

Offering Memorandum Premier Owner-User Commercial Opportunity

3936 NW RANDALL WAY, SILVERDALE, WASHINGTON, 98383



KIM MARVIK
+1 253 203 1325
kmarvik@nai-psp.com

NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present the opportunity to acquire one of Silverdale's premier owner-user properties. Situated within Kitsap County's primary retail, medical and commercial corridor, the property combines exceptional visibility, quality construction and a highly functional floor plan suitable for a wide variety of commercial uses.

Constructed in 2004, the 5,961-square-foot building is improved on a 0.52-acre site and reflects quality commercial construction, attractive architectural design, generous on-site parking and excellent customer accessibility. The flexible two-story layout and generous parking are well suited for medical, professional office, retail, showroom and service-oriented users.

With limited availability of comparable stand-alone owner-user properties within the Silverdale market, this represents a rare opportunity to acquire a high-quality commercial asset in one of Kitsap County's strongest business locations.



2,175,000

BUILDING AREA	5,961 SF
LOT SIZE	±22,651 SF (0.52 Acres)
YEAR BUILT	2004
CONSTRUCTION TYPE	Wood Frame with Masonry Accents
PARCEL	172501-4-035-2008
ZONING	Regional Center
PARKING	Ample On-Site
POTENTIAL USES:	Professional Office, Retail, Showroom and Service Commercial



Investment Highlights



+ RARE OWNER-USER OPPORTUNITY

One of the few quality stand-alone commercial buildings currently available within Silverdale's primary commercial corridor.

+ EXCEPTIONAL VISIBILITY

Prominent corner location with excellent street visibility, monument signage and customer accessibility.

+ STRATEGIC SILVERDALE LOCATION

Located near Kitsap Mall, St. Michael Medical Center and numerous national retailers within Kitsap County's primary commercial district.

+ LONG-TERM OWNER OCCUPANCY

Occupied by the original owner since its construction in 2004, demonstrating the building's long-term functionality and appeal as an owner-user facility.

+ GENEROUS ON-SITE PARKING

Ample on-site parking accommodates medical, professional office and other businesses requiring generous customer parking.

+ FLEXIBLE FLOOR PLAN

The flexible two-story layout and generous parking are well suited for medical, professional office, retail, showroom and service-oriented users.

+ QUALITY CONSTRUCTION

Reflects quality commercial construction and attractive architectural design.

+ STABLE REGIONAL EMPLOYMENT BASE

Supported by Naval Base Kitsap, Puget Sound Naval Shipyard, St. Michael Medical Center and a diverse public and private employment base.

+ EXCELLENT ACCESS & REGIONAL CONNECTIVITY

Convenient access to Highway 3 and major commercial destinations enhances customer convenience, employee accessibility and long-term business appeal.



