

CALLOW AVENUE RETAIL

FOR SALE

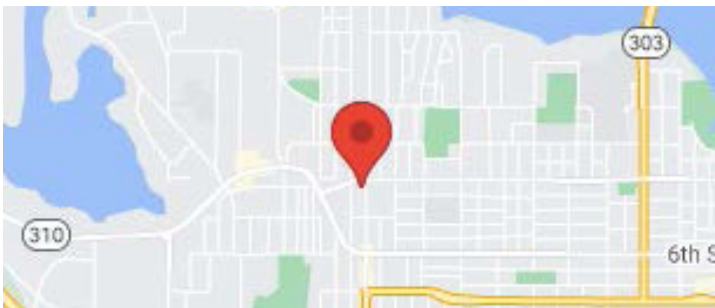


OFFERING SUMMARY

PRICE:	\$1,450,000.00
BUILDING SF:	10,800
LOT SIZE:	1.38 AC
FRONTAGE:	Callow Avenue North
ZONING:	DCC - District Center Core

PROPERTY OVERVIEW

The three parcels are a combined 1.38-acre lot with DCC zoning - District Center Core, this property is ready to bring business and community together. Situated adjacent to a major grocery anchor. The existing building is 10,800 SF on two floors. There is a loading dock, large floor-to-ceiling display windows, three entrances upstairs, an existing interior stairwell if you need it, and a large bay door on the lower level.



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CALLOW AVENUE RETAIL

939 NORTH CALLOW AVENUE
BREMERTON, WA



PROPERTY HIGHLIGHTS

- 1.38 AC
- DCC Zoning
- 10,800 SF existing building
- 2 floors
- one dock door and one bay door
- Three parcels included

LOCATION OVERVIEW

Located in West Bremerton just 2 blocks off of Kitsap Way at 11th and Callow. Across from Safeway. This property is ideally located near the Puget Sound Naval Shipyard (PSNS) in Bremerton, where significant upcoming projects are set to drive substantial resources to the area. This prime location offers an outstanding opportunity for retail development, particularly with the potential for upper-level condominiums. Additionally, being less than a mile from the ferry terminal, the property provides excellent accessibility, making it highly attractive to both commuters and residents. The combination of its strategic location, flexible zoning, and strong income-generating potential makes this an exceptional investment opportunity.

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DISCLAIMER

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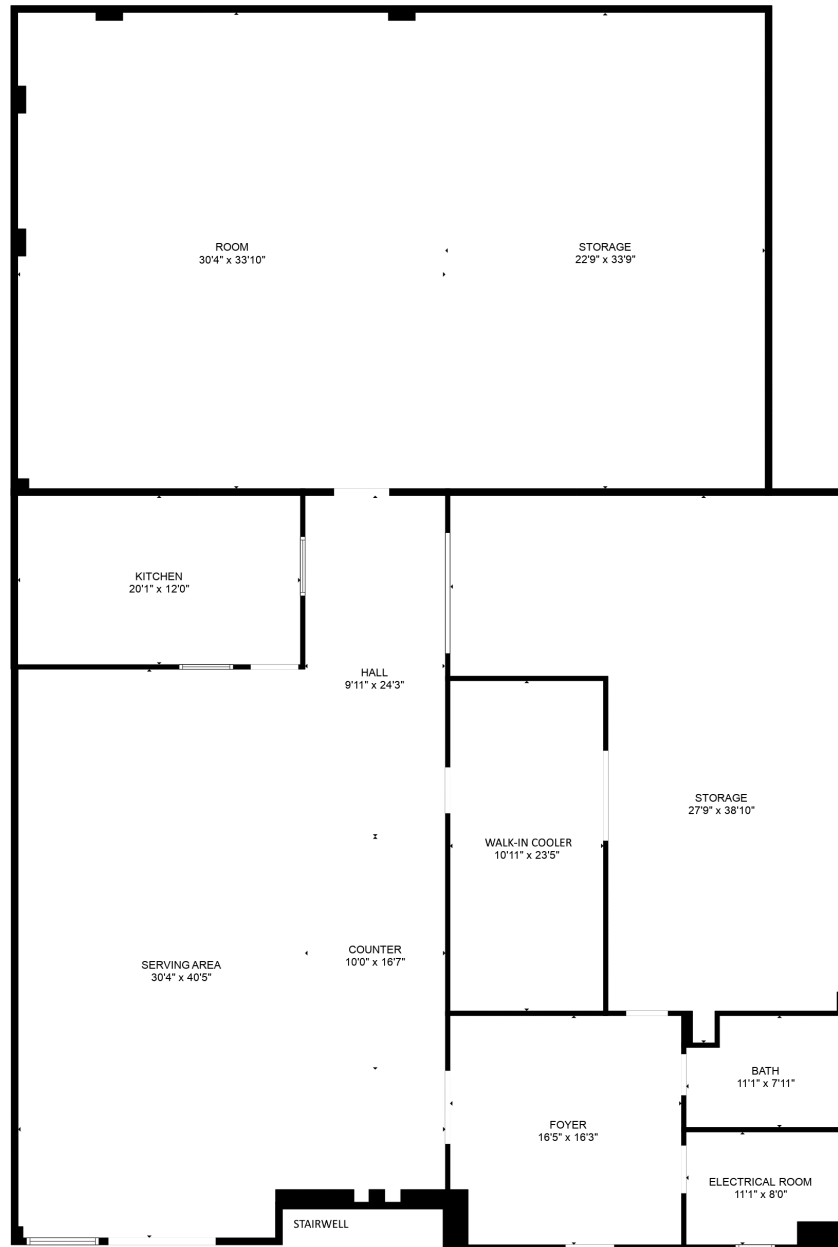
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FLOOR PLAN

