

FOR LEASE

# 2,374 SF OFFICE AVAILABLE FOR LEASE

6869 KIMBALL DRIVE  
GIG HARBOR, WA



KIDDER.COM

**km** Kidder  
Mathews



*Located 3 minutes from downtown  
Gig Harbor*

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| YEAR BUILT        | 1998                                                                                   |
| YEAR RENOVATED    | 2010                                                                                   |
| TOTAL BUILDING SF | 4,748 on two floors                                                                    |
| PARKING           | Ample free parking available on-site for staff and visitors. 11 covered parking spots. |

*2,374 SF*  
FIRST FLOOR

*\$30.33 PSF*  
PER YEAR, GROSS - LEASE RATE

6869 KIMBALL DRIVE

GRANDVIEW ST

8,269+ VPD

21,855+ VPD



AVAILABLE FOR LEASE

ERICKSON ST.



KIDDER MATHEWS

6869 KIMBALL DRIVE



LOCATED AT THE  
INTERSECTION OF  
WOLLOCHET DR  
AND KIMBALL DR



FLEXIBLE FIRST  
FLOOR LAYOUT



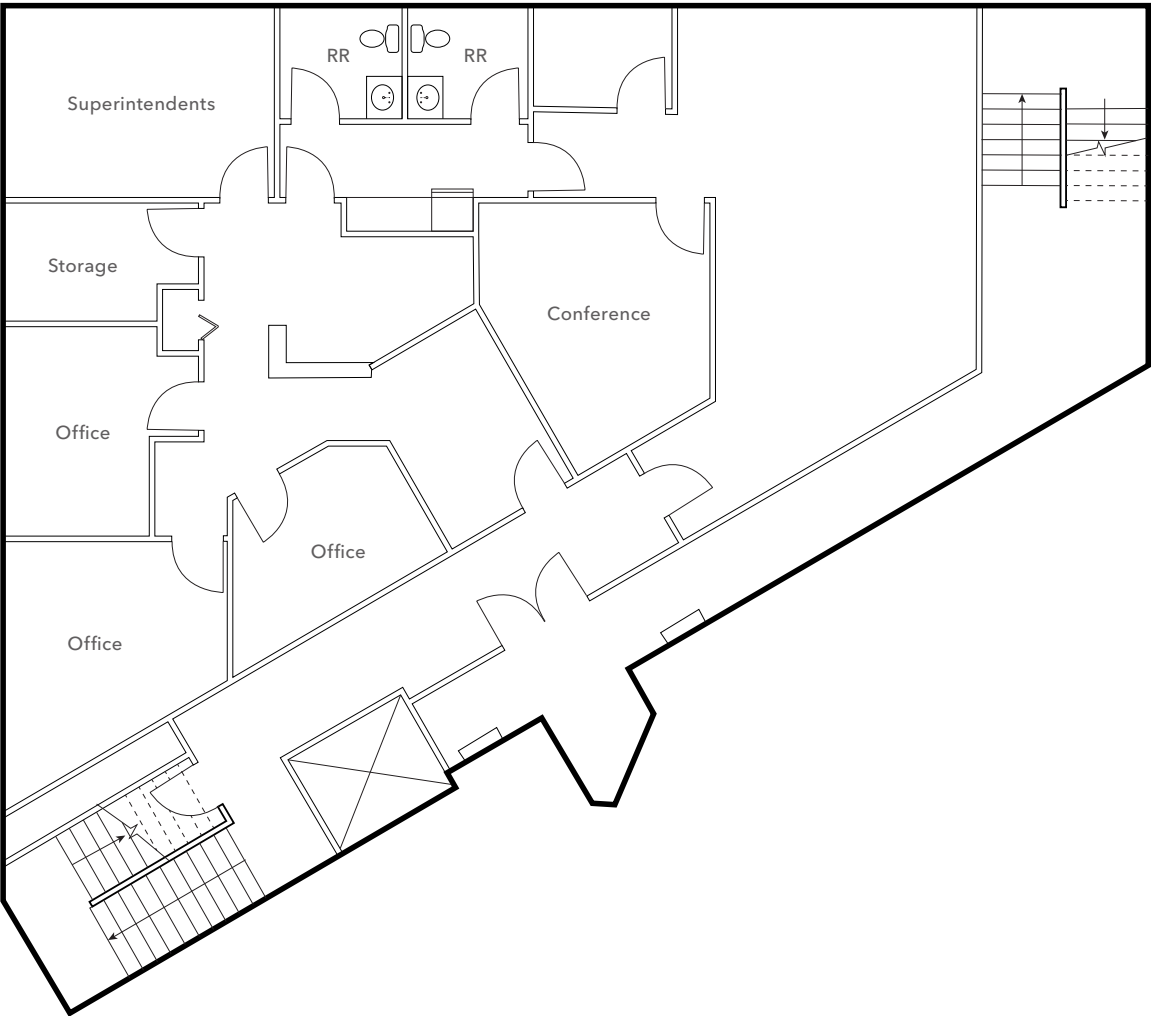
QUICK ACCESS  
TO SR - 16



COVERED  
PARKING



FLOOR PLAN



FIRST FLOOR

2,374 SF

AVAILABLE

\$30.33 PSF

PER YEAR, GROSS - LEASE RATE

AVAILABILITY

CONTACT BROKER

Flexible first floor layout featuring private offices, open workspaces, conference room, kitchenette, and in-suite restroom.



# HIGHLY- ACCESSIBLE LOCATION

Excellent access to WA-16 and I-5, providing quick routes to Pierce and Kitsap Counties

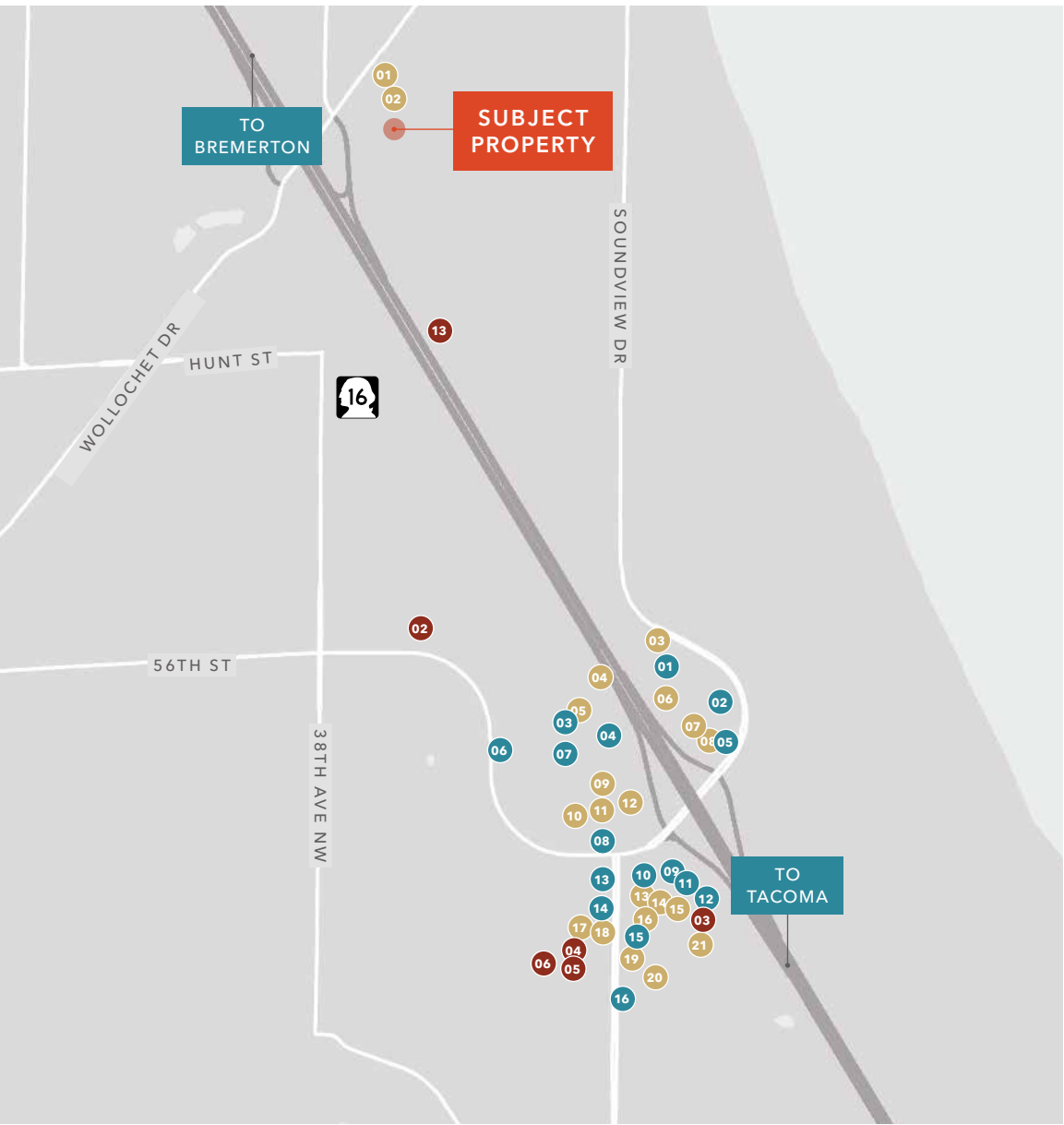
Walkable to a variety of retail and dining options along Kimball Drive

