

# WEST MARINE PLAZA FOR SALE

5971 STATE HIGHWAY 303 NE • BREMERTON, WASHINGTON



- Tenants Include West Marine (NASDAQ - WMAR), with 300 Stores in 38 States, Puerto Rico and Canada, and Edward Jones with over 10,000 Offices in All 50 States.
- Prominent/Convenient Location at the Desirable North End of the Highway 303/Wheaton Way Corridor.
- Strategically Located Just South of Safeway, Walgreens, Walmart Developments and Just North of Fred Meyer and Lowes - Between NE McWilliams Road and NE Riddell Road.
- High Traffic Arterial - Over 35,000 Vehicles per Day.

## For Information Contact:

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EMERALD COMMERCIAL  
REAL ESTATE SERVICES

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Purchase Price: \$1,650,000

CAP Rate: Approx. 7.18%

Price PSF Building: \$165

## Property Characteristics

Building . . . . . 10,004 SF

Land . . . . . 40,075 SF

Zoning . . . . . Mixed Use 10-30 DU/Ac

Parking . . . . . 56 on-site

Current Occupancy . . . . . 88 %

## Demographics

*Population (US Census Bureau 2010 Estimates)*

1 Mile . . . . . 8,914

3 Mile . . . . . 46,846

5 Mile . . . . . 104,722

*Average Household Income (Census 2010)*

1 Mile . . . . . \$68,305

3 Mile . . . . . \$62,989

5 Mile . . . . . \$63,610

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