939 NORTH CALLOW AVENUE | BREMERTON, WA



Estimated areas
FLOOR 1: 4873 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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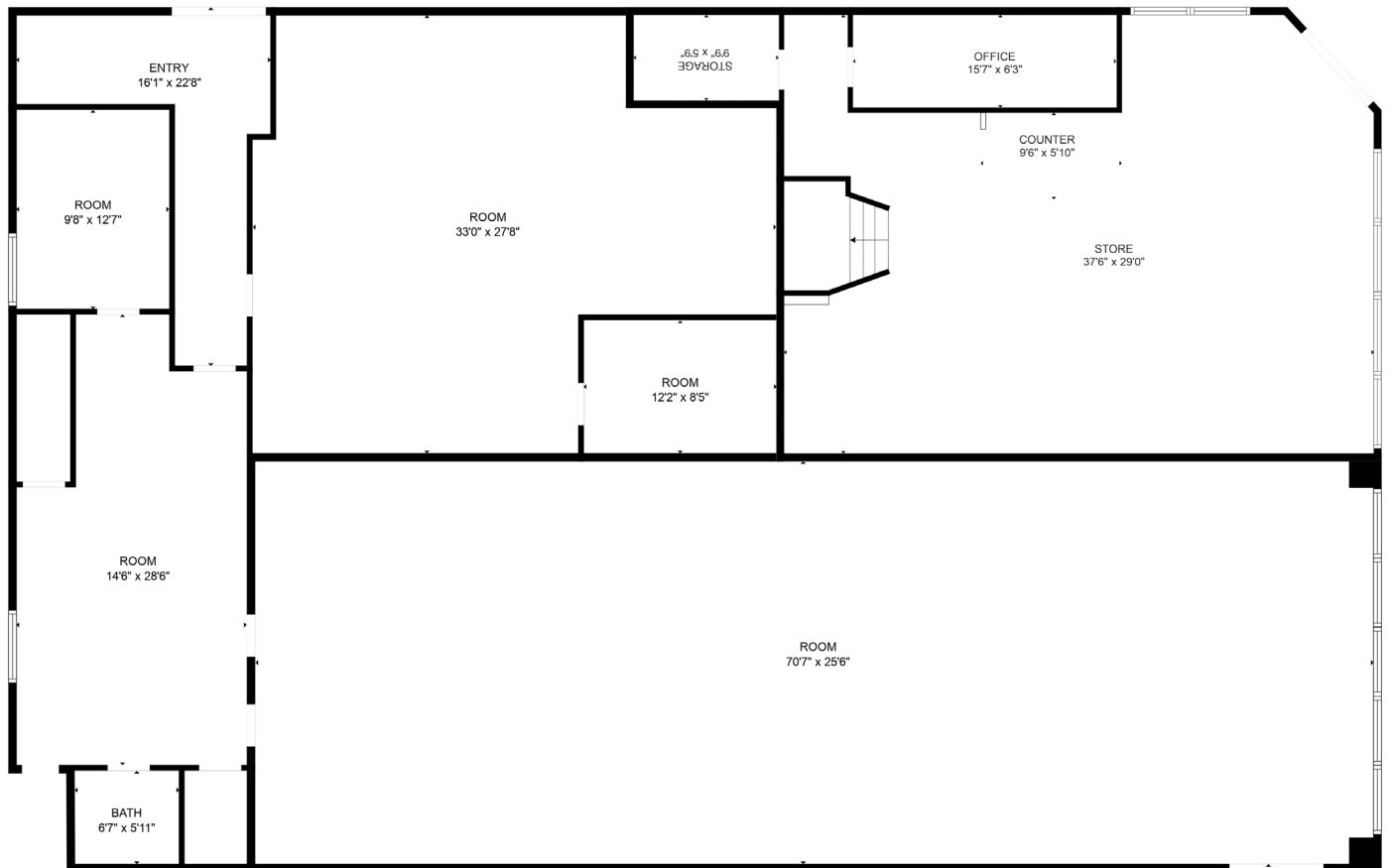
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FLOOR PLAN

