

Report for 736 Bay St, Port Orchard

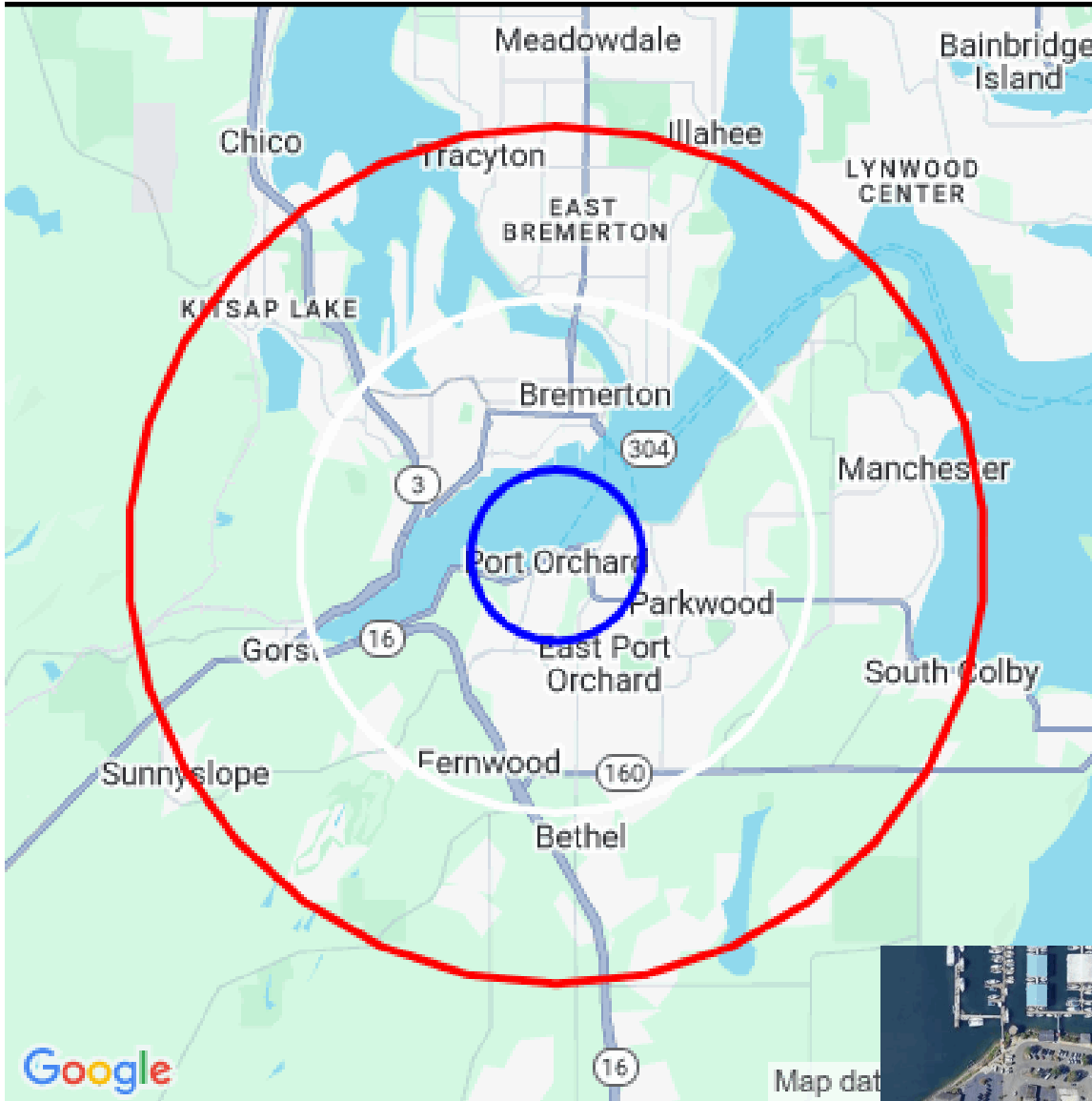
Prepared September 10, 2024

Presented By



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Demographic Report



VFW

Population

Distance	Male	Female	Total
1- Mile	1,206	938	2,145
3- Mile	15,962	13,248	29,210
5- Mile	33,612	31,379	64,991

