

For Sale or Lease

POULSBO RETAIL

750 NW EDVARD ST, POULSBO, WA

*35,835 SF Retail Building Available
for Sale or Lease in Poulsbo*



Exclusively listed by

BRIAN ENGELKING
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KIDDER.COM

 **Kidder
Mathews**



*Easy major highway access.
Regional draw. Near to Walmart,
Home Depot, Olympic College and
Naval Base.*

YEAR BUILT	1999
TOTAL SITE SF	±245,000 SF
TOTAL BUILDING SF	35,835 SF
LEASE RATE	\$12.00 PSF, NNN
SALE PRICE	\$4,600,000*
PARKING	Abundant
DO NOT DISTURB TENANTS	
CURRENTLY BUILT OUT AS A THEATRE	

*Property to be delivered vacant and IS NOT an investment sale

\$4.6M
SALE PRICE

\$12 PSF
LEASE RATE, NNN

POULSBO RETAIL

COLLEGE PLACE SHOPPING CNTR



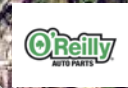
POULSBO



SUBJECT PROPERTY

45,000+ VPD

22,000+ VPD



Poulsbo Village SHOPPING CENTER



BANGOR TRIDENT BASE

VIKING AVE NW

NE LINCOLN RD

Liberty Bay



HIGHLY- ACCESSIBLE LOCATION

DEMOGRAPHICS

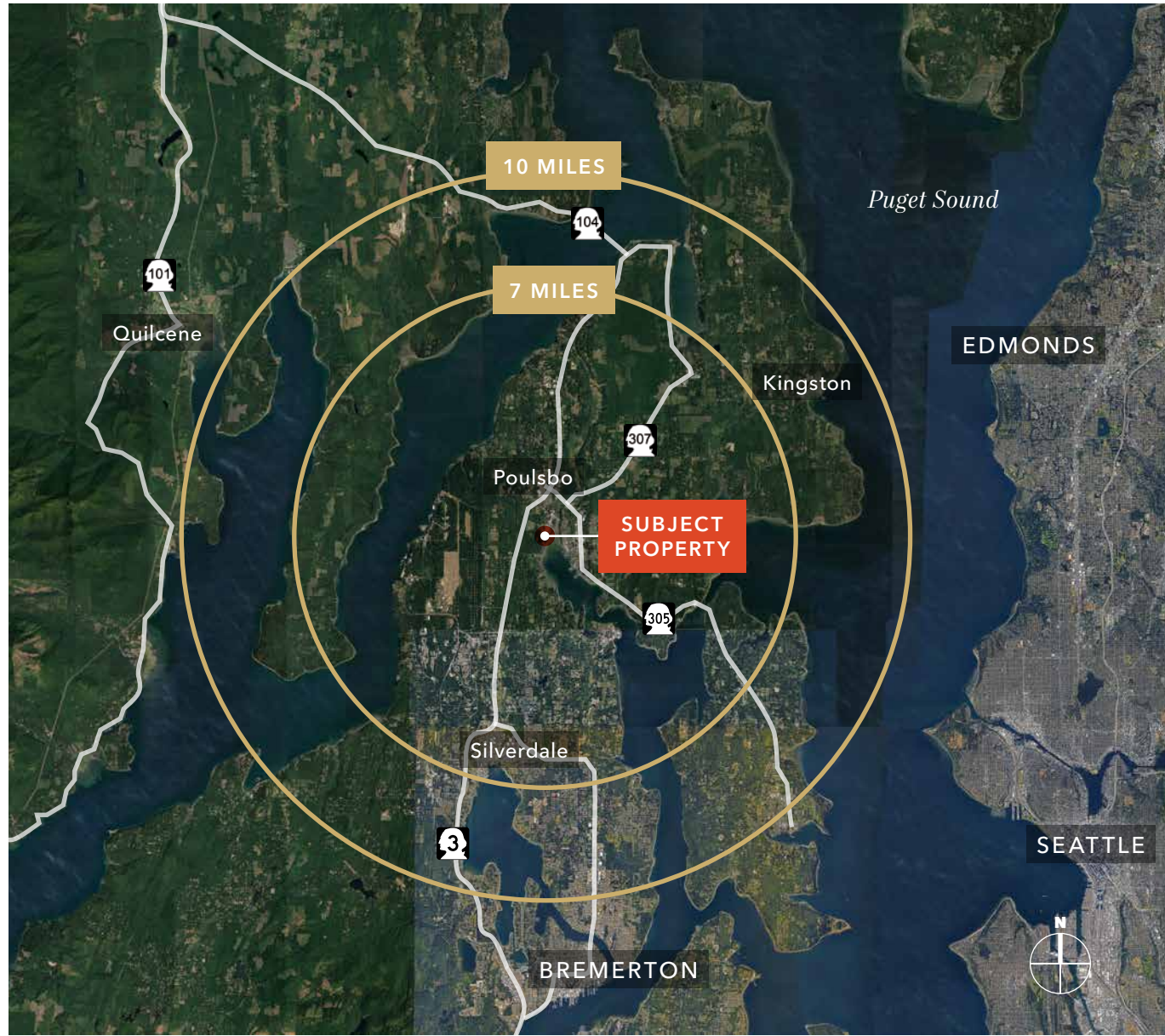
	7 Miles	10 Miles
POPULATION	69,460	125,351
AVG HH INCOME	\$140,974	\$147,915

5 MIN

DOWNTOWN POULSBO

26 MIN

BREMERTON



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