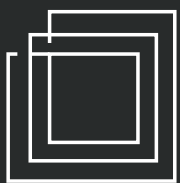


# RETAIL SPACE DRIVE-THRU PAD & INLINE SPACE AVAILABLE

A 15 minute drive to Naval Base Kitsap Bremerton and directly across from South Kitsap High School, the largest high school in Kitsap County (2,389 enrolled) and fifth largest in Washington State.



**TOWN SQUARE**  
PORT ORCHARD

**ERNIE VELTON**  
425.283.5471  
erniev@jshproperties.com

**REESE VELTON**  
425.283.5484  
reesev@jshproperties.com

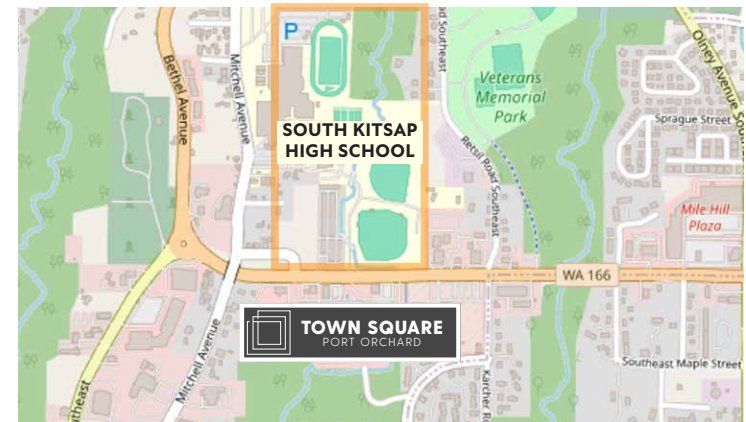
1700 Mile Hill Dr, Port Orchard, WA 98366