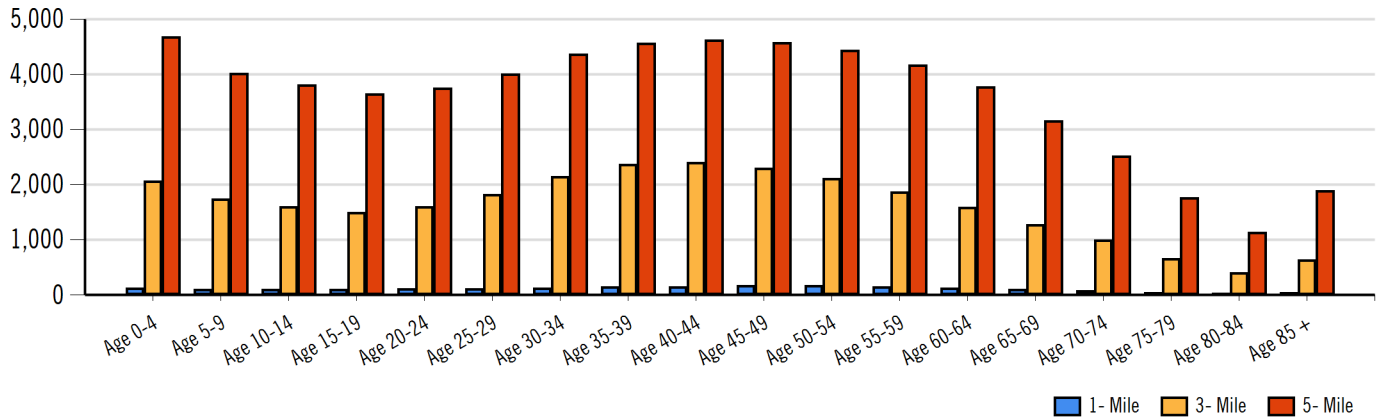


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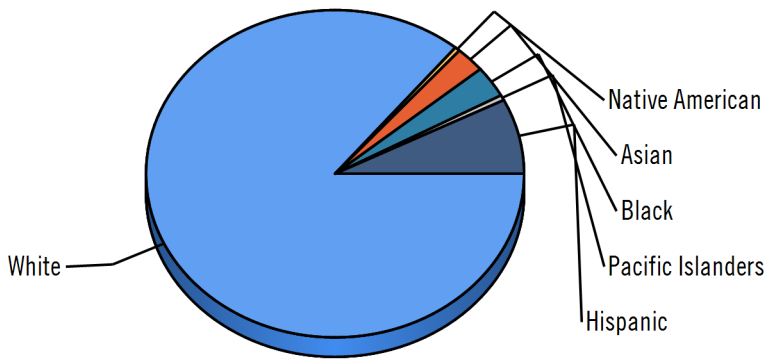
MOODY'S
 ANALYTICS

Catylist

Population by Distance and Age (2020)

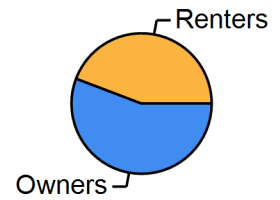


Ethnicity within 5 miles

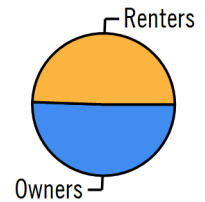


White Native American Asian Black Pacific Islanders Hispanic

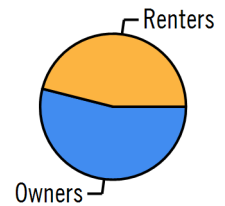
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

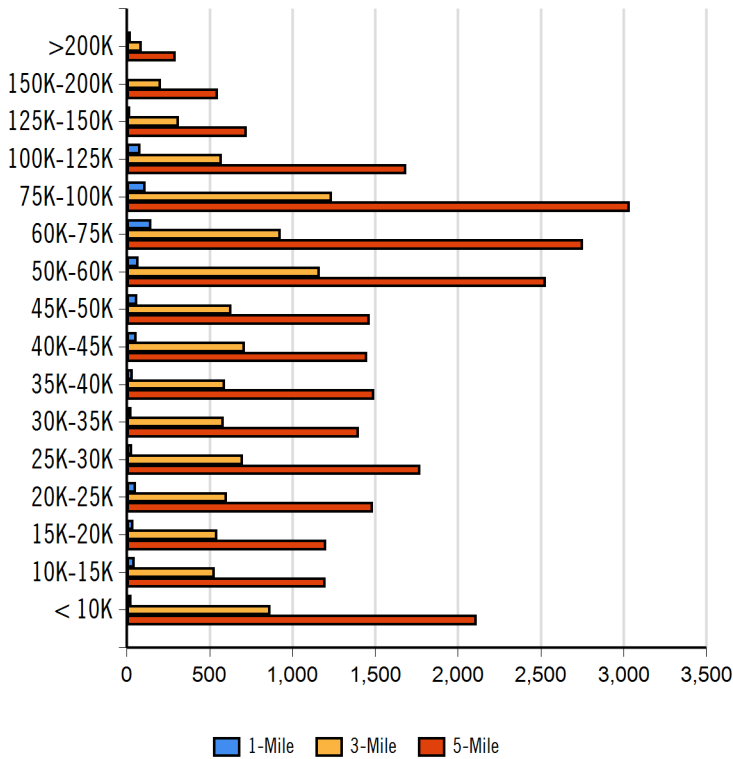
Distance	Employed	Unemployed	Unemployment Rate
1-Mile	845	71	2.72 %
3-Mile	10,371	615	3.99 %
5-Mile	25,735	1,344	4.32 %

