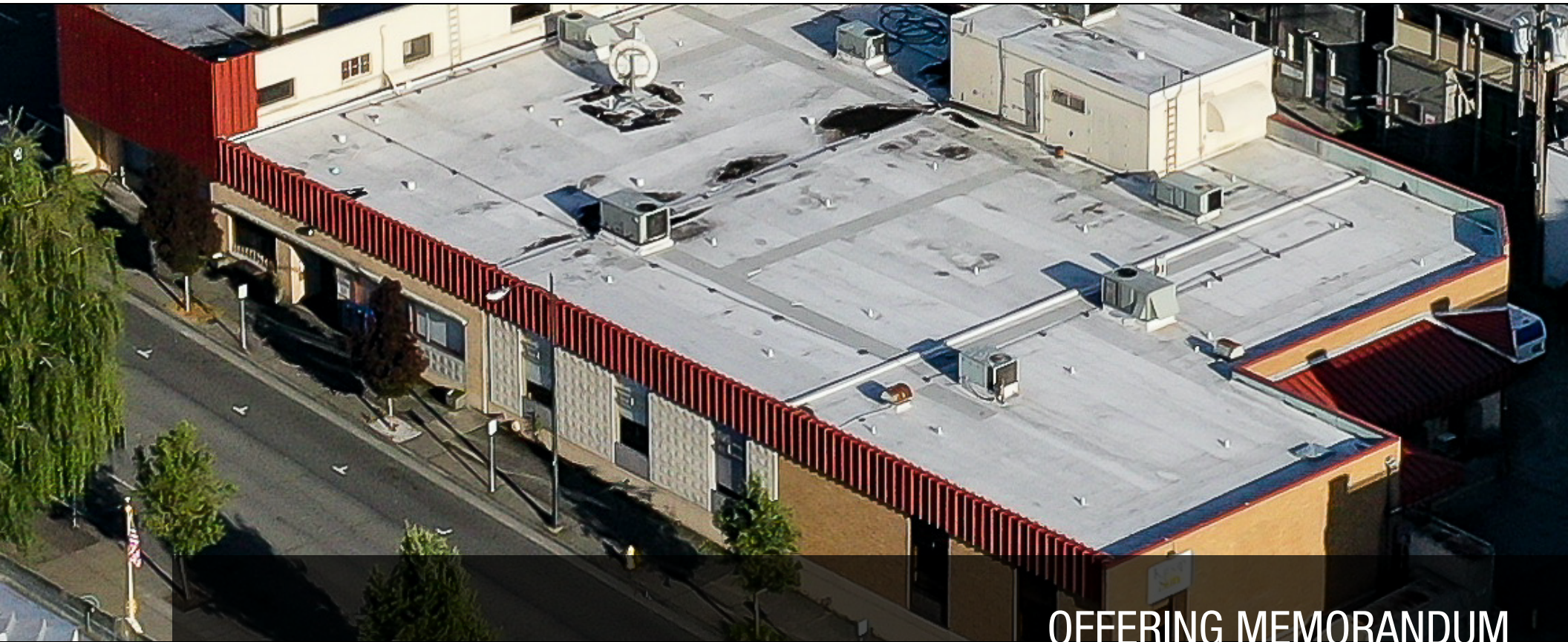


Kitsap Sun Properties

BREMERTON, WA



OFFERING MEMORANDUM

KW COMMERCIAL

11515 Burnham Drive NW

Gig Harbor, WA 98332

PRESENTED BY:

CARLOS JARA

Broker

O: 206.429.5380

C: 206.235.3396

carlos@jaracommercial.com

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BREMERTON, WA

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KITSAP SUN PROPERTIES

PROPERTY INFORMATION

1

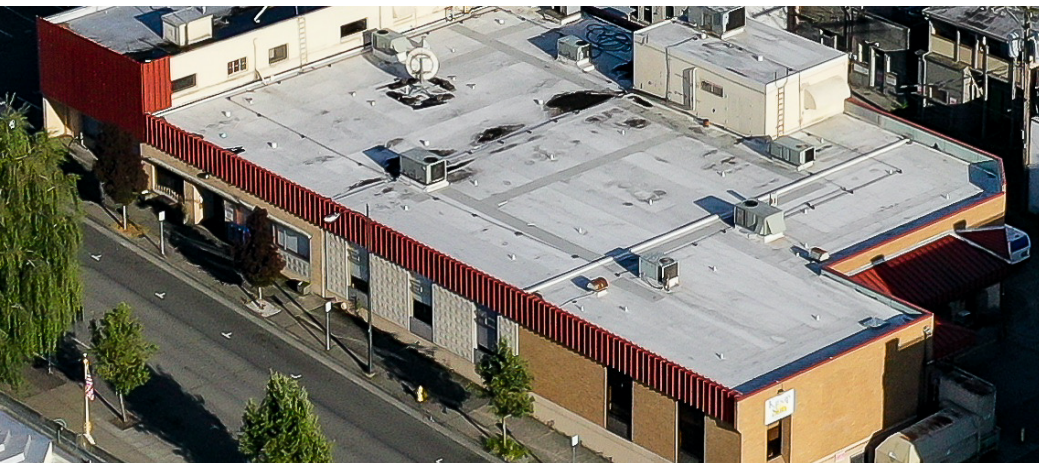
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE: \$1,850,000

LOT SIZE: 1 Acres

BUILDING SIZE: 18,499

ZONING: Downtown Core,
Employment District

PRICE / SF: \$100.01

PROPERTY OVERVIEW

Four parcels, located in Downtown Bremerton, available for sale. Totalling 1 acre, these parcels are located in an Opportunity Zone, and allow development from 5 stories to 16 stories. Parcels are being sold as a package deal.

PROPERTY HIGHLIGHTS

- Total of 1 acre made up of four separate (non-adjoining) parcels
- Located in Opportunity Zone
- May be developed into Mixed-use or Multi-Family, with plenty of parking options
- Walking distance to the county's largest employer (PSNS & IMF) as well as the Ferry Terminal (Bremerton/Seattle Ferry)

Property Description



PROPERTY OVERVIEW

Four parcels, located in Downtown Bremerton, available for sale. Totalling 1 acre, these parcels are located in an Opportunity Zone, and allow development from 5 stories to 16 stories. Parcels are being sold as a package deal.

LOCATION OVERVIEW

Centrally located in Downtown Bremerton, easily accessible via main arterials and Washington State Ferry's Seattle/Bremerton Ferry Terminal. Generous property tax-abatement program with the City of Bremerton along with Opportunity Zone designation provides substantial ROI for redevelopment.



Property Details

SALE PRICE**\$1,850,000****LOCATION INFORMATION**

Building Name	Kitsap Sun Properties
Street Address	545 Fifth St
City, State, Zip	Bremerton, WA 98337
County/Township	Kitsap
Market Type	Medium
Nearest Airport	SeaTac Airport

BUILDING INFORMATION

Building Size	18,499 SF
Building Class	C
Tenancy	Single
Load Factor	Yes

PROPERTY DETAILS

Property Type	
Property Subtype	
Zoning	Downtown Core, Emp
Lot Size	
APN#	3718-015-033-0006,3718-016-009-0004,3718-016-008-0005,3718

Additional Photos



KITSAP SUN PROPERTIES

LOCATION INFORMATION

2

CITY INFORMATION

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

City Information

LOCATION DESCRIPTION

Centrally located in Downtown Bremerton, the four parcels are very accessible via main arterials and Washington State Ferry's Seattle/Bremerton Ferry Terminal. City Hall is walking distance from these parcels, allowing for efficient coordination with the City of Bremerton's Community Development office.

The parcels are located within the Bremerton Opportunity Zone (OZ), providing substantial benefits for investors and developers. The main parcel where the building is located allows for up to 80' height, perfect for Multi-Family of Mixed-Use developments.

The large parcel a block away is zoned for development up to 160' in height, greatly enhancing the ROI for an investment property.