 **JSH** | **PROPERTIES, INC.**



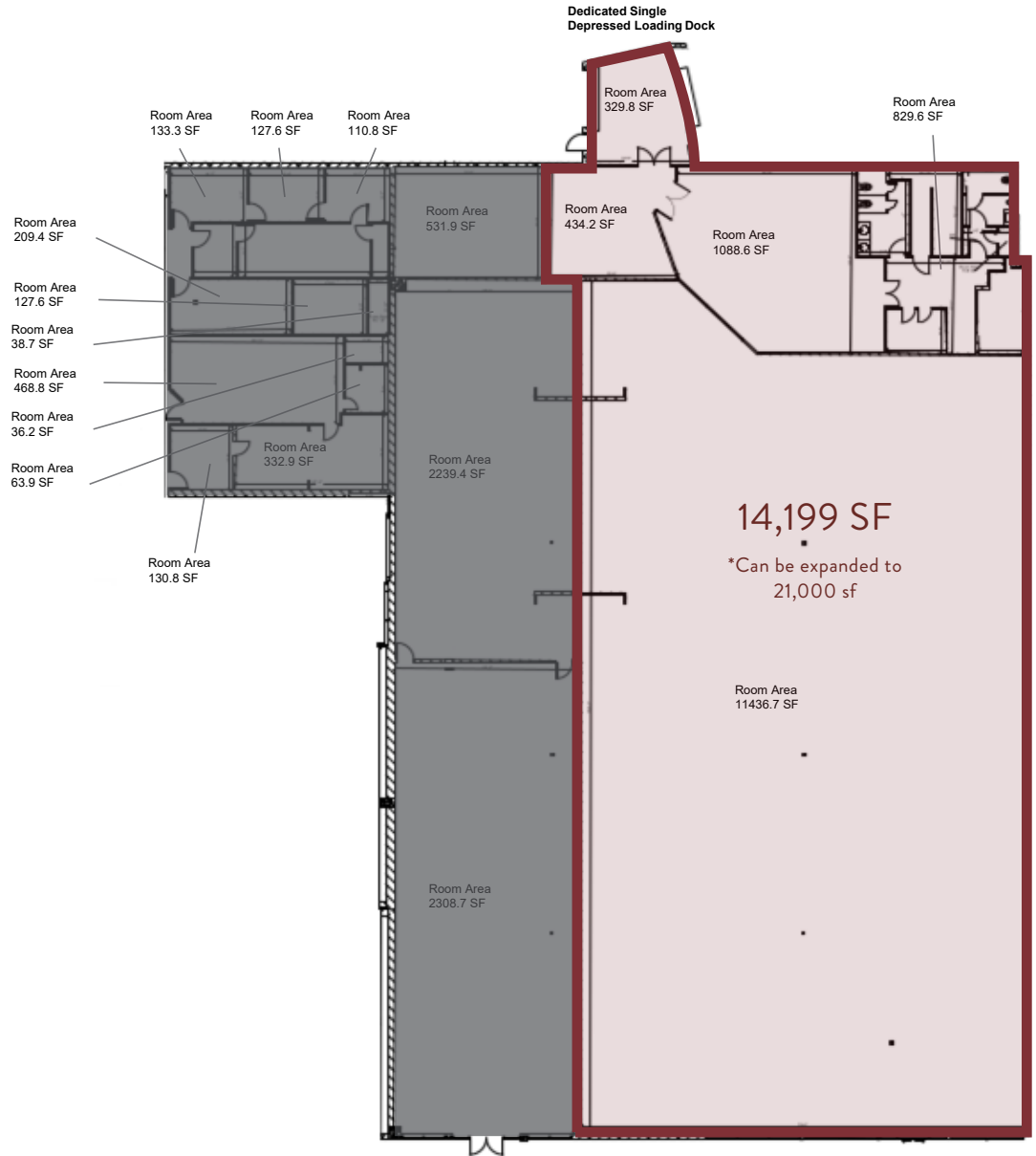


Town Square Port Orchard boasts 890 feet of frontage on SE Mile Hill Drive with large, pylon signage and numerous access points. Located directly across from South Kitsap High School, the largest high school in Kitsap County (2,389 students enrolled) and fifth largest high school in Washington State. The property recently underwent a \$2.5 MM renovation in 2022, featuring new facade siding, a new roof, renovated entrances, new paint inside and out. The shopping center benefits from being a short 15-minute drive from Naval Base Kitsap, where 31,000 military and civilian personnel are employed. Several projects at Naval Base Kitsap have been approved as part of the Navy's broader infrastructure and operational improvements. See page 6 for details!





# Retail Space Floor Plan



AVAILABLE	RSF	RENT	NNN EST./SF
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**1696 Mile High Dr**