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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	0	0	57	77	0	125	94	7	113	191	72	60	47
3-Mile	77	0	978	1,327	88	1,432	283	141	1,053	2,215	1,219	635	796
5-Mile	249	12	2,214	2,924	306	3,145	839	437	2,540	5,798	2,925	1,788	1,912

Household Income



Radius	Median Household Income
1-Mile	\$48,129.00
3-Mile	\$51,114.96
5-Mile	\$55,198.31

Radius	Average Household Income
1-Mile	\$58,031.75
3-Mile	\$56,839.74
5-Mile	\$60,553.26

Radius	Aggregate Household Income
1-Mile	\$51,363,106.72
3-Mile	\$556,265,811.38
5-Mile	\$1,420,968,254.71

Education

	1-Mile	3-mile	5-mile
Pop > 25	1,561	20,670	45,060
High School Grad	481	6,530	13,929
Some College	424	6,692	14,572
Associates	120	1,680	3,929
Bachelors	182	2,084	4,703
Masters	76	827	1,691
Prof. Degree	3	151	394
Doctorate	0	42	119

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	25 %	35 %	52 %
Teen's	31 %	54 %	71 %
Expensive Homes	0 %	0 %	4 %
Mobile Homes	14 %	31 %	56 %
New Homes	37 %	39 %	49 %
New Households	44 %	110 %	118 %
Military Households	151 %	449 %	486 %
Households with 4+ Cars	61 %	76 %	89 %
Public Transportation Users	65 %	125 %	158 %
Young Wealthy Households	5 %	15 %	37 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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MOODY'S
ANALYTICS

Catylist

Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	36,650,638		441,815,343		1,098,154,806	
Average annual household	43,741		43,881		45,300	
Food	5,757	13.16 %	5,797	13.21 %	5,947	13.13 %
Food at home	3,866		3,877		3,949	
Cereals and bakery products	548		549		560	
Cereals and cereal products	196		196		200	
Bakery products	351		353		360	
Meats poultry fish and eggs	775		777		790	
Beef	180		181		184	
Pork	144		141		144	
Poultry	145		146		148	
Fish and seafood	120		123		125	
Eggs	64		64		65	
Dairy products	383		388		395	
Fruits and vegetables	778		781		798	
Fresh fruits	114		114		117	
Processed vegetables	153		153		155	
Sugar and other sweets	143		144		146	
Fats and oils	123		123		125	
Miscellaneous foods	733		733		745	
Nonalcoholic beverages	336		337		341	
Food away from home	1,890		1,919		1,997	
Alcoholic beverages	299		304		316	
Housing	16,177	36.98 %	16,148	36.80 %	16,569	36.58 %
Shelter	9,746		9,720		9,983	
Owned dwellings	5,647		5,592		5,832	
Mortgage interest and charges	2,805		2,794		2,913	
Property taxes	1,872		1,856		1,944	
Maintenance repairs	970		941		975	
Rented dwellings	3,436		3,442		3,418	
Other lodging	662		686		733	
Utilities fuels	3,954		3,906		3,982	
Natural gas	360		358		366	
Electricity	1,598		1,581		1,604	
Fuel oil	147		145		151	
Telephone services	1,234		1,212		1,238	
Water and other public services	614		608		622	
Household operations	1,048	2.40 %	1,057	2.41 %	1,095	2.42 %
Personal services	282		294		305	
Other household expenses	765		762		790	
Housekeeping supplies	532		538		552	
Laundry and cleaning supplies	149		152		153	
Other household products	307		309		319	
Postage and stationery	75		76		79	
Household furnishings	896		924		954	
Household textiles	65		70		71	
Furniture	171		185		195	
Floor coverings	21		21		23	
Major appliances	141		133		137	
Small appliances	76		78		81	
Miscellaneous	419		435		445	
Apparel and services	1,124	2.57 %	1,184	2.70 %	1,201	2.65 %
Men and boys	200		217		222	
Men 16 and over	166		179		184	
Boys 2 to 15	34		37		38	
Women and girls	415		429		439	

