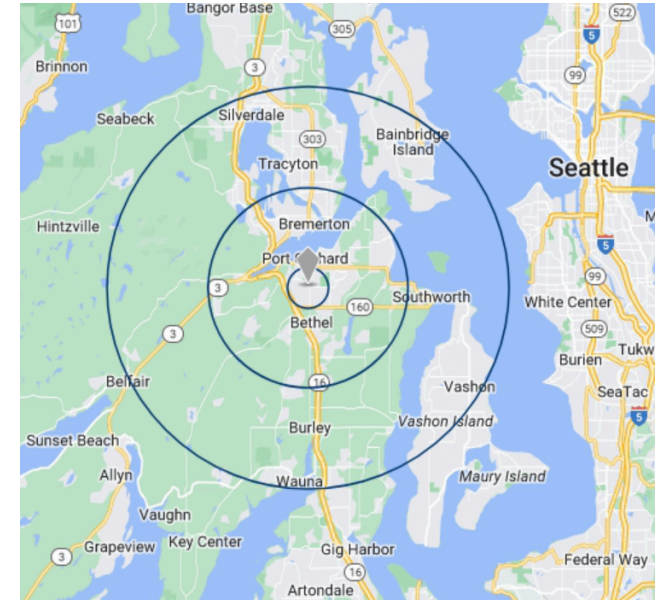
DEVON GROUP  
1601 116TH AVE NE SUITE 104  
BELLEVUE, WA 98004



# SUMMARY

Excellent retail/office space with Rite Aid, AutoZone, Sherwin Williams as anchors. Space previously used as a commercial driving school. It can be many possibilities. Very safe and secure area, schedule your tour today!

	1 Mile	5 Mile	10 Mile
<b>Average Household Income</b>	\$77,586	\$89,453	\$99,780
<b>Daytime Employment</b>	3,301	28,598	62,164
<b>Population</b>	10,654	98,180	203,190



5,000 sq ft Available \$22/SF + \$6.00 NNN



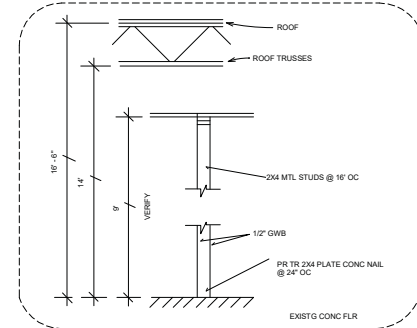
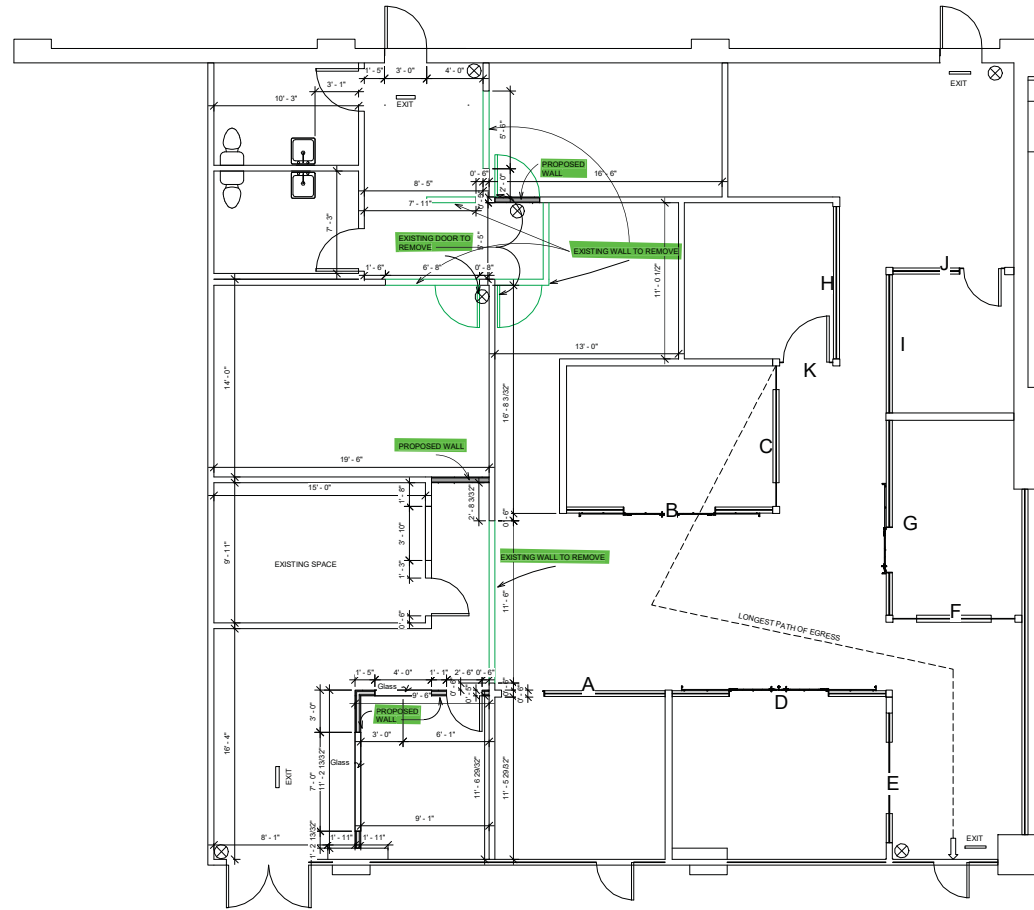
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**APPROVED**  
CITY OF PORT ORCHARD  
DEPARTMENT OF COMMUNITY  
DEVELOPMENT