14,199

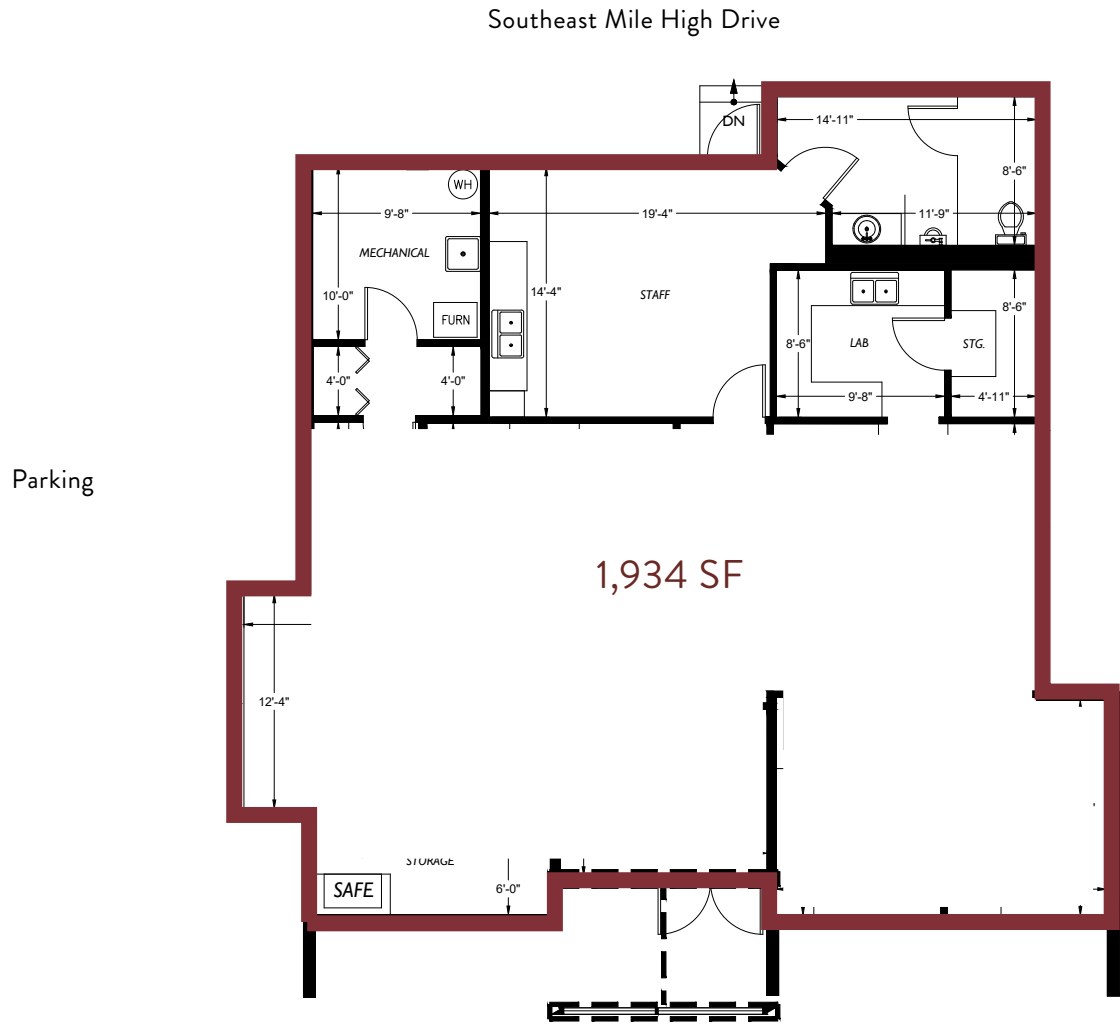
\$12.00/SF

\$4.50\*

Can be expanded to 21,000 sf

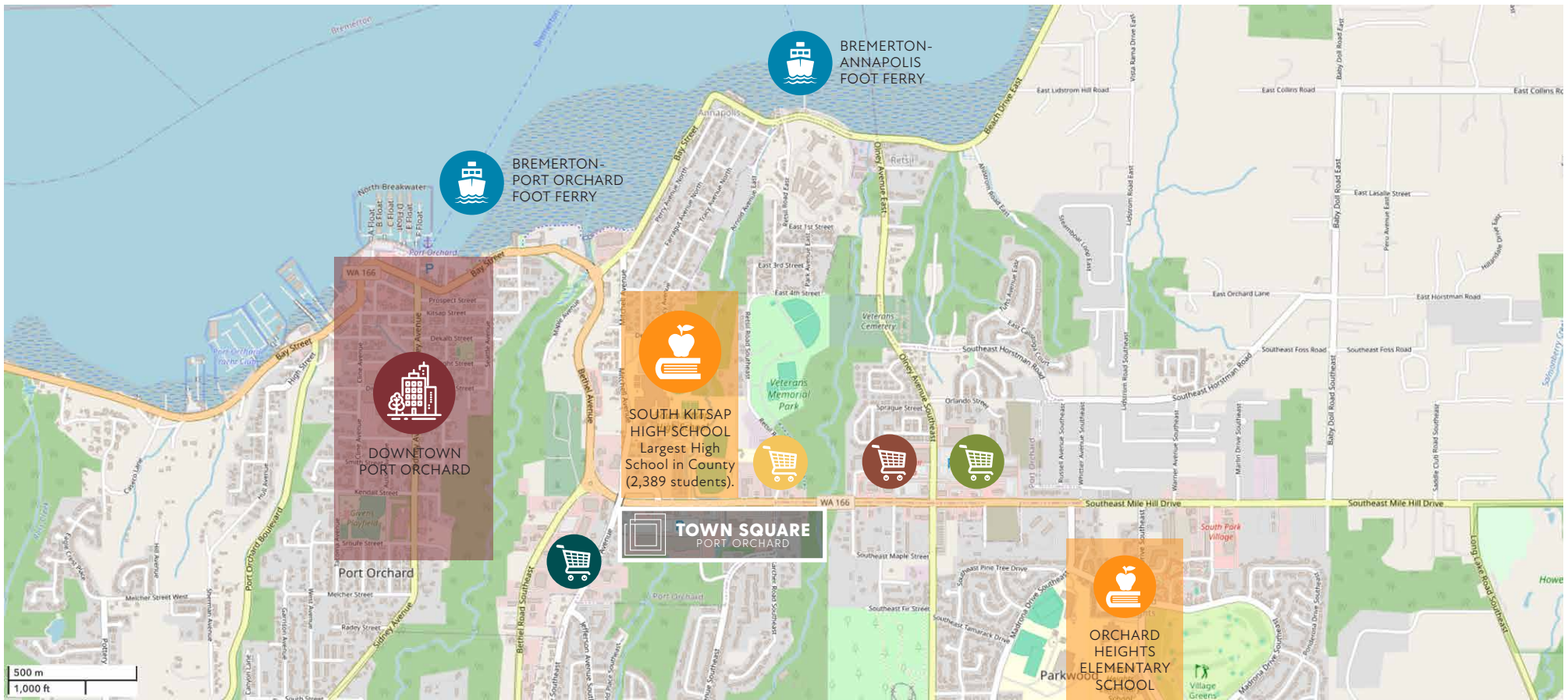
\*Utilities are included.

