

CEDAR HEIGHTS

1950 Pottery Ave, Port Orchard, WA 98366



OFFERING SUMMARY

| | |
|-----------------------|--|
| AVAILABLE SF: | 408 - 4,941 SF |
| LEASE RATE: | \$17.00 SF/yr (MG) |
| LOT SIZE: | 3.46 Acres |
| BUILDING SIZE: | 31,952 |
| ZONING: | BPMU (Business Professional Mixed Use) |
| MARKET: | Silverdale/Bremerton/Port Orchard |

PROPERTY OVERVIEW

Modified Gross lease in very well-known building in South Kitsap. Many different sizes available for professional services, administrative, technology, etc.

PROPERTY HIGHLIGHTS

- Modified Gross, ideally looking for 3+ year tenants looking for a professional setting. Centrally located, with easy access off WA-16. Less than 25 minute drive to either Bremerton Ferry, Southworth Ferry, or Tacoma Narrows Bridge. Great visibility, street presence, and plenty of parking. Monument signage available for tenants.

KW COMMERCIAL
11515 Burnham Drive NW
Gig Harbor, WA 98332

CARLOS JARA
Broker
O: 206.429.5380
C: 206.235.3396
carlos@jaracommercial.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CEDAR HEIGHTS

1950 Pottery Ave, Port Orchard, WA 98366



KW COMMERCIAL
11515 Burnham Drive NW
Gig Harbor, WA 98332

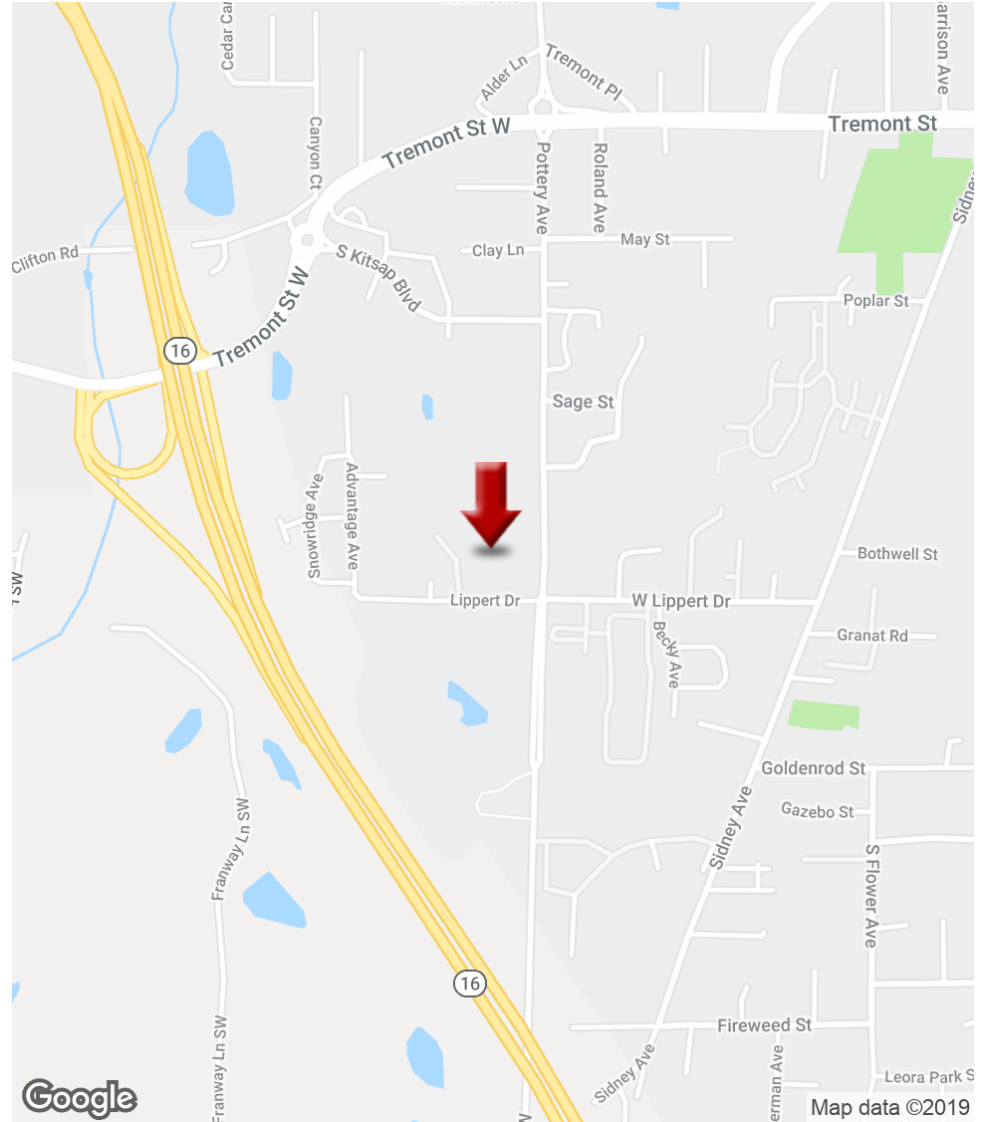
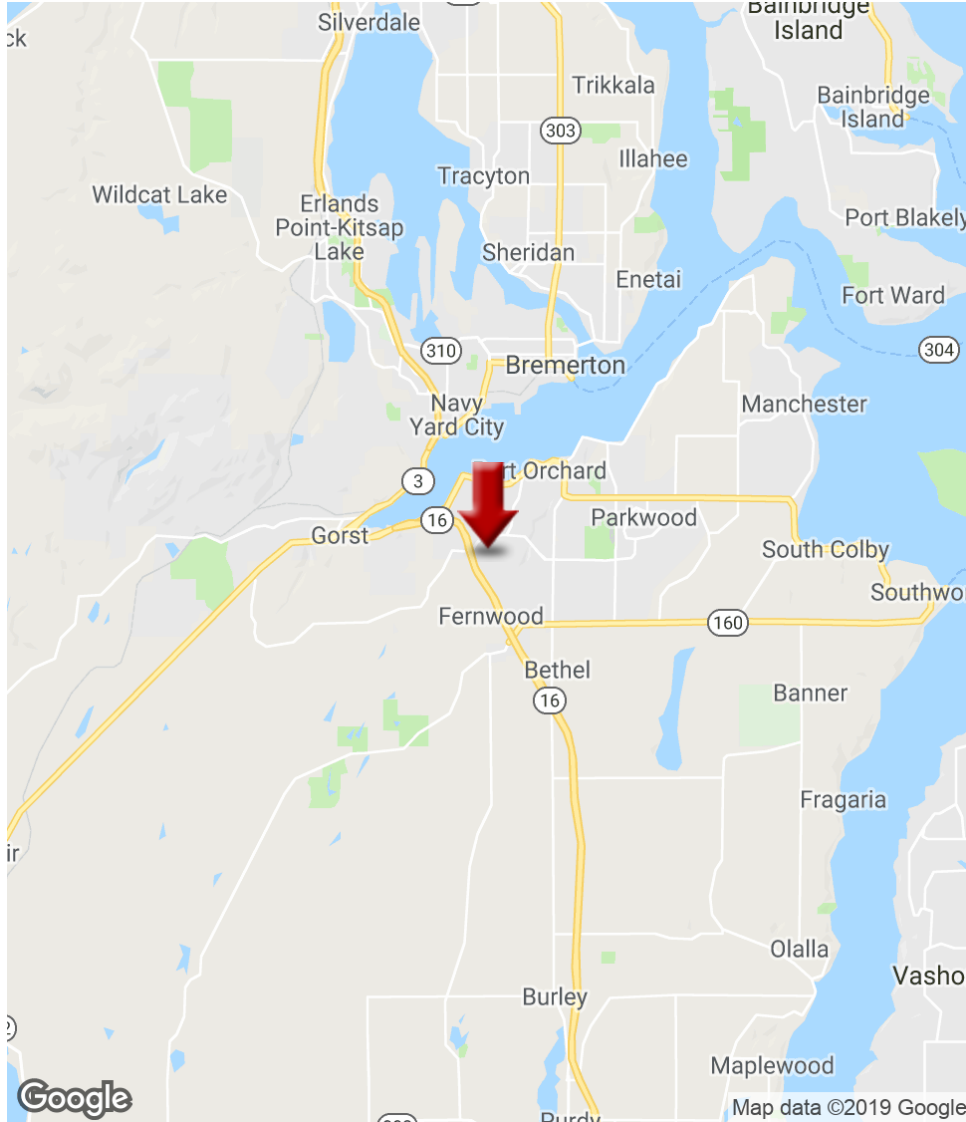
CARLOS JARA
Broker
O: 206.429.5380
C: 206.235.3396
carlos@jaracommercial.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CEDAR HEIGHTS

