

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 ½ 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!

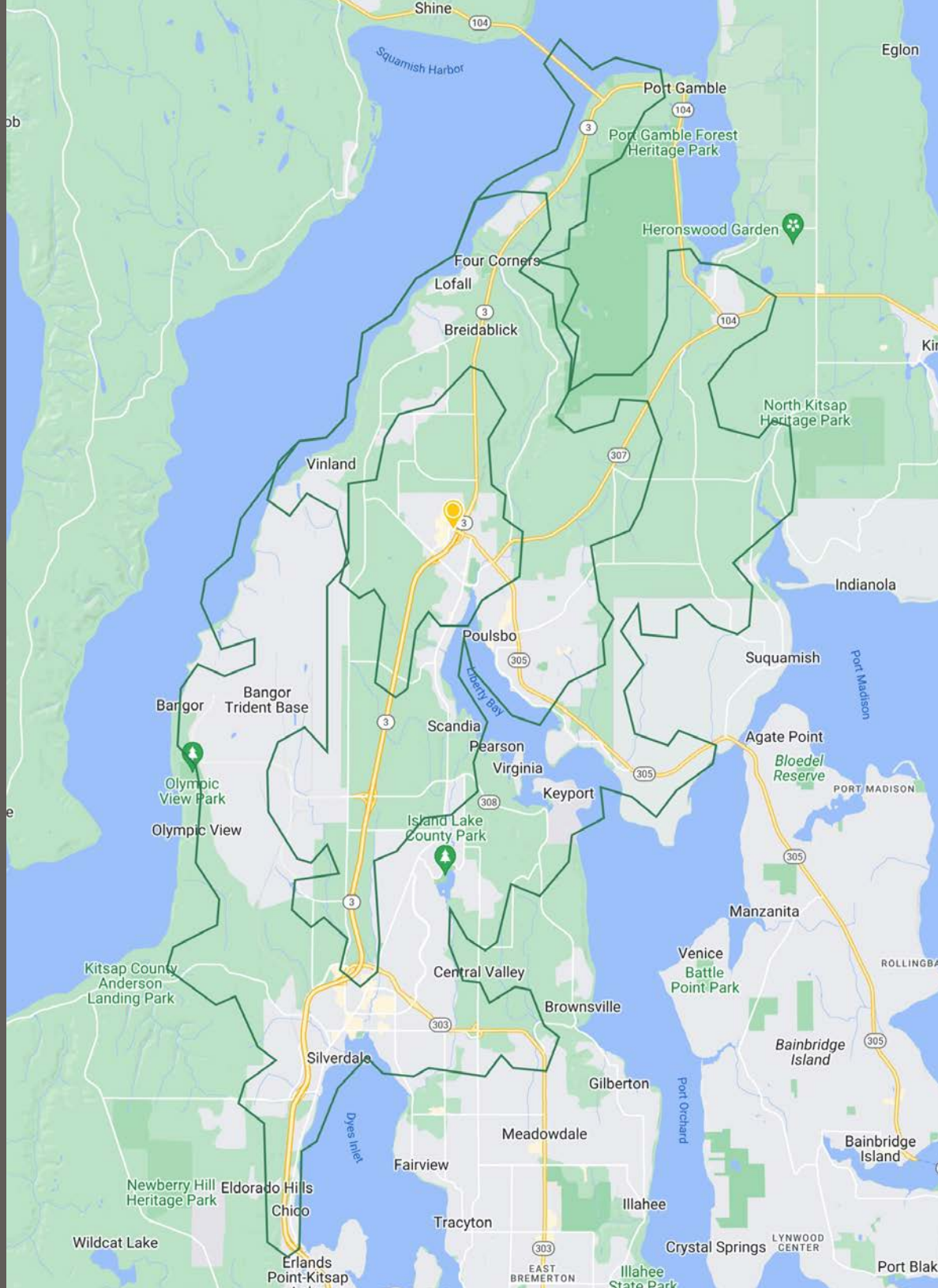
- Nearly 50% of Poulsbo's retail sales tax revenue is generated by College Marketplace tenants
- Excellent location on Kitsap Peninsula and great access from 2 interchanges from State Route 3
- Subject site is also adjacent to Olympic College. 13,000 students currently enrolled
- Ample parking with a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