# Pad Space Floor Plan



AVAILABLE	RSF	RENT	NNN EST./SF	
<b>PAD - 1786 Mile High Dr</b>	1,934	\$30.00/SF	\$3.50*	Features drive-thru and ample signage. *Utilities are additional.

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY 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. SITE PLANS ARE NOT TO SCALE.



## Downtown Port Orchard Retail



**BIG FIVE SPORTING GOODS**  
**JOANN FABRIC & CRAFTS**  
**HI JOY BOWL**  
**THE END ZON SPORTS PUB**  
**DOLLAR TREE**  
**FAMILY PANCAKE HOUSE**  
**STELLAR MOTEL**  
**PENINSULA CREDIT UNION**  
**OLYMPIC GYM**  
**GROOVE STUDIOS**  
**ORSER'S ACRES OF FUN**



**TOWN SQUARE\***  
**ARBY'S**  
**GROCERY OUTLET**  
**GOODWILL**  
**ACE HARDWARE**  
**ALL INSURANCE**  
**BLACK RING**  
**BOOKSHOP UNDER THE STAIRS**  
**BP SEWING MACHINE**  
**BOUTIQUE CRAFT SUPPLIES**  
**FLYING BAGEL**  
**COOKIE BUG**  
**DANA'S POUR EXPRESSIONS**  
**DOS CASAS**

\*Partial tenant list. Visit [townsquarepo.com](http://townsquarepo.com).



**LONE STAR DONUTS**  
**PORT ORCHARD PUB**  
**ANN'S BARBER SHOP**  
**ASHTON'S HAIR DESIGN**  
**THAI ORCHARD**  
**SHELL**  
**ROQN PILATES**  
**MIDA'S AUTO REPAIR**



**ALBERTSONS**  
**PAPA MURPHY'S**  
**BURGER KING**  
**EL SOMBRERO**  
**EL GUERO MEXICAN MARKET**  
**THIRD DIMENSION SALON**  
**US BANK**  
**FEDEX**  
**SAVON PHARMACY**  
**SPIRO'S PIZZA & PASTA**  
**ORCHARD ROOTS**



**TACO BELL**  
**TRACTOR SUPPLY CO.**  
**SOUTH KITSAP PHARMACY**  
**BI MART**  
**STARBUCKS**  
**BANK OF AMERICA**  
**MEINEKE CAR CARE CENTER**



# Naval Base Kitsap

A 15 minute drive from Port Orchard, Kitsap Naval Base employs over 31,000 military and civilian personnel, in addition to defense contractor operations.

Recently announced, a new ship is headed to homeport at Naval Base Kitsap-Bremerton, the USS Ronald Reagan. With more than just one ship, the base will welcome an additional 2,500 sailors plus their families.

Several projects at Naval Base Kitsap have been approved as part of the Navy's broader infrastructure and operational improvements. These projects can have positive long term impacts on the local economy — sustained employment, infrastructure improvements, workforce development, and demand for goods and services.

