Kidder Mathews

FORMER RITE AID BREMERTON

Photo edited for illustrative purposes and may not represent the property's actual condition.

FOR SALE OR LEASE

Highly Visible Free-Standing Building Along Major Thoroughfare | 31,694 VPD

4117 KITSAP WAY, BREMERTON, WA 98312

17,272
BUILDING SIZE SF

111,078
TOTAL LAND SF

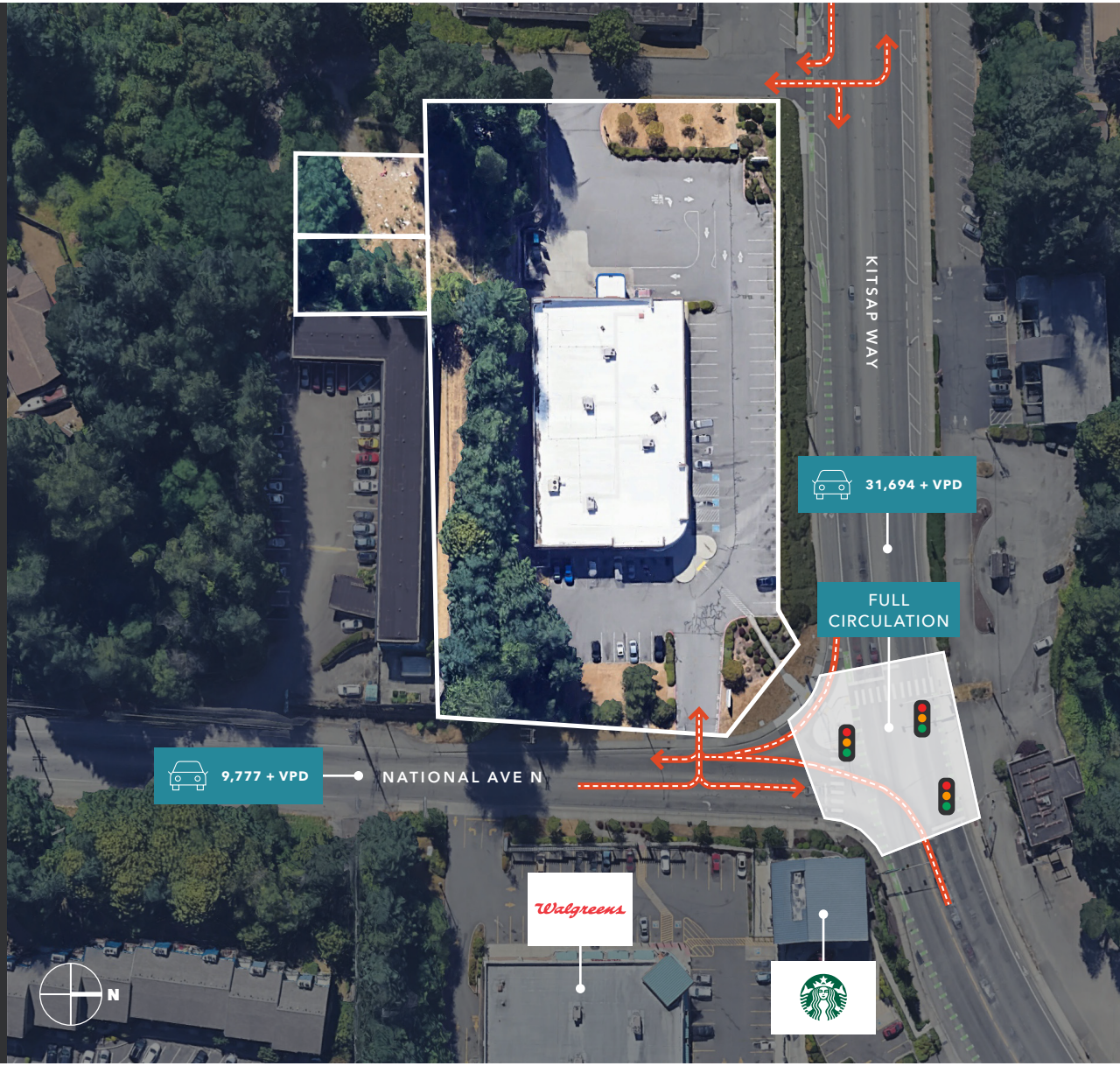
→ VIRTUAL TOUR

PROPERTY DETAILS

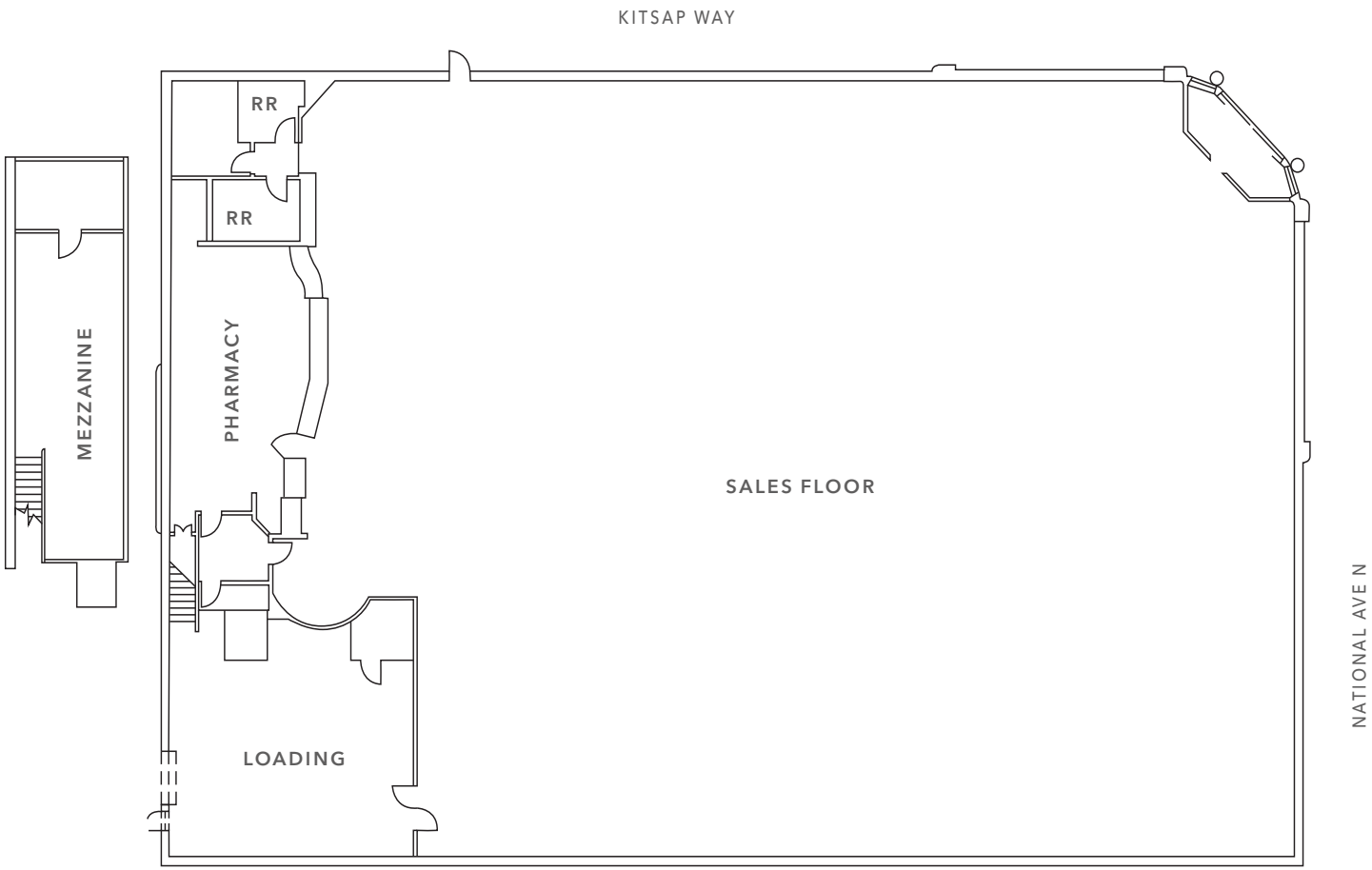
PROPERTY TYPE	Free-standing building
BUILDING SF	17,272 SF
LOT	2.55 AC
PARKING STALLS	67 (Additional stalls feasible)
LOADING	Grade level roll-up door
AMENITIES	Drive-thru
YEAR BUILT	2006
ZONING	GC
PRICING	Call brokers for details

31,694
VPD, KITSAP WAY

9,777
VPD, NATIONAL AVE N



FLOOR PLAN



17,272 SF

BUILDING SIZE

PRICING

CALL BROKERS FOR DETAILS

→ VIRTUAL TOUR

PRIME, HIGH-VISIBILITY LOCATION

±400 feet of frontage along Kitsap Way (±30,000 vehicles per day)

Corner location with dedicated turn lane and pylon signage for excellent visibility

Drive-thru accessible site with easy ingress and egress

Primary route connecting Bremerton Ferry Terminal and WA-3

Bremerton Ferry Routes: Seattle Car Ferry, Seattle Foot Ferry, Port Orchard, and Annapolis

