



# FOR LEASE

21553 Olhava Way NW  
Poulsbo, WA 98370



## OLHAVA RETAIL

Blake Weber | Tim Weber | Don Whittles | Ned Whalen

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**COLLEGE MARKETPLACE** is a multi tenant strip retail center less than  $\frac{1}{2}$  a mile from downtown Poulsbo and two miles from Naval Base Kitsap – Bangor. Great retail opportunity that fronts Walmart Super Center and close to major tenants: Petco, Jack in the Box, Home Depot, Wendy's, Big 5 Sporting Goods, Office Max, Gamestop and Kitsap Bank.

## 21553 OLHAVA WAY NW:

FORMER SUBWAY      1,309 SF      \$31 PSF PLUS NNN

FORMER TACO DEL MAR      LEASED!

- Nearly 50% of Poulsbo's retail sales tax revenue is generated by College Marketplace tenants
- Excellent location on Kitsap Peninsula and great access from 2 interchanges from State Route 3
- Subject site is also adjacent to Olympic College. 13,000 students currently enrolled
- Ample parking with a ratio of 5:1,000 SF

## TENANTS

**NAVY FEDERAL**  
Credit Union



**SUPERCUTS**  
every time®

**T Mobile**

**MATTRESS FIRM**

## NEARBY TENANTS

**Walmart**

**OfficeMax**

**THE HOME DEPOT**

**Jack in the box**

**BIG 5**

**Avalon Nail Bar**

**at&t**

**Desert Sun**  
TANNING SALONS

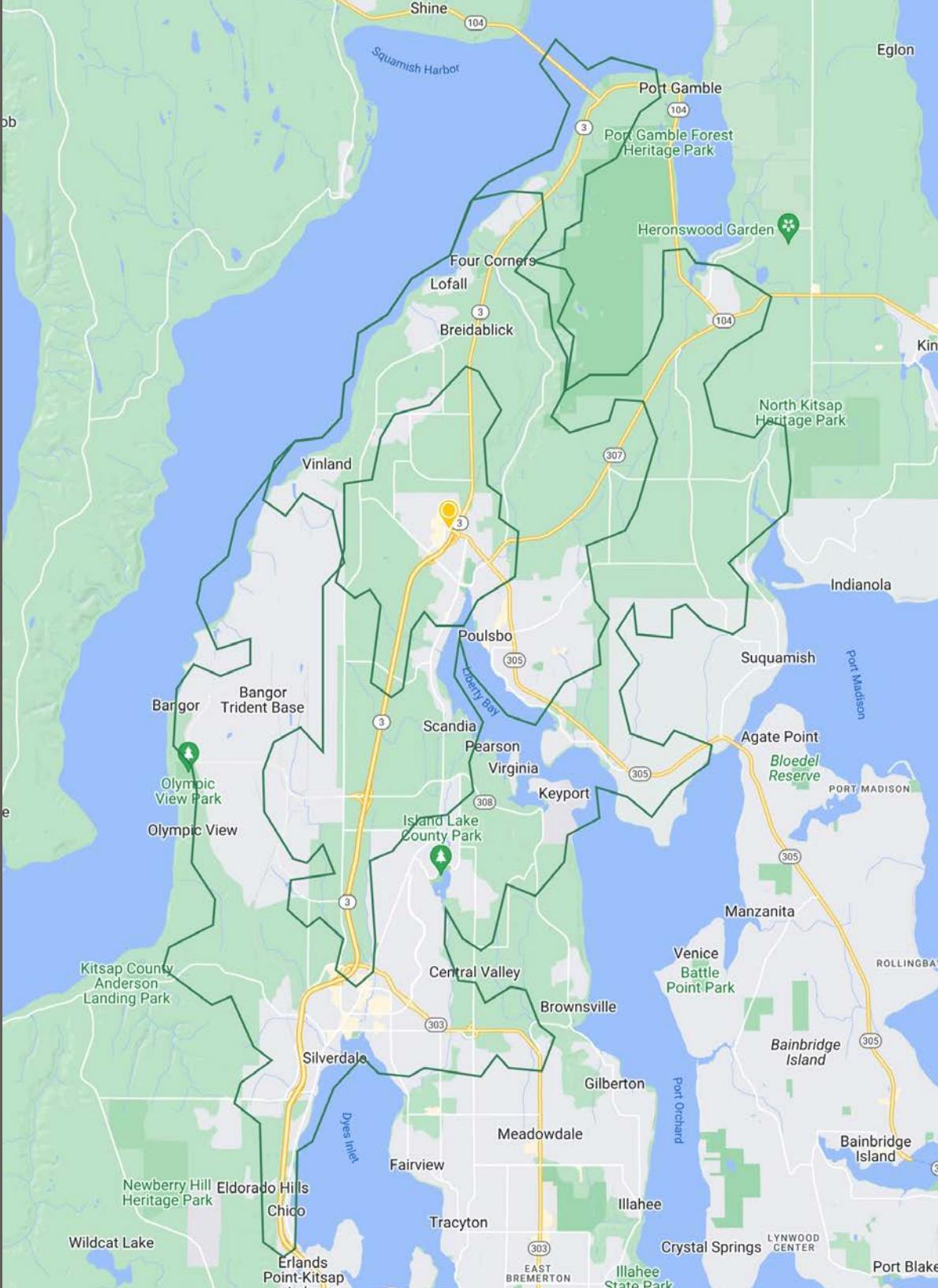
**Starbucks**

**Wendy's**

**SUDSTAR**

**petco**

# SUMMARY



## DEMOGRAPHICS

Regis - 2023

### POPULATION

5 Minutes	10 Minutes	15 Minutes
6,151	24,808	60,086

### AVERAGE HH INCOME

5 Minutes	10 Minutes	15 Minutes
\$140,704	\$133,208	\$138,261

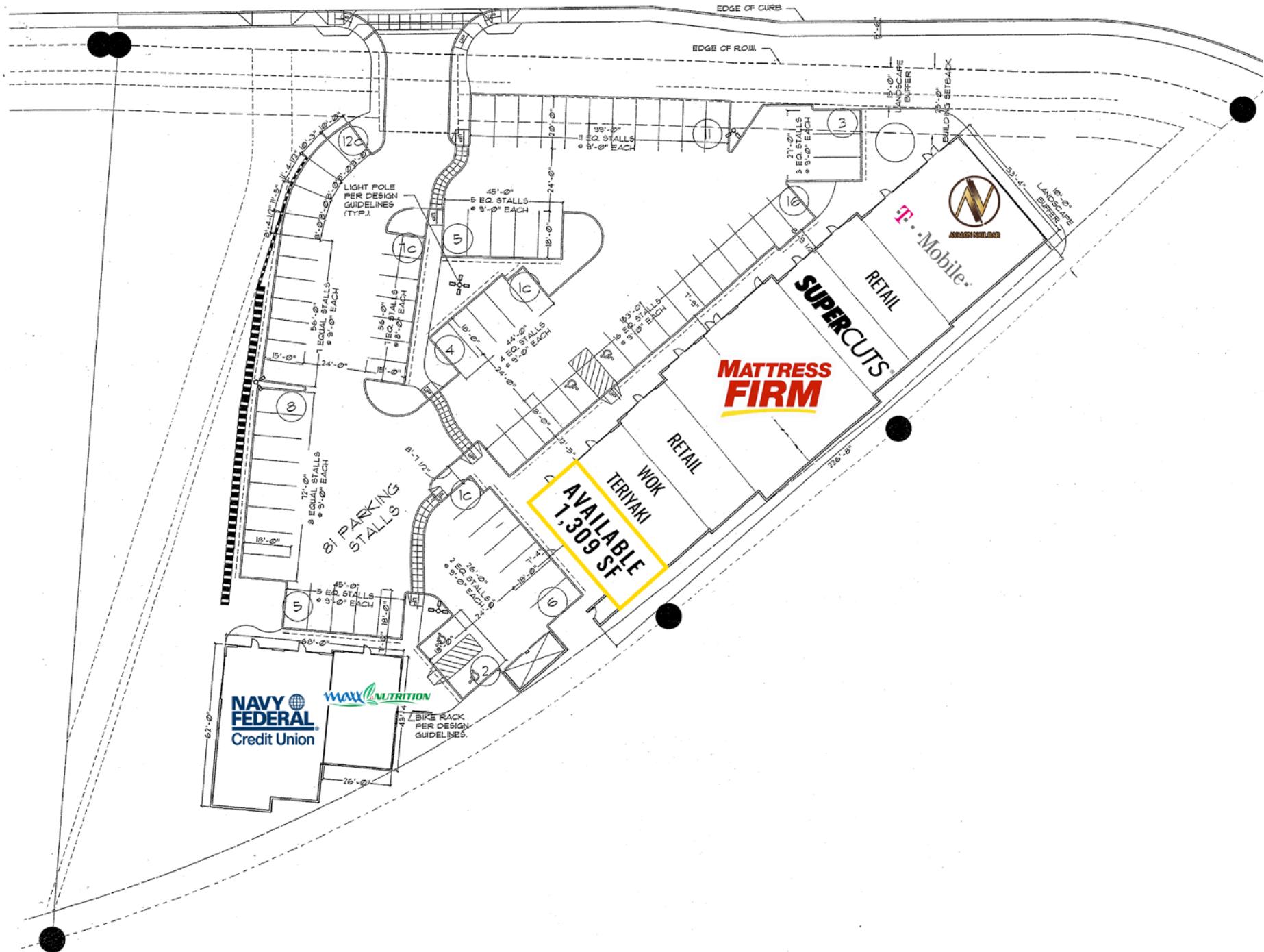
### DAYTIME POPULATION

5 Minutes	10 Minutes	15 Minutes
4,418	18,771	42,081

# LOCATION AERIAL



# SITE PLAN



## CITY SUMMARY



**POULSBO, WA** is situated between the Olympic and Cascade Mountains with popular tourist attractions such as three marinas and shopping at downtown Front Street. The Poulsbo ferry has 4 destination stops including Seattle, WA.

TACOMA | KIRKLAND | PORTLAND | SEATTLE



## RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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