**Shipyards Infrastructure Optimization Program (SIOP):** This \$21 billion initiative is designed to upgrade the Navy's four public shipyards, including Puget Sound Naval Shipyard (PSNS) at Naval Base Kitsap. A key project under SIOP is the construction of a new multi-mission dry dock to accommodate the latest Ford-class aircraft carriers, with design completion expected by FY 2025 and construction anticipated to begin in FY 2026. This dry dock project will also upgrade Dry Dock 6 and other facilities, ensuring long-term operational capacity.

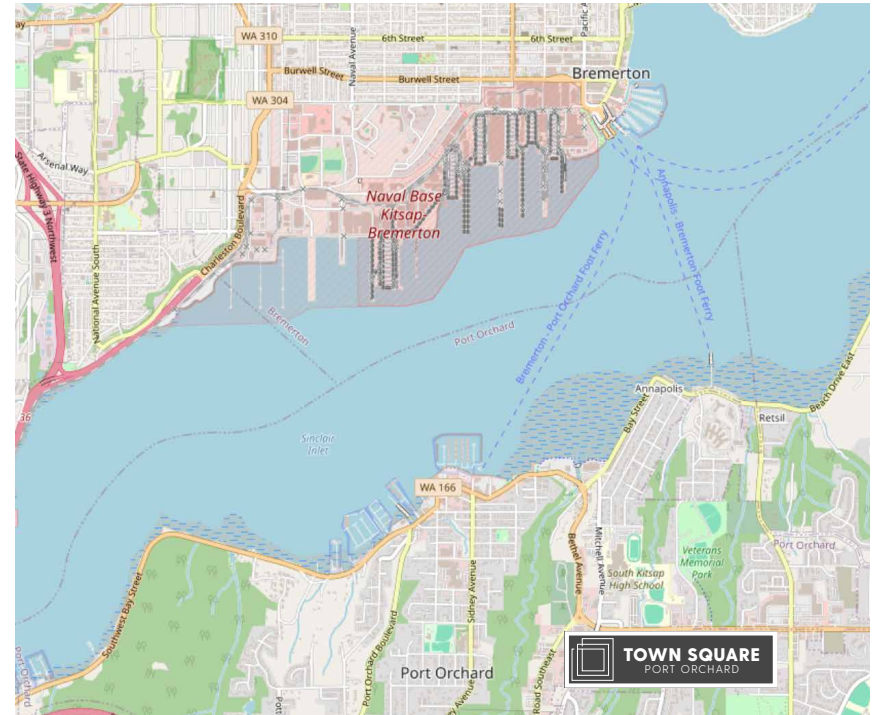
Source: EIN PRESSWIRE KITSAP ECONOMIC DEVELOPMENT ALLIANCE

**Maintenance and Modernization Investments:** The Navy has requested significant funding for ship maintenance and modernization efforts. For FY 2024, investments include enhancing capacity and retaining skilled labor at shipyards like PSNS. This aligns with broader efforts to modernize industrial equipment and improve infrastructure reliability across naval facilities.

Source: EIN PRESSWIRE

**Environmental Impact and Community Benefits:** While final project sites for some developments are still under evaluation, efforts are underway to ensure sustainable construction practices and community engagement. These projects are expected to bolster local economies by creating long-term employment opportunities and stimulating local businesses.