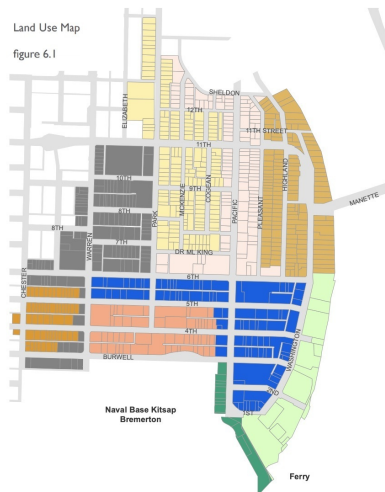
LOCATION DETAILS

County	Kitsap
Market Type	Medium
Nearest Airport	SeaTac Airport

DEVELOPMENT STANDARDS Downtown Bremerton

- Downtown Core (DC)
- Downtown Waterfront (DW)
- Employment District (ED)
- Multifamily Residential 1 (MR1)
- Multifamily Residential 2 (MR2)
- Parks (P)
- Pedestrian Oriented Mixed Use (POMU)
- One and Two Family Residential (R-20)
- Downtown Support District (DSD)

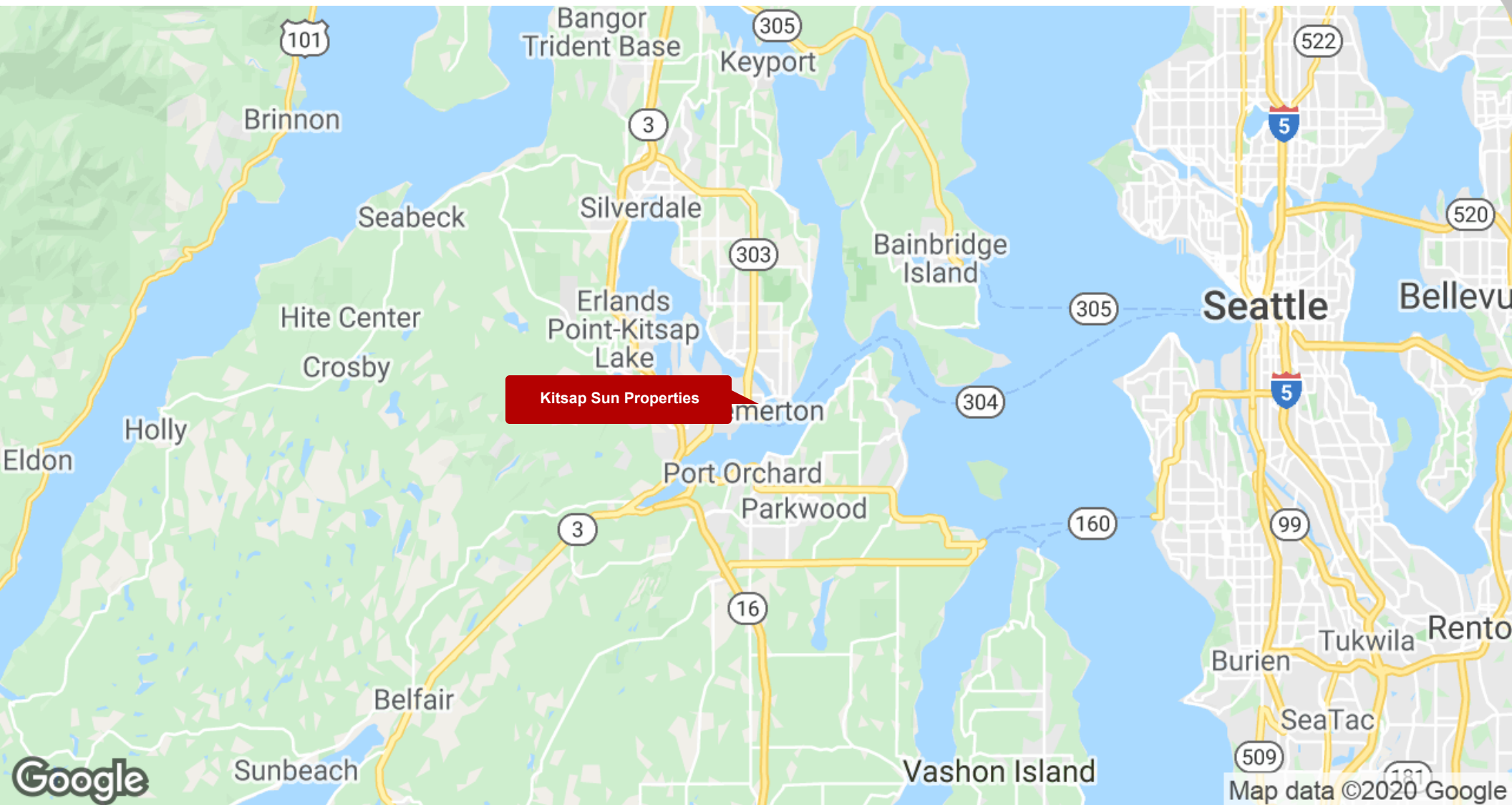
Land Use Map
figure 6.1



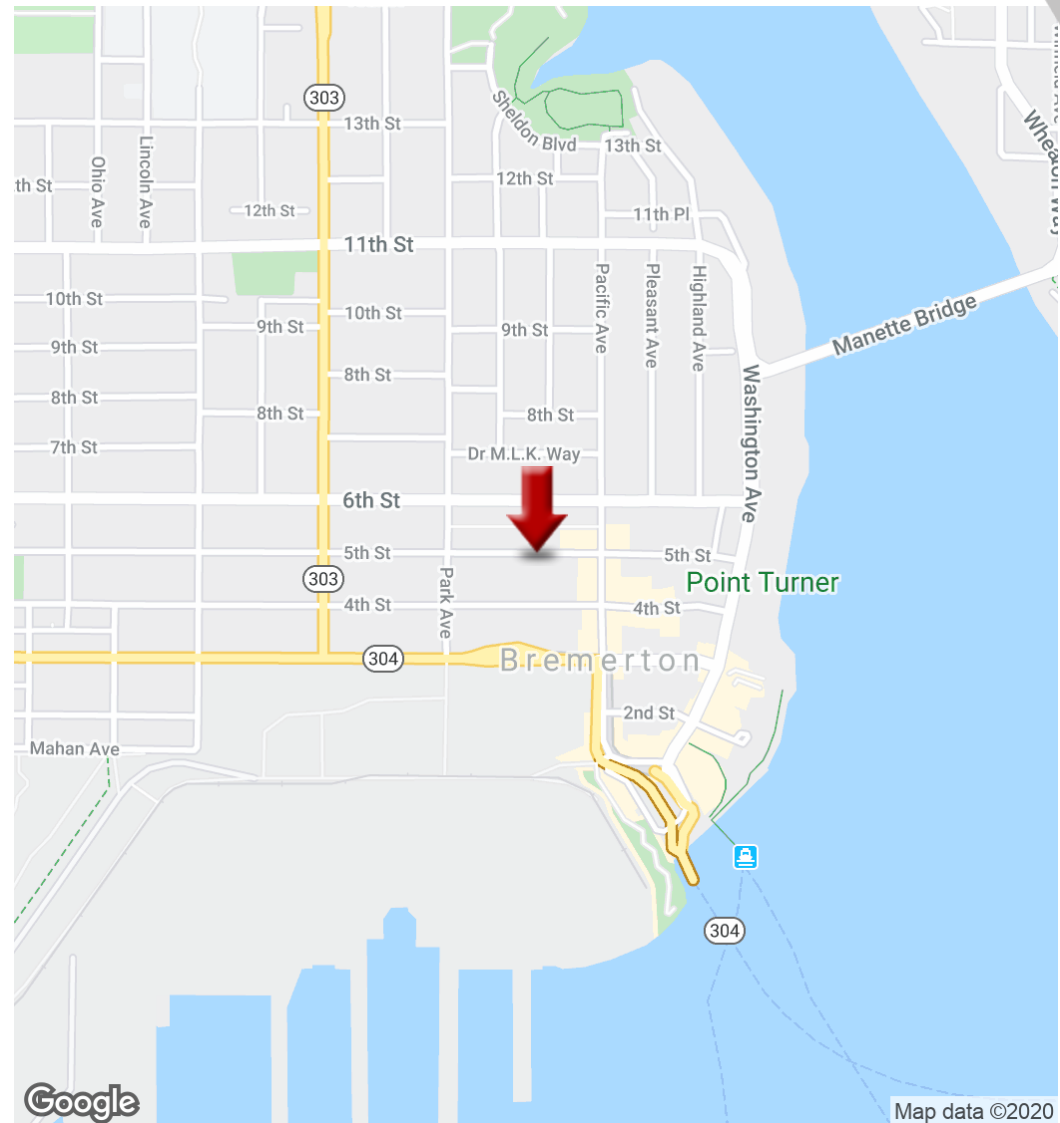
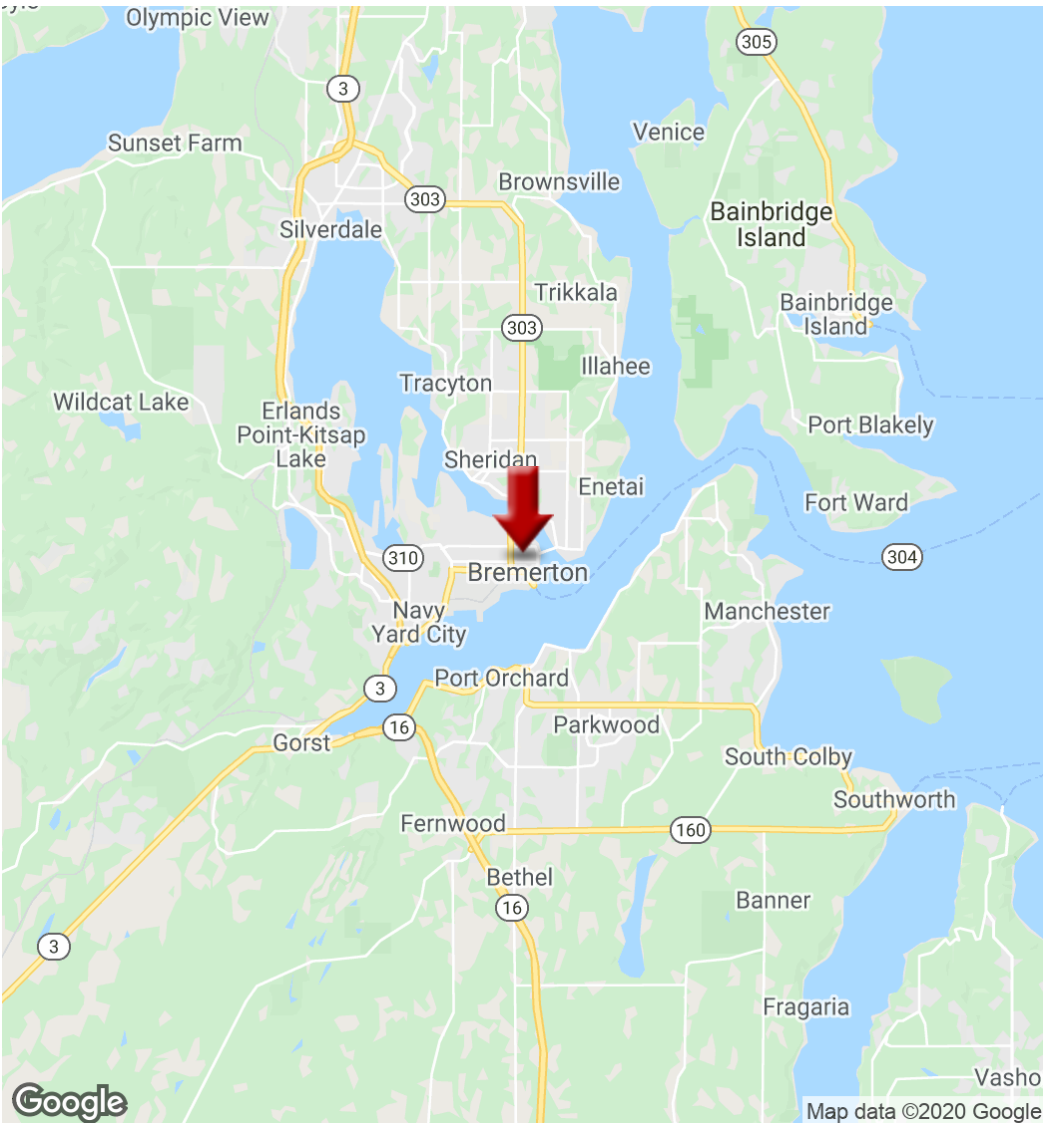
Building Height Limits Downtown Bremerton