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MOODY'S
ANALYTICS

Catylist

John L. Scott - Lacey

8825 Tallon Ln NE Ste B Lacey, WA 98503 | 360-667-5100

Women 16 and over	342	355	365
Girls 2 to 15	73	74	73
Children under 2	85	87	87

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	36,650,638		441,815,343		1,098,154,806	
Average annual household	43,741		43,881		45,300	
Transportation	6,087	13.92 %	6,071	13.84 %	6,261	13.82 %
Vehicle purchases	1,350		1,375		1,429	
Cars and trucks new	705		683		727	
Cars and trucks used	606		654		663	
Gasoline and motor oil	2,027		2,000		2,041	
Other vehicle expenses	2,337		2,306		2,379	
Vehicle finance charges	161		157		163	
Maintenance and repairs	799		796		821	
Vehicle insurance	1,099		1,071		1,104	
Vehicle rental leases	276		280		290	
Public transportation	372		388		410	
Health care	3,555	8.13 %	3,477	7.92 %	3,597	7.94 %
Health insurance	2,354		2,303		2,374	
Medical services	727		713		745	
Drugs	363		350		363	
Medical supplies	110		110		114	
Entertainment	2,621	5.99 %	2,620	5.97 %	2,703	5.97 %
Fees and admissions	441		452		479	
Television radios	992		977		995	
Pets toys	948		953		985	
Personal care products	553		562		579	
Reading	47		48		50	
Education	906		1,017		1,064	
Tobacco products	410		402		403	
Miscellaneous	720	1.65 %	695	1.58 %	726	1.60 %
Cash contributions	1,245		1,197		1,243	
Personal insurance	4,236		4,356		4,634	
Life and other personal insurance	149		149		156	
Pensions and Social Security	4,087		4,206		4,478	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	2,339	2,505	-7.45 %	671	1,465	1,454	885	346
3-Mile	2020	15,355	16,351	-6.70 %	4,785	9,055	8,263	7,092	2,671
5-Mile	2020	29,713	31,624	-6.18 %	9,032	17,984	17,424	12,289	5,282
1-Mile	2023	2,469	2,505	-2.25 %	707	1,548	1,522	947	257
3-Mile	2023	16,295	16,351	-0.93 %	5,084	9,598	8,740	7,555	2,067
5-Mile	2023	31,463	31,624	-0.62 %	9,554	19,050	18,327	13,136	4,058

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MOODY'S
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 736 Bay St, Port Orchard, WA 98366

CITY, STATE

Port Orchard, WA

POPULATION

36,822

AVG. HHSIZE

2.55

MEDIAN HH INCOME

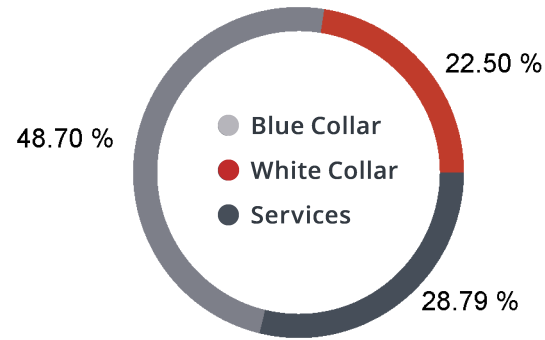
\$63,532

HOME OWNERSHIP

Renters: **5,049**

Owners: **9,065**

EMPLOYMENT



41.48 %
Employed

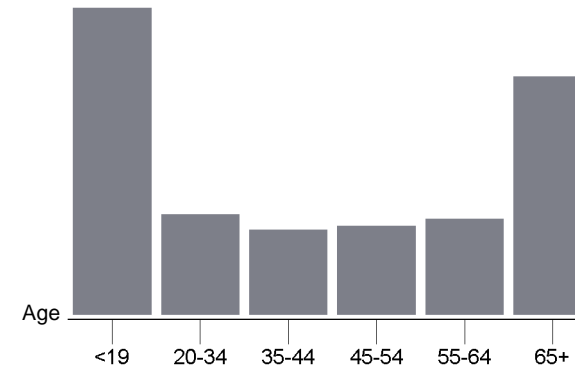
2.12 %
Unemployed

EDUCATION

High School Grad: **30.53 %**
Some College: **31.49 %**
Associates: **9.32 %**
Bachelors: **18.61 %**