**REVIEWED FOR  
CODE COMPLIANCE**  
PORT ORCHARD DEPT. OF  
COMMUNITY DEVELOPMENT



**FREE STANDING STUD WALL SEC.**

NTS

(P) TABLE 2002.1  
MINIMUM NUMBER OF REQD PLUMBING FIXTURES

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETETS URINALS SEE SEC. 410.2 OF THE IFC		LAVATORIES		DRINKING POINT FANS SEE SEC. 410 OF THE IFC	OTHER
			MALE	FEMALE	MALE	FEMALE		
BUSINESS	B	BUILDING FOR THE TRANSACTIONS OF BUSINESS PROFESSIONAL SERVICES INVOLVING MERCHANDISE OFFICE BUILDINGS, BANKS, LITE INDUSTRIAL & SERVICE USES	1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1 PER 40 FOR THE FIRST 50 & 1 PER 80 FOR THE REMAINDER EXCEEDING 50		1 PER 100 NOT REQD W/ AN OCC LOAD OF 15 OR LESS	1 SERVICE SINK

APPROVED building plans and building permit, or copy thereof, shall be kept on site for the duration of the work or construction project.  
IRC R105.7, IBC 105.7

**Validity of Permit.** The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the Codes as adopted by the State of Washington and the local jurisdiction. Permits presuming to give authority to violate or cancel the provisions of such codes and ordinances shall not be valid.  
IRC R105.4, IBC 105.4

2018 IBC  
52' → DENOTES COMMON PATH OF EGRESS TRAVEL & LENGTH

TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL IS NOT TO EXCEED 100' FOR 1' OCC W/ A SPRINKLER SYSTEM

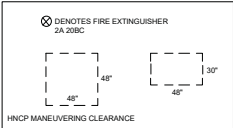
COMMON PATH OF EGRESS TRAVEL - THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE AND DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE.

EXITS, IBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE W/ A SPRINKLER FOR 1' SHALL NOT EXCEED 300'

TABLE 1006.2.1 SPACES W/ ONE EXIT OR EXIST ACCESS DOORWAY OCC 1' - MAX OCC LOAD OF 40

SEC 1007.1.1 WHERE TWO EXITS ARE REQD THEY SHALL BE PLACED A DISTANCE APART EQUAL TO, NOT LESS THAN 1/2 OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE BLDG OR AREA

EXISTING FLOOR PLAN  
1/4" = 1'-0"



