

# College Marketplace

Anchored by top performing Walmart Supercenter, join the retail lineup in one of Kitsap County's busiest centers.



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Positioned within College Marketplace, one of Poulsbo's busiest and most established retail destinations, this modern retail strip offers outstanding visibility, strong co-tenancy, and a steady flow of customers drawn by a top-performing Walmart Supercenter (Top 7% nationwide and 14% in Washington). Located at the intersection of SR 305 and SR 3, the center enjoys easy access from across Kitsap County and benefits from the area's affluent and steadily growing residential base.

**Neighboring Petco, Home Depot, Walmart, and multiple QSRs.**

**Attractive Storefronts – Built in 2005, offering modern design and signage opportunities.**



**Top 7%**  
(Nationwide)  
Performing  
Walmart  
Supercenter



# Site Plan



Ample Parking - Across from Walmart Superstore

Available space can be combined.

AVAILABLE RETAIL	RSF	RATE/SF	NNN/SF	NOTES
PENINSULA CREDIT UNION	3,348			
AVAILABLE	1,301	\$35.00	\$11.59	Can be combined.
AVAILABLE	1,500	\$35.00	\$11.59	Can be combined.
OATH PIZZA	1,080			
AVALON NAIL BAR	2,989			
BELLA CLEANERS	1,200			
HAIR MASTERS	1,100			
LOAN STAR DONUTS	1,500			
VERIZON	1,500			

Neighboring Retail

**Walmart**



**1ST SECURITY BANK**



# Area Retail

## OLYMPIC COLLEGE

One of their 3 campuses, the Poulsbo Campus sits on 20-acres covering Bainbridge Island and North Kitsap Peninsula. Named one of the top10 Community Colleges in the Nation, awarded the Outstanding Partner of the Year for apprenticeship programs. Olympic College serves 8,500 students offering certificate, associate and 5 bachelor degrees.





# Market Demographics

## Market Strengths

**Anchor Power** – Across from Walmart Supercenter, one of the region’s busiest big-box retailers, delivering steady year-round foot traffic and a diverse shopper profile.

**Affluent Trade Area** – Avg. household income \$142K–\$147K (3–10 mi.) in 2025, projected to exceed \$160K–\$165K by 2030.

**High Homeownership & Property Values** – 69–71% owner-occupied; avg. home value \$724K–\$769K in 2025, growing to \$861K–\$935K by 2030.

**Strong Retail Spending Power** – Spending Potential Index above the US Average (100): Dining Out 118–123, Travel 128–132, Entertainment 122–126.

**Steady Population Growth** – 0.4–0.5% annual growth projected through 2030.

**Military & Student Demand Drivers** – Nearby U.S. Navy bases and the Olympic College Poulsbo campus provide a stable source of daily customers, including active-duty personnel, students, faculty, and staff.

**Balanced Demographics** – Median age late 30-s, mix of families, professionals, and retirees.

2025 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Population	20,128	35,232	118,626
Daytime Population	24,065	38,291	119,587
Households	7,904	12,849	45,336
Avg. HH Income	\$142,452	\$144,886	\$147,155





# Poulsbo, Washington

Known as “Little Norway” for its rich Scandinavian heritage, Poulsbo blends small-town charm with vibrant waterfront living. For residents, it offers a safe, family-friendly community with excellent schools, scenic parks, and easy access to both Kitsap County amenities and the Seattle metro area via ferry. Tourists are drawn to its bustling marina, quaint shops, artisanal bakeries, craft breweries, and year-round events that celebrate local culture. Whether strolling along Front Street, exploring Liberty Bay by kayak, or enjoying the city’s award-winning dining scene, Poulsbo delivers a unique combination of coastal beauty, cultural richness, and modern convenience — making it a destination where people love to visit and choose to stay.



# Property Highlights



**Premier Retail Location** – Within College Marketplace, anchored by top 7% performing Walmart Supercenter.

**High Traffic & Visibility** – Daily exposure to thousands of Walmart shoppers plus strong regional access from SR 305 & SR 3.

**Established Retail Synergy** – Neighboring Petco, Home Depot, Walmart and popular QSRs.

**Ample On-Site Parking** – Convenient for quick-service, service-oriented, and destination retail.

**Attractive Storefronts** – Built in 2005, offering modern design, prominent signage, and excellent curb appeal.

**Cross-Shopping Potential** – Benefit from spillover sales as customers combine Walmart trips with visits to nearby retailers.

**Proximity to Key Institutions** – Minutes from Olympic College Poulsbo campus (8,500 student body) and several naval military facilities, driving consistent weekday traffic.