1950 Pottery Ave, Port Orchard, WA 98366



KW COMMERCIAL
11515 Burnham Drive NW
Gig Harbor, WA 98332

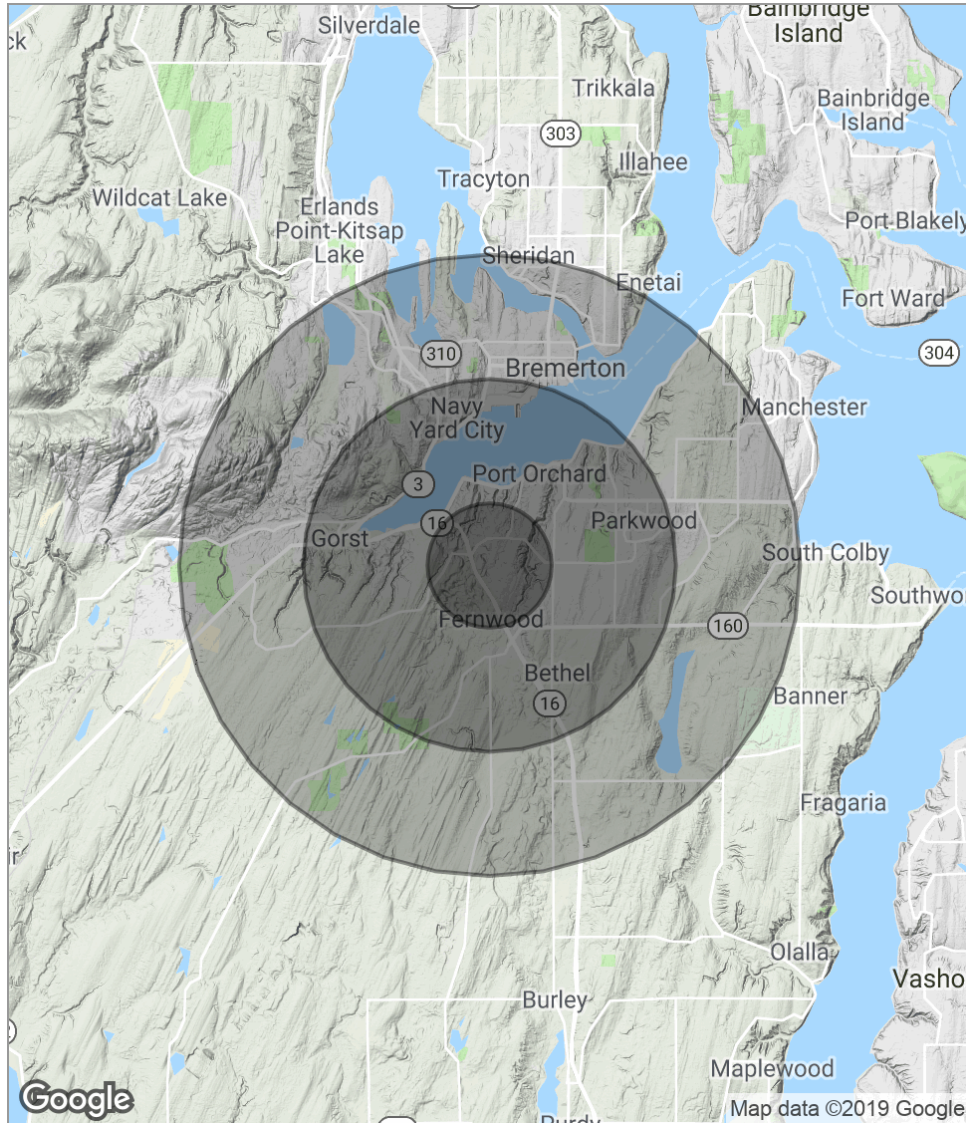
CARLOS JARA
Broker
O: 206.429.5380
C: 206.235.3396
carlos@jaracommercial.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CEDAR HEIGHTS

1950 Pottery Ave, Port Orchard, WA 98366



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 5,030 | 32,593 | 93,622 |
| Median Age | 31.8 | 33.7 | 35.2 |
| Median Age (Male) | 29.6 | 32.5 | 34.7 |
| Median Age (Female) | 36.4 | 36.0 | 36.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 1,956 | 12,207 | 36,870 |
| # Of Persons Per HH | 2.6 | 2.7 | 2.5 |
| Average HH Income | \$60,647 | \$57,383 | \$56,579 |
| Average House Value | \$254,970 | \$255,835 | \$266,343 |

* Demographic data derived from 2010 US Census

KW COMMERCIAL
11515 Burnham Drive NW
Gig Harbor, WA 98332

CARLOS JARA
Broker
O: 206.429.5380
C: 206.235.3396
carlos@jaracommercial.com

Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.