GENDER & AGE

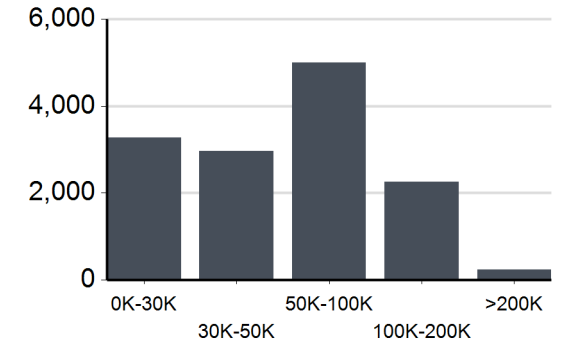
50.17 % **49.83 %**



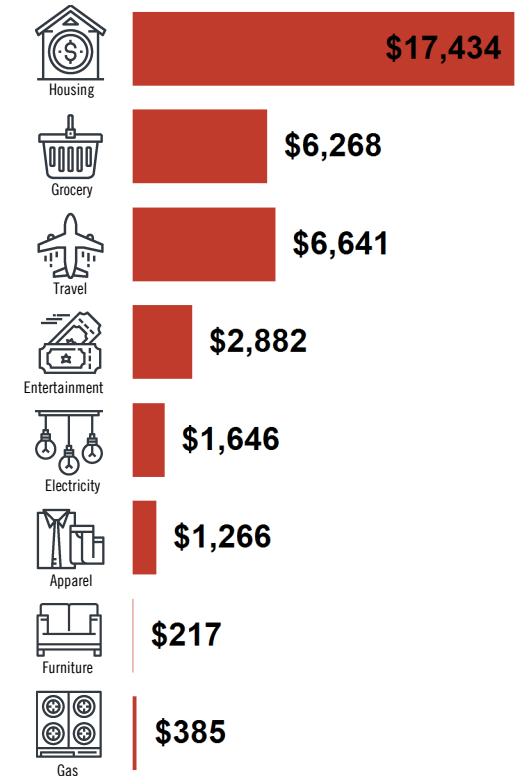
RACE & ETHNICITY

White: **83.63 %**
Asian: **2.29 %**
Native American: **0.38 %**
Pacific Islanders: **0.28 %**
African-American: **1.45 %**
Hispanic: **5.53 %**
Two or More Races: **6.44 %**