Building Entrance, Reception & Retail Showroom



Retail Showroom & Dressing Rooms



2nd Floor Access & Rear Entrance



2nd Floor Breakroom



Northside Parking Lot Entrance



Reception Counter and ADA Restrooms



Entry & Retail Showroom



2nd Floor Production Area

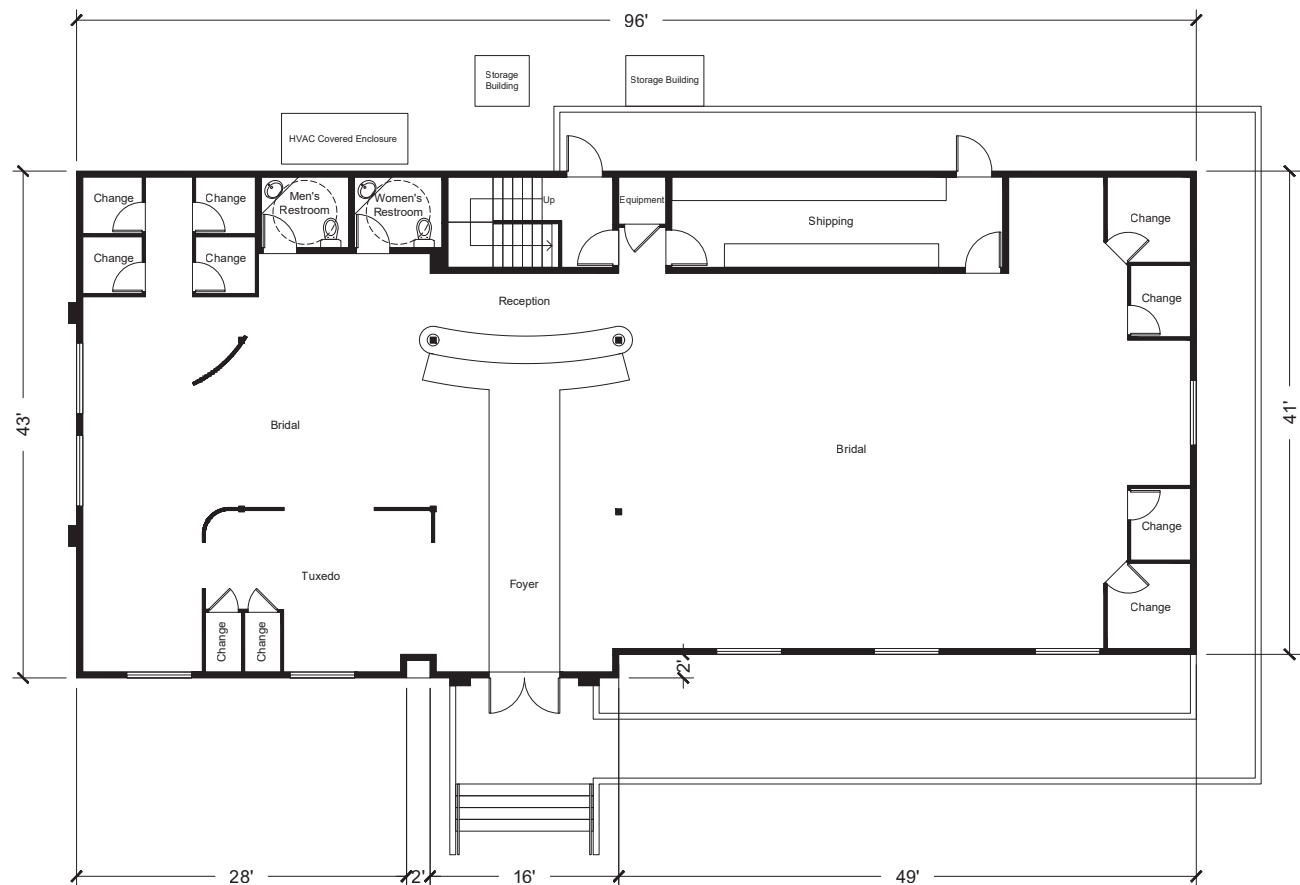


2nd Floor Executive Office

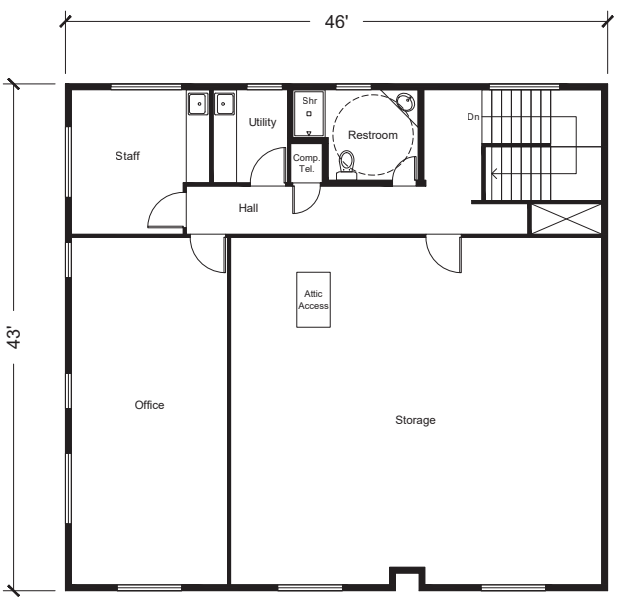


Exterior Storage Buildings (2)

Floor Plan



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**Measurements are approximate and not to scale. This floor plan is intended for illustration only.*

Silverdale & Kitsap Peninsula Overview

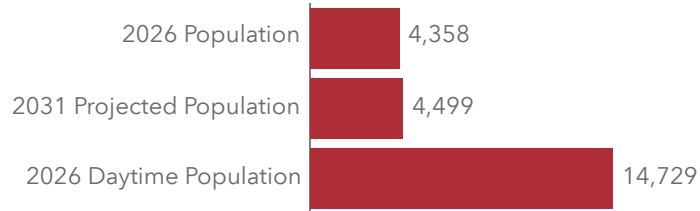
Silverdale serves as Kitsap County's primary commercial, retail and medical center, drawing customers and employees from throughout the region. Anchored by Kitsap Mall, St. Michael Medical Center and numerous national retailers, the area continues to experience strong commercial investment and population growth. The Kitsap Peninsula benefits from a stable employment base supported by Naval Base Kitsap, Puget Sound Naval Shipyard, healthcare and government sectors, while convenient access via Highway 3 and Washington State Ferry service enhances regional connectivity. Together, these factors continue to support long-term demand for quality owner-user commercial properties.