3 MIN
DRIVE TO WA-3

9 MIN
DRIVE TO BREMERTON FERRY TERMINAL

EAST BREMERTON
BREMERTON HIGH SCHOOL
EVERGREEN ROTARY PARK
NAVAL AVE ELEMENTARY SCHOOL
Oyster Bay
31,694 + VPD
KITSAP WAY
SUBJECT PROPERTY
FOREST RIDGE PARK
KIWANIS PARK
BREMERTON
BREMERTON FERRY TERMINAL
9 min. away
Charleston
PUGET SOUND NAVAL SHIPYARD
KITSAP TRANSIT
Navy Yard City
Sinclair Inlet
N
303
304
3

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	8,768	50,503	97,937
2020 CENSUS	9,964	56,315	110,483
2025 ESTIMATED	10,130	58,745	116,772
2030 PROJECTED	10,364	61,630	123,801

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	37.0	35.6	36.5
% FEMALE	47.8%	44.4%	47.1%
% MALE	52.2%	55.6%	52.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	$75,737	$80,348	$86,219
2030 MEDIAN PROJECTED	$73,613	$79,536	$85,645
2025 AVERAGE	$100,703	$103,885	$112,624
2030 AVERAGE PROJECTED	$98,087	$102,372	$111,442

Data Source: ©2025, Sites USA

BREMERTON COMMUNITY & CULTURE

4117 KITSAP WAY

For more information on this property, please contact

RYAN JONES
425.450.1117
ryan.jones@kidder.com

MATT WEISGERBER
425.623.5887
matt.weisgerber@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

Kidder Mathews