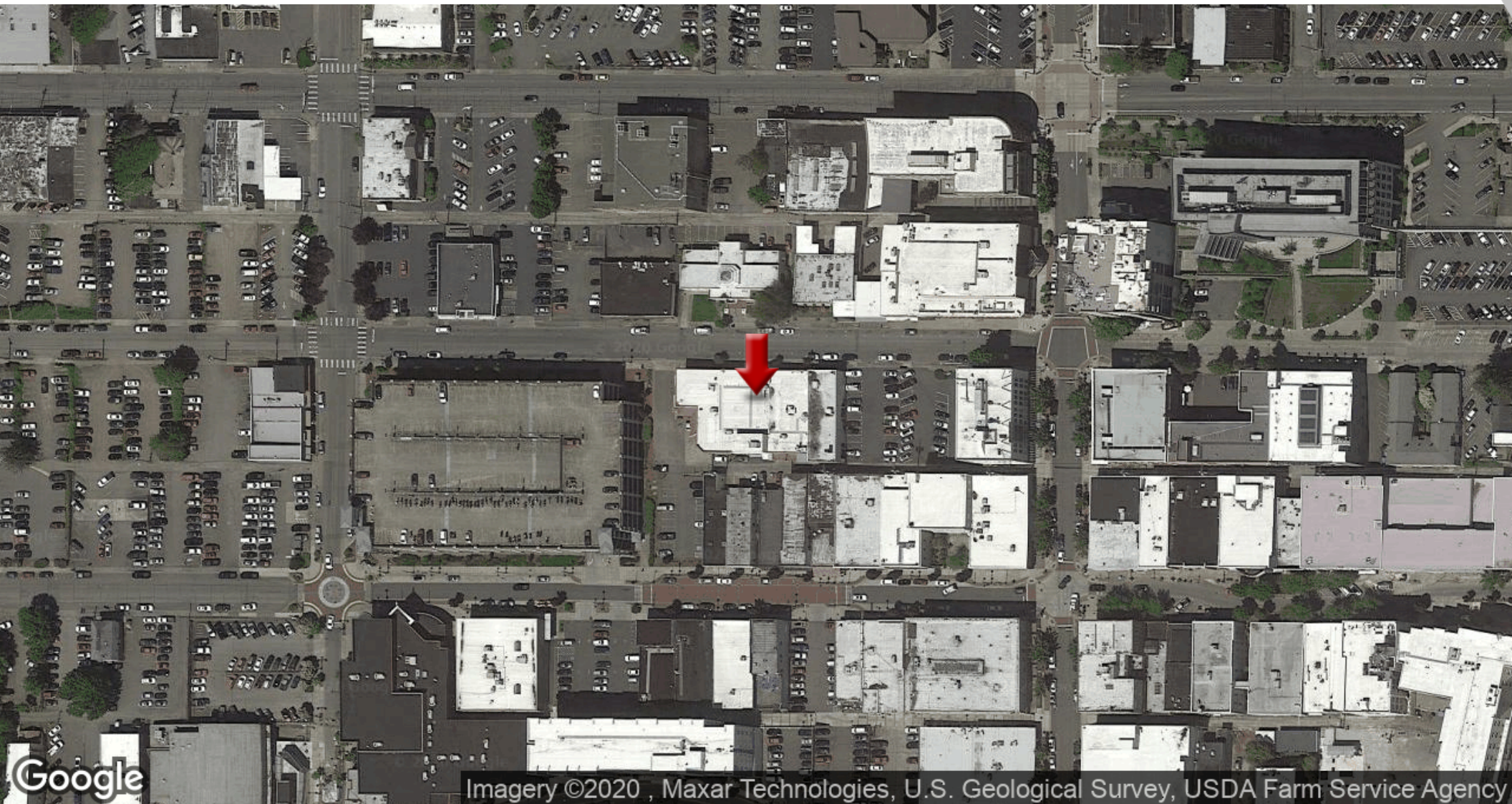
Regional Map



Location Maps



Aerial Map



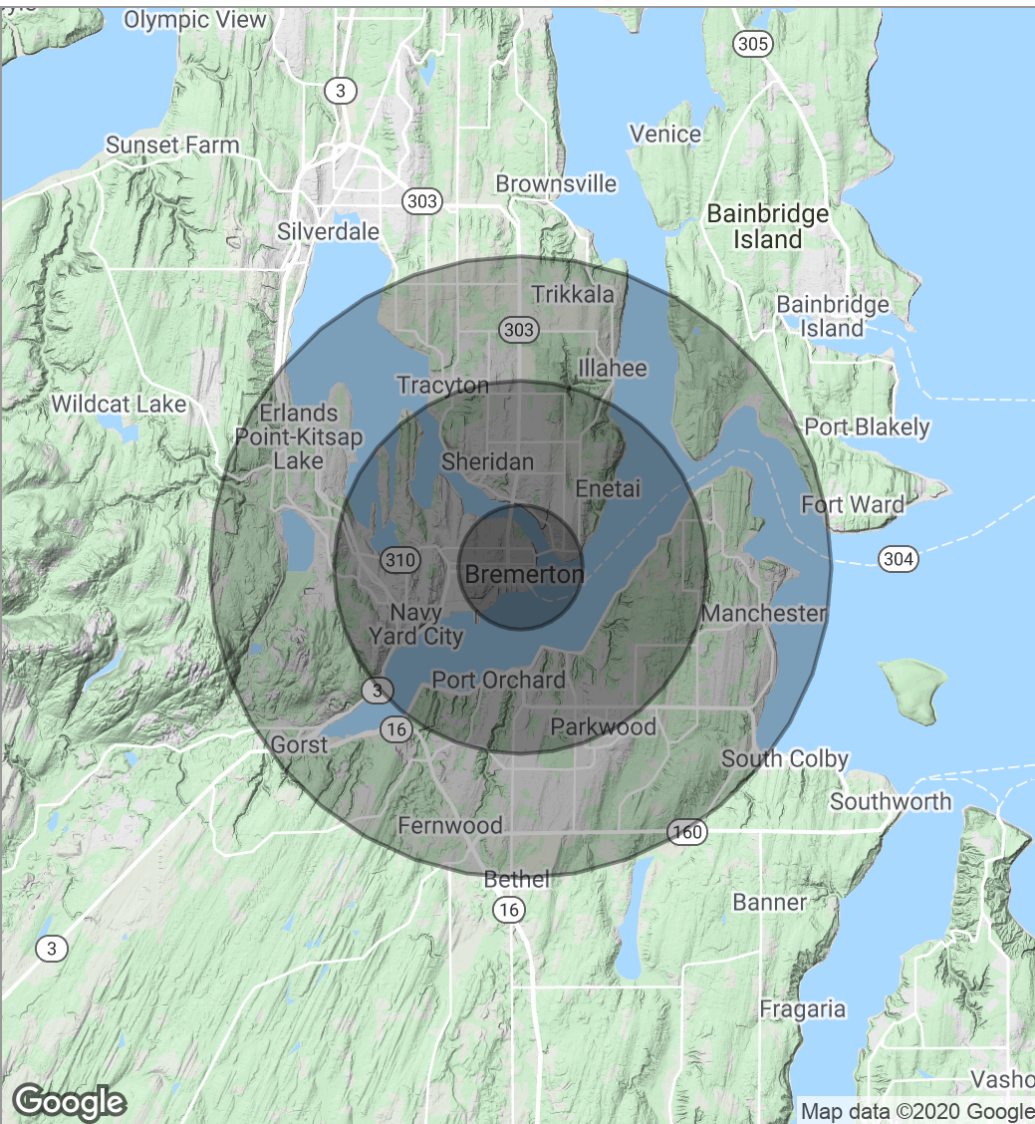
KITSAP SUN PROPERTIES

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,226	69,733	135,966
Median Age	32.4	34.6	36.1
Median Age (Male)	33.2	34.5	35.4
Median Age (Female)	31.3	35.6	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,702	27,981	53,758
# Of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$45,187	\$51,959	\$58,557
Average House Value	\$239,342	\$241,503	\$277,784