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Estimated areas

GLA FLOOR 1: 1581 sq. ft, excluded 2045 sq. ft
Total GLA 1581 sq. ft, total scanned area 3626 sq. ft

Store: 1146 sq. ft
Total: 4772 sq. ft

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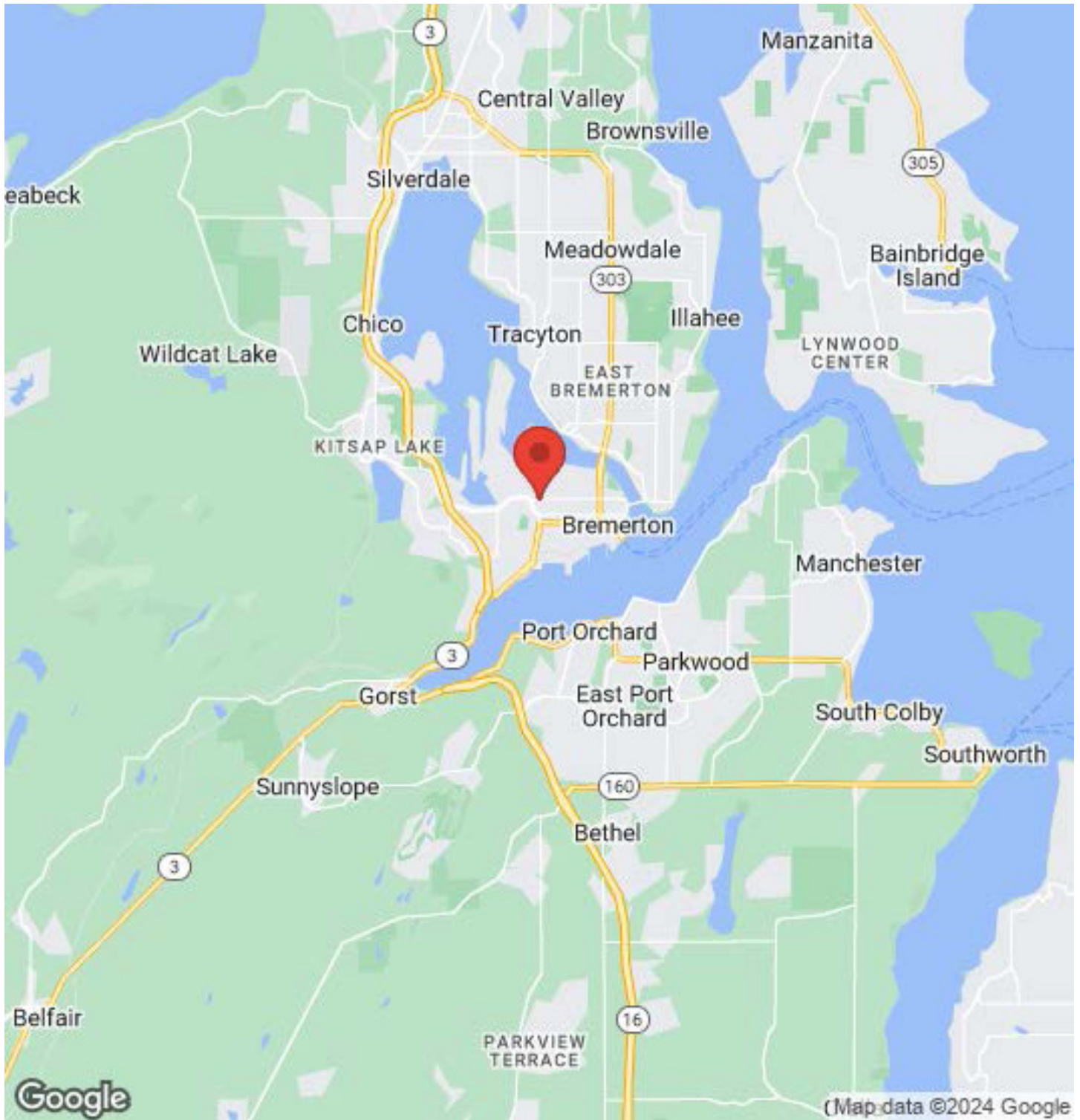
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REGIONAL MAP