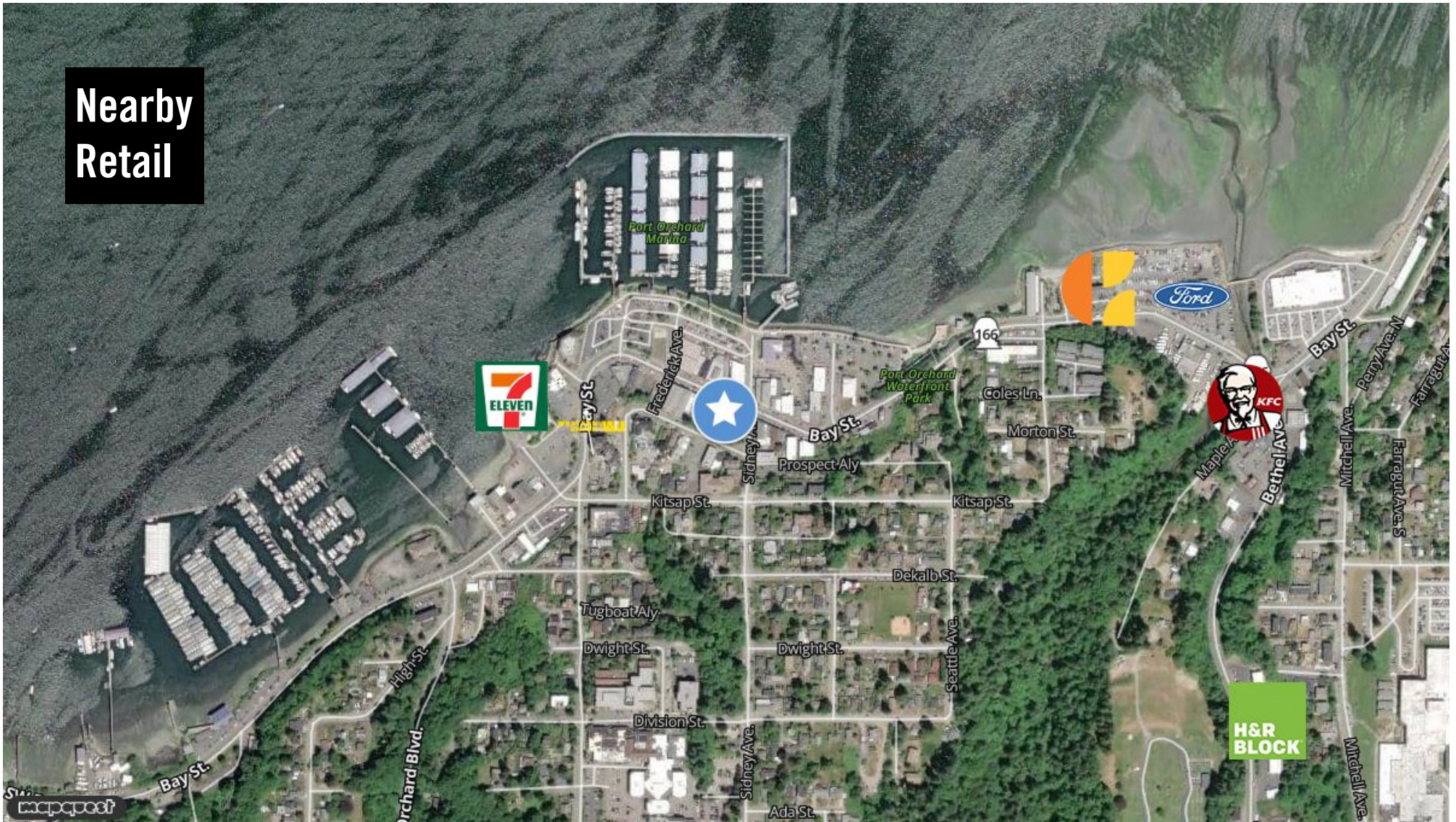
INCOME BY HOUSEHOLD



HH SPENDING



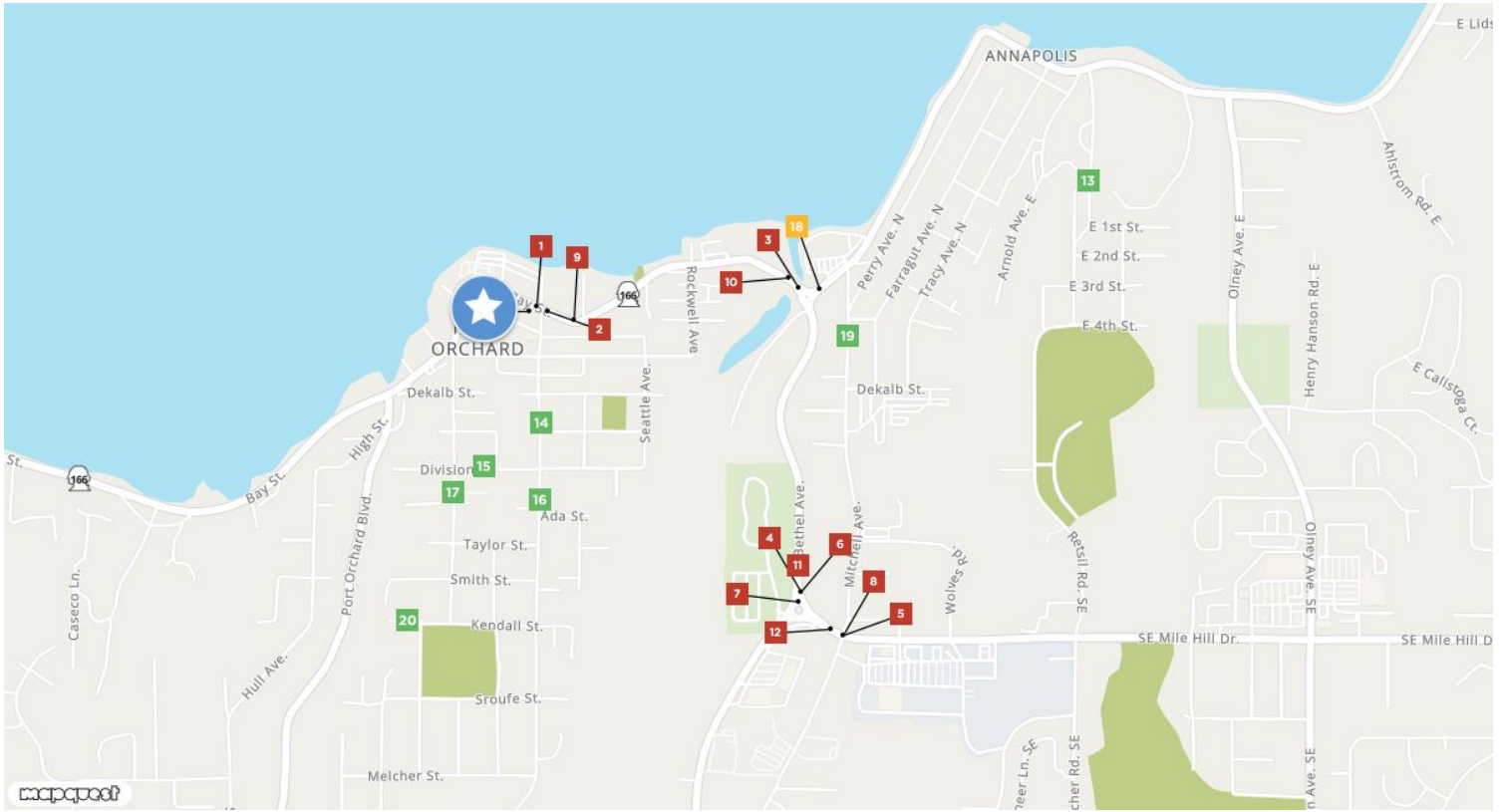
Nearby Retail



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MOODY'S ANALYTICS | Catylist

Traffic Counts



Bay Street	1
Frederick Ave	
Year: 2022	15,174
Year: 2021	15,174
Year: 2018	15,000

Bay Street	2
Seattle Ave	
Year: 2022	16,570
Year: 2021	16,570
Year: 2019	17,000

Bay Street	3
Sidney Ave	
Year: 2022	17,201
Year: 2021	17,201
Year: 2019	18,000

WA 166	4
Bethel Ave	
Year: 2022	13,511

Southeast Mile Hill Drive	5
SE Mile Hill Dr	
Year: 2022	14,982
Year: 2021	14,982
Year: 2018	15,000

WA 166	6
Bethel Ave	
Year: 2021	13,511

SE Mile Hill Dr	7
SE Mile Hill Dr	
Year: 2019	14,000
Year: 2018	14,000

Southeast Mile Hill Drive	8
Plisko Ln	
Year: 2019	15,000
Year: 2017	15,000
Year: 2005	18,355

SW Bay St	9
Harrison Ave	
Year: 2018	17,000
Year: 2015	16,000
Year: 2014	15,000

SW Bay St	10
Bethel Ave	
Year: 2018	18,000
Year: 2015	17,000
Year: 2014	16,000

Bethel Ave	11
SE Mile Hill Dr	
Year: 2017	14,000
Year: 2015	13,000
Year: 2013	12,746

SE Mile Hill Dr	12
Bethel Ave	
Year: 2015	14,000
Year: 2012	15,000
Year: 2010	15,000