TENANTS



NEARBY TENANTS





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

PROPOSED

BIG 5
SPORTING GOODS

OfficeMax



CASCADE VIEW
MEDICAL CENTER



90%
OF INCOMING TRAFFIC
TO COLLEGE MARKETPLACE
OCCURS IN FRONT OF OUR PROPERTY



verizon



**MATTRESS
FIRM**

TACODEL MAR

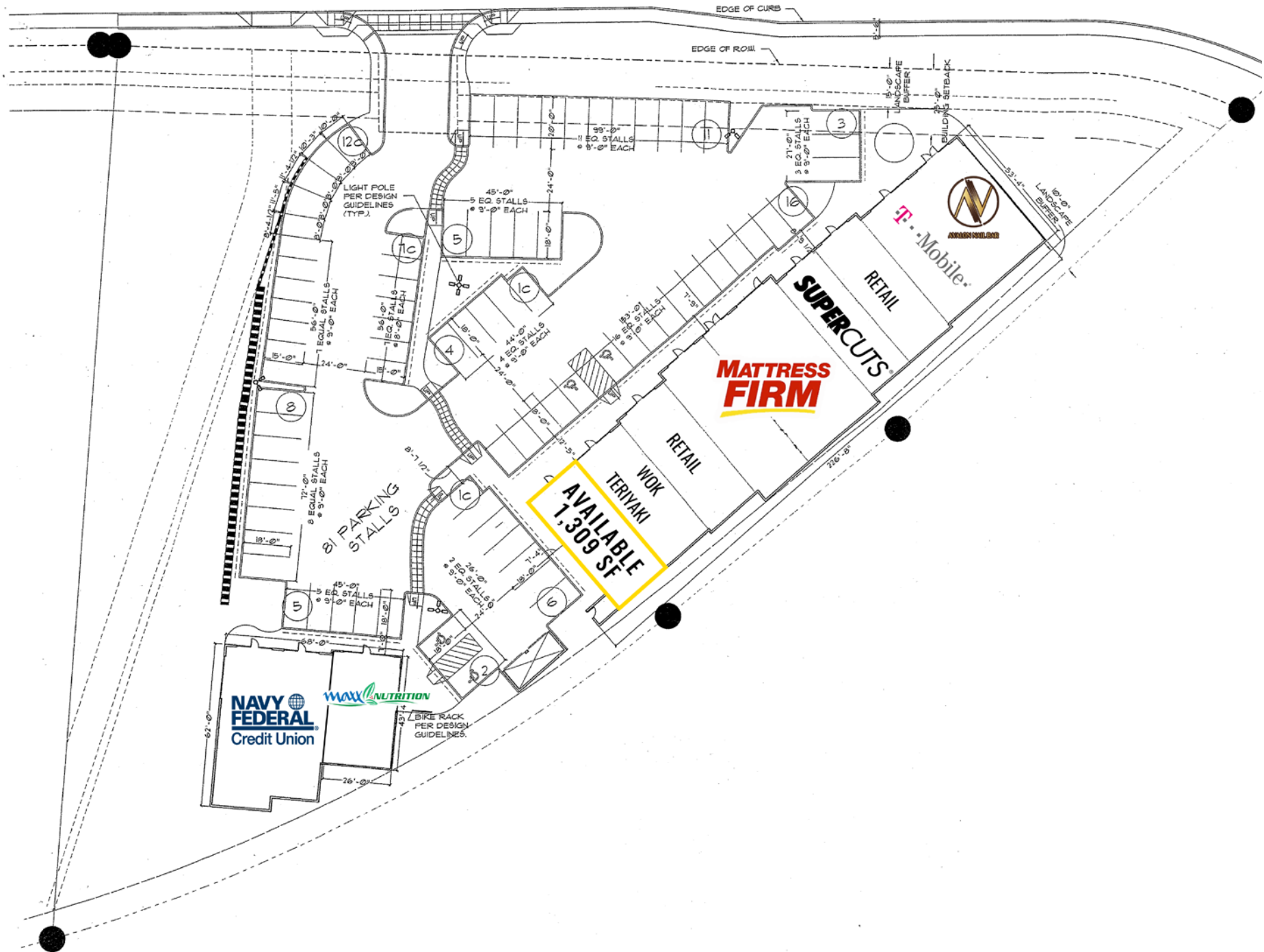
SUPERCUTS
every time

T-Mobile

**NAVY
FEDERAL**
Credit Union



SITE PLAN





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.

BLAKE WEBER

206.898.1231
bweber@firstwesternproperties.com

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

NED WHALEN

253.471.5503
nwhalen@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.