* Demographic data derived from 2010 US Census

KITSAP SUN PROPERTIES

ADDITIONAL INFORMATION

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SITE PLAN

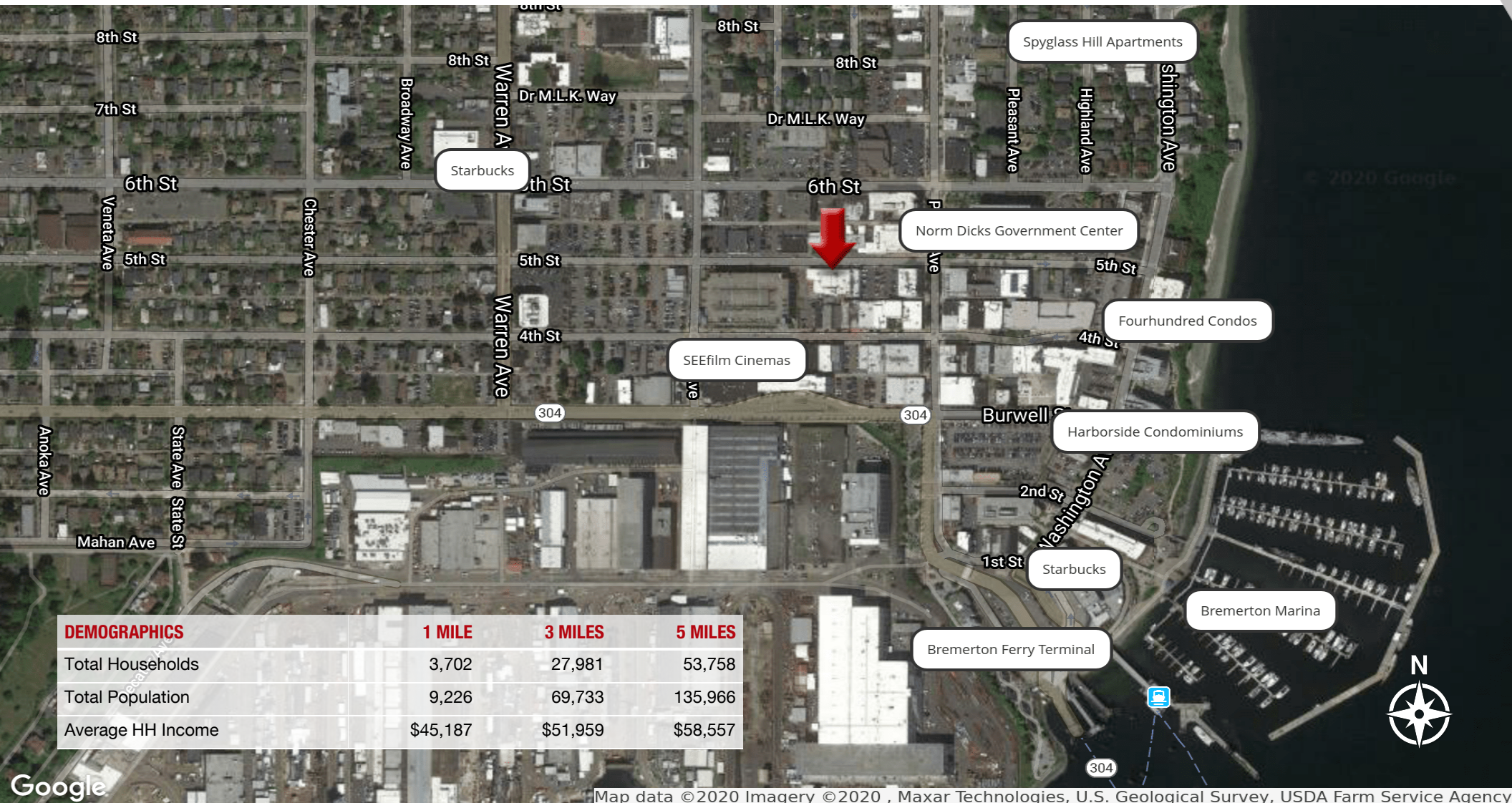
RETAILER MAP

MEET THE TEAM

Site Plan



Downtown Map



Meet The Team



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