Retsil Rd E	13
Williams Ln	
Year: 2015	366
Year: 2009	390
Year: 1995	422

Sidney Ave	14
Dwight St	
Year: 2013	2,532
Year: 2012	2,793
Year: 2011	3,072

Division St	15
Austin Ave	
Year: 2013	875
Year: 2012	1,364
Year: 2011	833

Sidney Ave	16
Ada St	
Year: 2013	3,020
Year: 2012	3,198
Year: 2011	3,393

Cline Ave	17
Sweany St	
Year: 2013	1,405
Year: 2012	1,500
Year: 2011	1,345

Bay St	18
Mitchell Ave	
Year: 2013	7,404
Year: 2012	7,218
Year: 2011	6,489

Mitchell Ave	19
Perry Ave N	
Year: 2013	1,698
Year: 2012	1,680
Year: 2011	965

Kendall St	20
Tacoma Ave	
Year: 2013	63
Year: 2012	44
Year: 2011	54

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1

Number of Comparables

\$250,000

Average Price

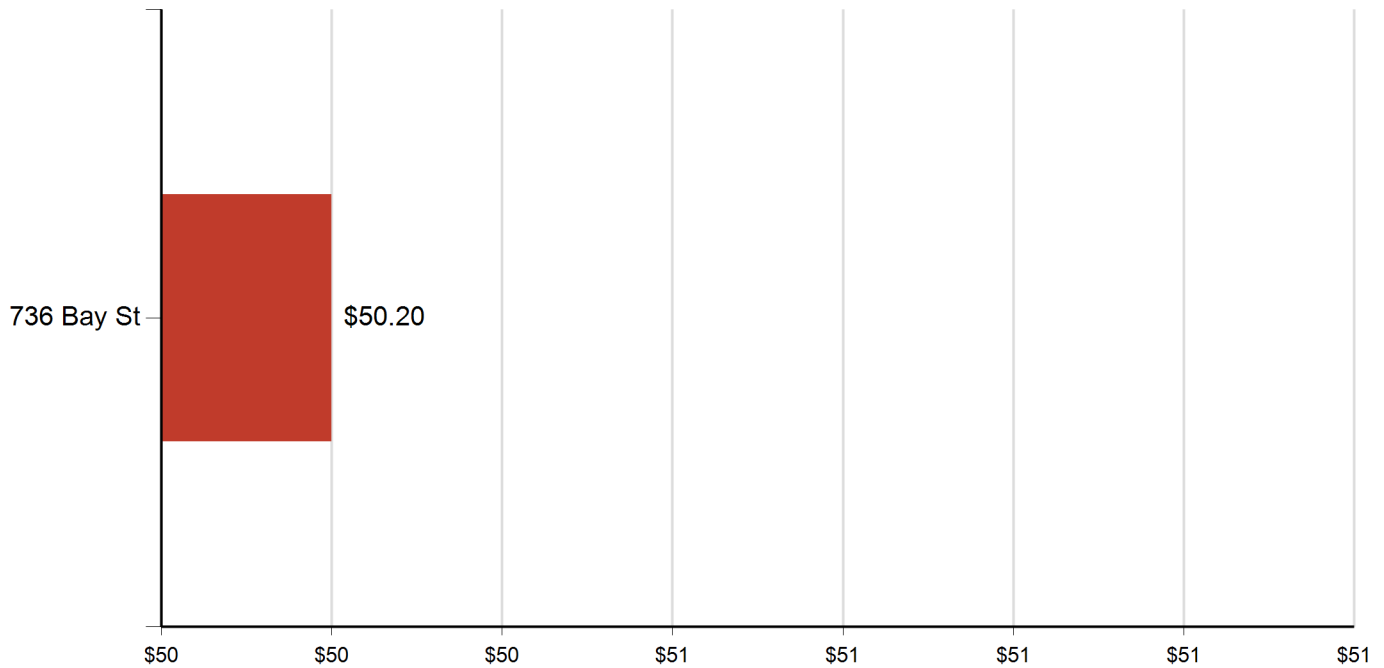
\$50.20

Average Price Per SF

4,980

Average SF

Price Per SF



	High	Low	Average
\$ per SF	\$50.20	\$50.20	\$50.20
Sold Price	\$250,000	\$250,000	\$250,000
Asking Price	\$250,000	\$250,000	\$250,000

	Address	Status	Building SF	Sold/Asking Price	Price Per SF	Cap Rate	Sale Date	Loan Amount
1	736 Bay St	Sold	4,980	\$250,000	\$50.20		02/12/2016	

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VFW

736 Bay St, Port Orchard, WA 98366

Sale Price: \$250,000.00

\$/Rentable SF:	\$50.20 Per SF	Property Description
Date Sold:	02/12/2016	
Research Confirmed:	05/04/2023	

Listing Agent

Windermere Professional Partners Gig Harbor - Soundview
Bryan Petro

Property Characteristics

Total Building SF:	4,980 SF	Property Type:	Retail
Total Building NRA:	4,980 SF	Property Subuse:	Mixed Use
Year Built/Year Renovated:	1950	Market Area:	CBA Port Orchard
# of Floors	2	Anchors/Tenants:	
Total Industrial SF:		Down Payment:	
Total Residential SF:		Dock High Doors:	
Total Office SF:		Rail Doors:	
Total Retail SF:		Grade Level Doors:	
Total Lot SF:	3,485 SF	Min Clearance:	
Total Acres:	0.08 Acres	Max Clearance:	
# of Buildings:	1	Occupancy Type:	
Zoning:		Office Class:	
Total Parking:		Park Name::	

Sale & Financial Information

Document		Gross Income:	
Number:		Vacancy %:	\$0.00
Sale Price:	\$250,000.00	Operating Expenses:	
\$/SF:	\$50.20 Per SF	Net Operating Income:	
\$/Land Sf:	\$71.74	Cap Rate:	
Exchange:		Balance:	N/A
Days on Market:		Excise Tax:	
Conditions of Sale:	Great commercial space on bay st. down town port orchard. Most of the equipment stays. Also 1 bed room appt .upstairs.	Lender:	
		Financing Notes:	

Buyer & Seller Information

Buyer		Seller	
Notes:		Notes:	

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