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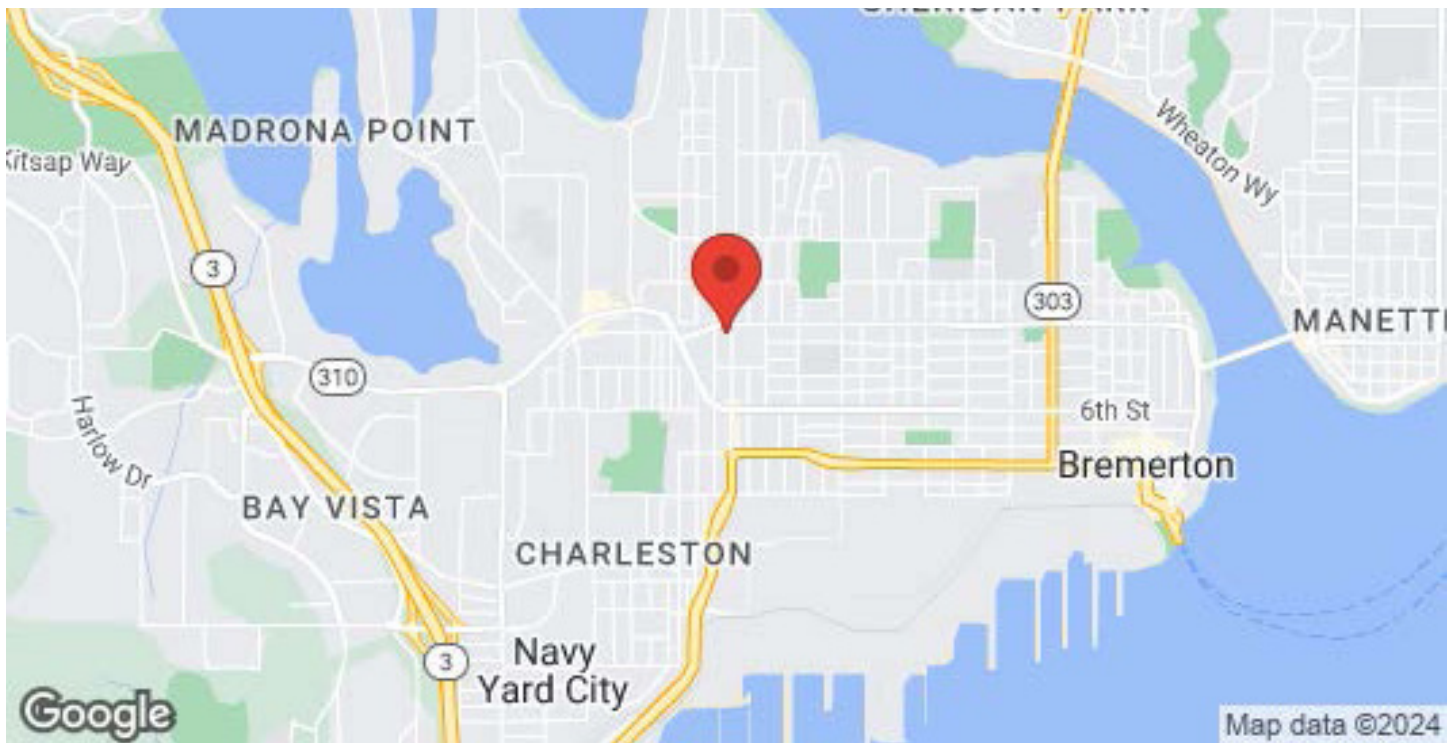
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LOCATION MAPS