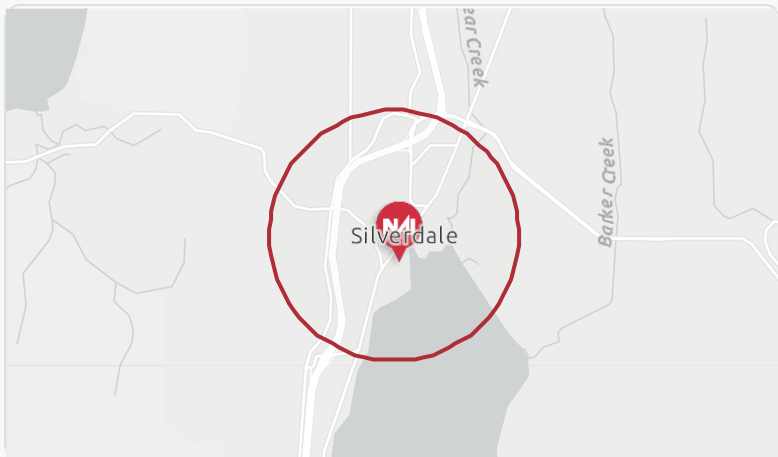
DEMOGRAPHICS

3936 NW Randall Way, Silverdale, Washington, 98383 | Ring of 1 mile

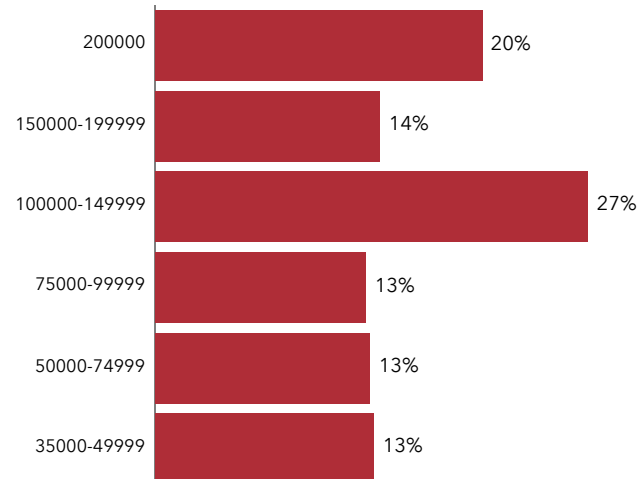
Population



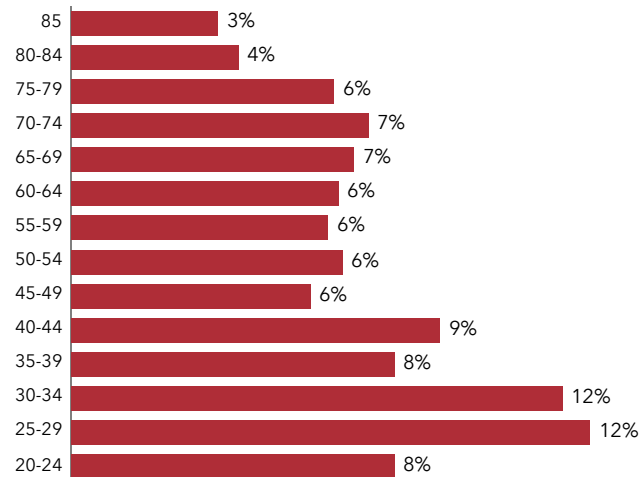
Total Households



Income by Household



Ages



39.8

Median Age



\$83.2K

Median HH Income



\$605.3K

Median Home Value

3936 NW Randall Way

SILVERDALE, WA

EXCLUSIVELY LISTED BY:

KIM MARVIK
+1 253 203 1325
kmarvik@nai-psp.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.