Source: KITSAP ECONOMIC DEVELOPMENT ALLIANCE



# Kitsap County Demographics

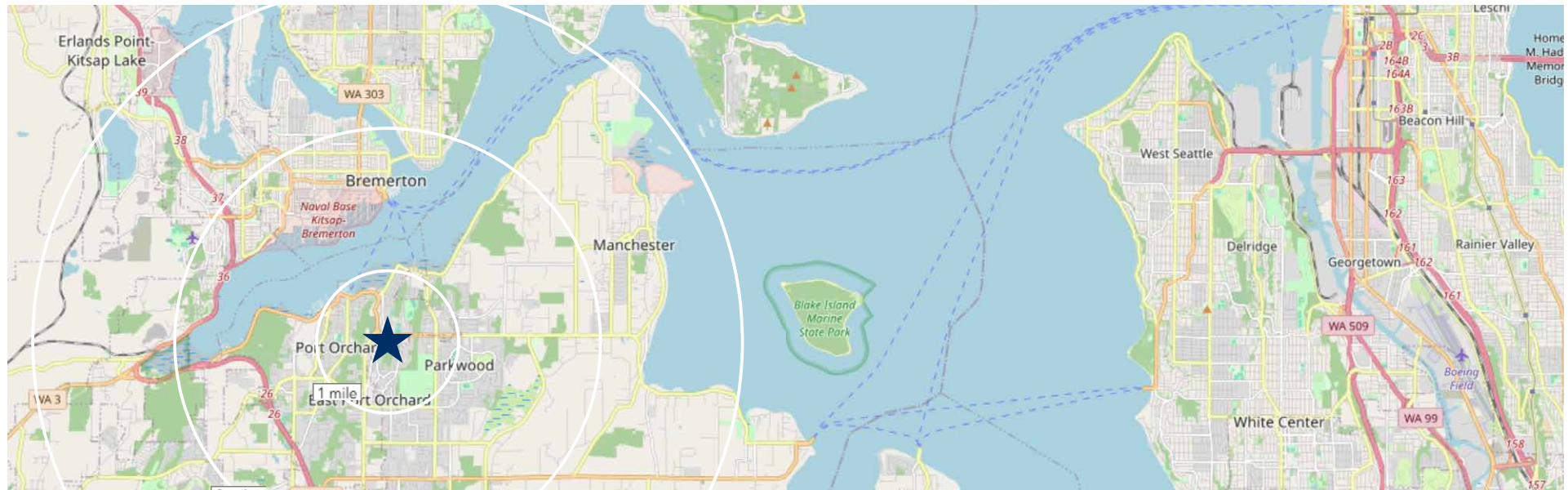
Town Square Port Orchard is located on the Kitsap Peninsula, along the western shores of Puget Sound. The area is well-connected by State Route 16 and the Port Orchard foot ferry services with easy access to surrounding areas, including Bremerton, Tacoma and Seattle.

Kitsap County is an integral part of the dynamic, global Greater Seattle regional economy; and, a leader in several key industries in the region, including: Defense, Maritime, Manufacturing, Technology, Healthcare and Tourism.

With a population projected to reach 18,685 by 2029, Port Orchard is experiencing steady growth, reflecting an annual population increase of 1.23%. The area boasts a median household income of \$107,985 in 2024, projected to rise to \$130,390 by 2029, indicating strong purchasing power among residents. Additionally, the town's median age of 38, suggests a community with both young families and established households ready to support retail offerings.

Port Orchard's economic appeal is further enhanced by a thriving housing market, with average home values (\$456,542 in 2024) projected to increase by 33% by 2029 to \$607,847. Its waterfront location, access to Puget Sound, and proximity to the Seattle metropolitan area offer unique opportunities for retail businesses to capitalize on both local and tourist traffic.

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2024)	8,413	53,197	107,954
Projected Population (2029)	8,945	55,546	111,892
Annual Projected Growth	1.23%	0.87%	0.72%
Daytime Population	11,411	57,868	105,236
Households	3,033	20,172	42,057
Avg. HH Income	\$107,985	\$102,719	\$106,319
Median Age	37.9	35.4	37.5
Avg Home Value (2024)	\$456,542	\$543,503	\$571,918
Proj. Avg Home Value (2029)	\$607,847	\$724,990	\$743,807



# DEMOGRAPHICS ~ 1 MILE RADIUS

## KEY FACTS



8,413

Population



37.9

Median Age



2.6

Average Household Size



\$107,985

2023 Average Household Income (Esri)



6%

No High School Diploma



28%

High School Graduate



38%

Some College



28%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



61%

White Collar



24%

Blue Collar



15%

Services



463

Total Businesses



5,189

Total Employees

## BUSINESS

## ANNUAL HOUSEHOLD SPENDING



\$2,230

Apparel & Services



\$263

Computers & Hardware



\$3,715

Eating Out



\$2,919

Travel



\$78

Theatre/Operas/Concerts



\$62

Movies/Museums/Parks



\$6,916

Groceries



\$7,325

Health Care



\$76

Sports Events



\$9

Online Games

## ANNUAL LIFESTYLE SPENDING