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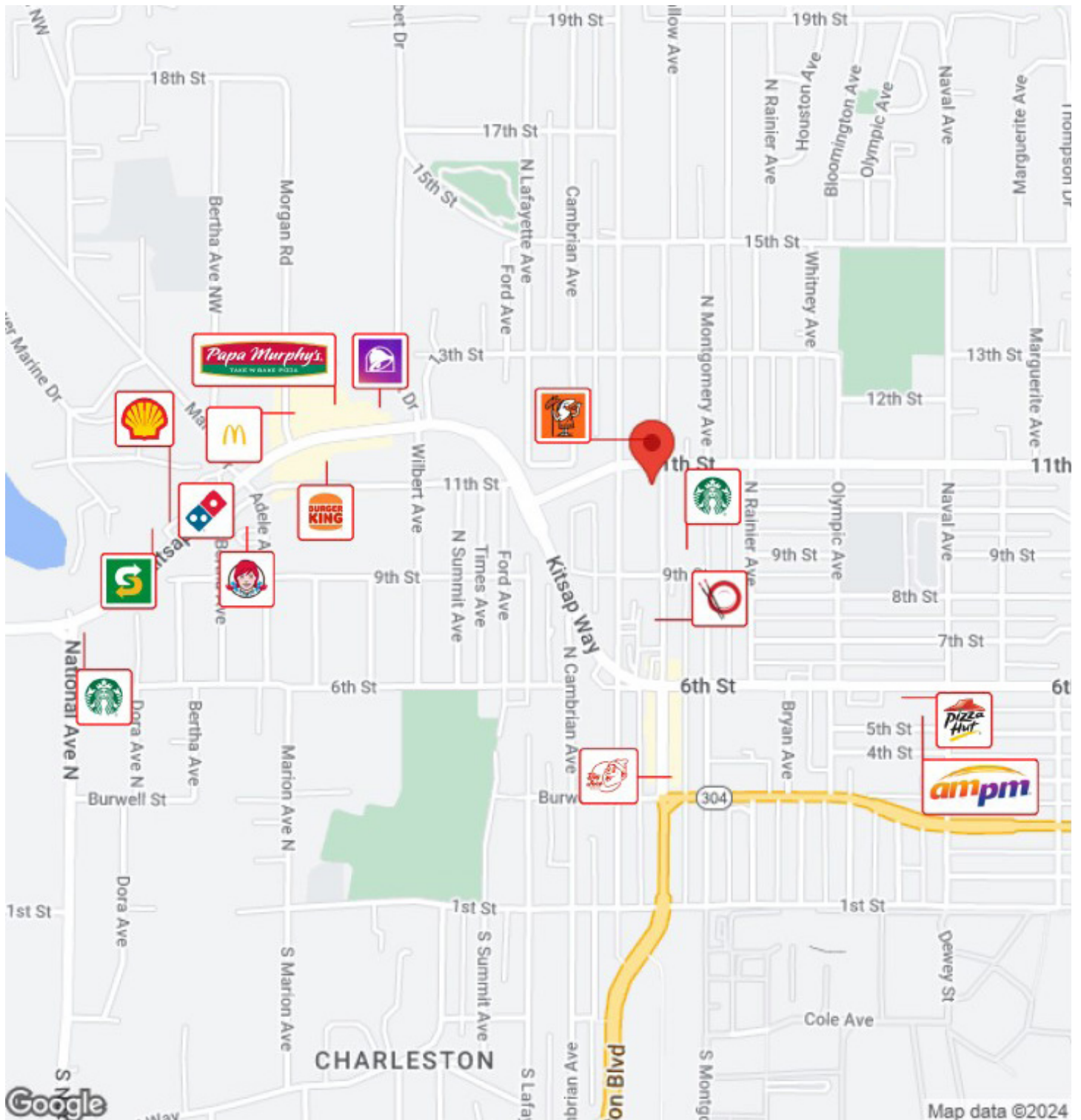
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BUSINESS MAP