Located within minutes to Downtown Gig Harbor attractions

**1 MIN**  
HIGHWAY 16

**15 MIN**  
INTERSTATE 5





# NEARBY AMENITIES

## RESTAURANTS & BARS

- 01 Starbucks
- 02 Burger King
- 03 The Original Pancake House
- 04 Papa John's
- 05 Starbucks
- 06 Carl's Jr
- 07 McDonald's
- 08 Round Table
- 09 Dairy Queen
- 10 Jimmy John's
- 11 Papa Murphy's
- 12 KFC
- 13 Menchie's
- 14 Chipotle
- 15 Applebee's
- 16 Jersey Mike's
- 17 Subway
- 18 Domino's Pizza
- 19 Starbucks
- 20 Panera Bread
- 21 Ben & Jerry's

- 06 Anytime Fitness
- 07 PetSmart
- 08 Keybank
- 09 Michaels
- 10 Columbia State Bank
- 11 Orangetheory Fitness
- 12 Safeway
- 13 Chase Bank
- 14 Ace Hardware
- 15 Bank of America
- 16 Marshalls

## MEDICAL

- 01 Franciscan Medical Clinic
- 02 Happy Kids Dentistry
- 03 MultiCare Indigo Urgent Care
- 04 Peninsula Family Medical Center
- 05 Franciscan Urgent Care
- 06 Gig Harbor Health & Rehabilitation

## LIFESTYLE & FITNESS

- 01 Goodwill
- 02 Ulta Beauty
- 03 Fred Meyer
- 04 Wells Fargo
- 05 Ross

# DEMOGRAPHICS

## POPULATION

|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2025 ESTIMATED               | 6,856  | 28,738  | 69,021  |
| 2030 PROJECTION              | 7,040  | 29,274  | 70,433  |
| 2020 CENSUS                  | 6,546  | 27,874  | 68,075  |
| PROJECTED GROWTH 2025 - 2030 | 0.5%   | 0.4%    | 0.4%    |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 50.5   | 46.2    | 46.3    |
| % FEMALE   | 52.3%  | 50.4%   | 49.6%   |
| % MALE     | 47.7%  | 49.6%   | 50.4%   |

## HOUSEHOLDS

|                 | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2025 ESTIMATED  | 3,148  | 11,670  | 28,869  |
| 2030 PROJECTED  | 3,270  | 12,037  | 29,883  |
| 2020 CENSUS     | 2,826  | 11,049  | 27,535  |
| OWNER-OCCUPIED  | 62.9%  | 70.7%   | 72.0%   |
| RENTER-OCCUPIED | 37.1%  | 29.3%   | 28.0%   |

## INCOME

|                           | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| 2025 ESTIMATED INCOME     | \$172,076 | \$177,039 | \$178,128 |
| 2030 PROJECTED HH INCOME  | \$173,000 | \$177,445 | \$177,959 |
| ANNUAL CHANGE 2025 - 2030 | 0.01%     | -         | -         |

## EMPLOYMENT

|                      | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| TOTAL BUSINESSES     | 866    | 2,341   | 3,832   |
| TOTAL EMPLOYEES      | 4,614  | 13,376  | 21,400  |
| WHITE COLLAR WORKERS | 2,286  | 9,470   | 23,342  |
| BLUE COLLAR WORKERS  | 941    | 3,803   | 9,129   |

## EDUCATION

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL    | 3.8%   | 3.4%    | 2.9%    |
| HIGH SCHOOL DIPLOMA | 17.6%  | 15.6%   | 16.8%   |
| SOME COLLEGE        | 19.2%  | 20.2%   | 20.0%   |
| ASSOCIATE           | 10.8%  | 9.8%    | 9.3%    |
| BACHELOR'S          | 25.9%  | 28.5%   | 28.9%   |
| GRADUATE            | 21.9%  | 21.9%   | 21.1%   |

Data Source: ©2026, Sites USA

# 6869 KIMBALL DRIVE

*Exclusively leased by*

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