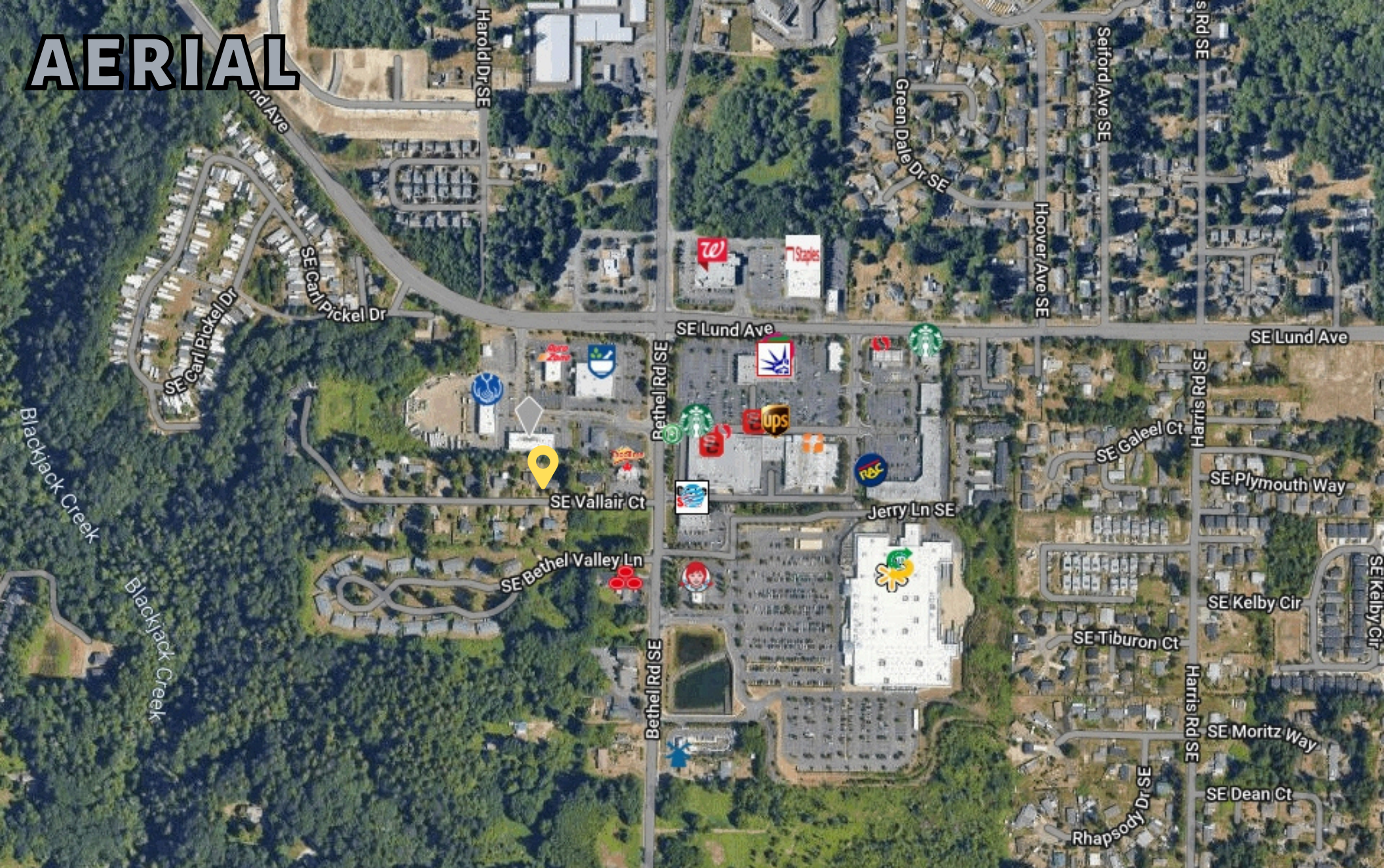
EXIT  
ILLUMINATED EXIT SIGN W/ BAT BACK UP & BUG EYE EM LITES  
LSH THERMOPLASTIC EXIT/EMERGENCY COMBO BOTTOM HEAD ALR/PC G U WB WH GREEN LED  
LSI DISTRIBUTER - AMR ENVIRONMENTAL SERVICES PHONE: 206.471.4414  
NOTE: ALL WRITING TO BE IN COM. GRADE CONDUIT  
NOTE: ADJUST EXISTING LIGHTING TO MATCH THIS LAYOUT WHEREVER POSSIBLE  
ELECTRICAL PERMITTING WILL BE DEFERRED TO CONTRACTOR'S BIDDING DESIGN SUBMITTAL.

IBC SEC (P) 2002.2 SEPARATE FACILITIES, WHERE PLUMBING FIXTURES ARE REQUIRED, SEPARATE FACILITIES SHALL BE PROVIDED FOR EACH SEC.  
EXCEPTIONS:  
1. SEPARATE FACILITIES SHALL NOT BE REQD. FOR DWELLING UNITS & SLEEPING UNITS  
2. SEPARATE FACILITIES SHALL NOT BE REQD IN STRUCTURES OR TENANT SPACE W/ A TOTAL OCC. LOAD, INCLUDING BOTH EMPLOYEES & CUSTOMERS OF 15 OR LESS.  
3. SEPARATE FACILITIES SHALL NOT BE REQD IN MERCANTILE OCCUPANCIES IN WHICH THE MAX OCC LOAD IS 100 OR LESS

This submittal has been reviewed by  
The City of Port Orchard and is  
✓ APPROVED  
NOT APPROVED due to  
Name \_\_\_\_\_ Date 11/06/2020

Floorplan	
Project number	1386 #180 E
Date	Issued Date
Drawn by	J. WARNER
Checked by	Checker
Scale 1/4" = 1'-0"	
<b>A100</b>	

# AERIAL



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## Real Estate Brokerage Services

Port Orchard, strategically located on the picturesque Puget Sound in Washington State. This vibrant city combines natural beauty with economic growth, offering a prime location for businesses seeking to capitalize on its dynamic market and scenic environment. Port Orchard benefits from its proximity to major economic hubs, including Seattle and Tacoma, connected by efficient transportation networks including ferry services and highways. The city is experiencing steady economic and population growth, driven by diverse sectors such as retail, healthcare, and technology. Currently, there are 5,000 housing units in the permitting or production pipeline making Port Orchard a sought after city for new businesses.

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