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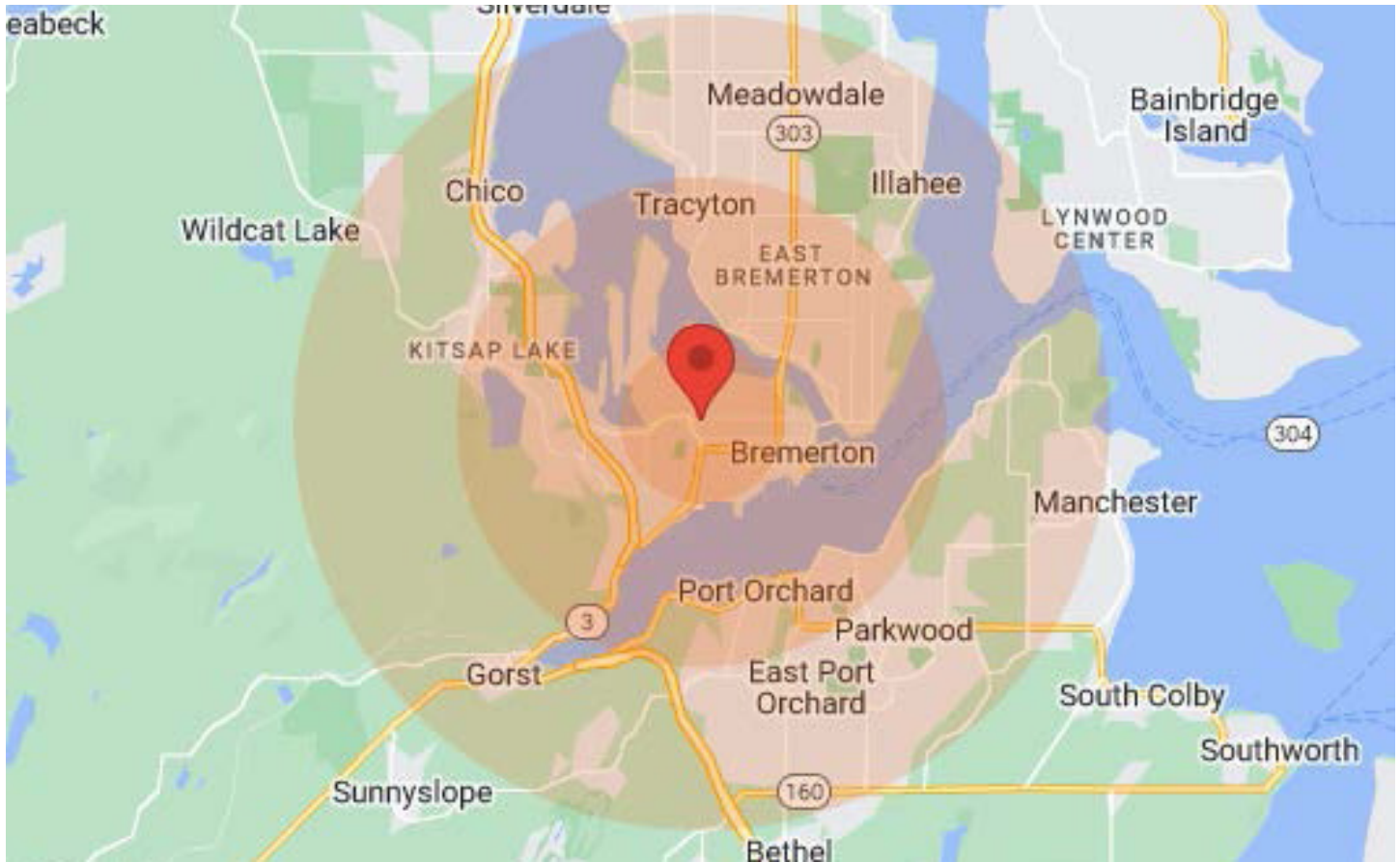
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	8,210	27,497	52,011	Median	\$44,184	\$47,635	\$52,594
Female	5,998	24,937	50,529	< \$15,000	739	2,887	4,219
Total Population	14,208	52,434	102,540	\$15,000-\$24,999	439	2,466	4,086
				\$25,000-\$34,999	718	2,666	4,854
				\$35,000-\$49,999	749	3,673	6,531
				\$50,000-\$74,999	863	4,420	8,951
				\$75,000-\$99,999	480	2,167	5,000
				\$100,000-\$149,999	358	1,774	4,394
				\$150,000-\$199,999	28	544	1,307
				> \$200,000	17	243	574
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	2,067	8,724	17,988	Total Units	4,990	23,980	44,365
Ages 15-24	1,521	6,100	12,962	Occupied	4,433	21,008	39,932
Ages 25-54	7,757	23,687	42,323	Owner Occupied	2,241	10,480	23,220
Ages 55-64	1,450	6,181	12,656	Renter Occupied	2,192	10,528	16,712
Ages 65+	1,413	7,742	16,611	Vacant	557	2,972	4,433
Race	1 Mile	3 Miles	5 Miles				
White	11,348	43,050	84,963				
Black	863	2,152	3,026				
Am In/AK Nat	108	300	459				
Hawaiian	53	278	708				
Hispanic	1,348	3,908	6,704				
Multi-Racial	2,936	9,866	17,690				

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