

# Poulsbo Village

Former Rite Aid Space Available Minutes from  
Poulsbo's Historic Waterfront Downtown.



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 JSH | PROPERTIES, INC.

# Property Highlights



**Located in Poulsbo Village**, a well-established shopping destination just off Interstate 305 with ample surface parking.

**Surrounded by national and regional retailers** drawing consistent foot traffic.

**Landlord willing to demise the space.**

**Situated in a major retail corridor** serving Poulsbo, Bainbridge Island, and surrounding communities.

**Just minutes from historic downtown Poulsbo**, a charming waterfront district known as “Little Norway,” attracting approximately 250,000 visitors annually for shopping, dining, and cultural events

**Within minutes of Olympic College Poulsbo** campus and Naval Base Kitsap, bringing in military families, students, and faculty.

**Proximity to top-performing anchors** including Town & Country Market and Safeway.

**Ideal for service and specialty retail concepts** seeking a strong neighborhood center.

**Stable and growing trade area** with a mix of full-time residents, commuters, and tourists.

# Poulsbo Village

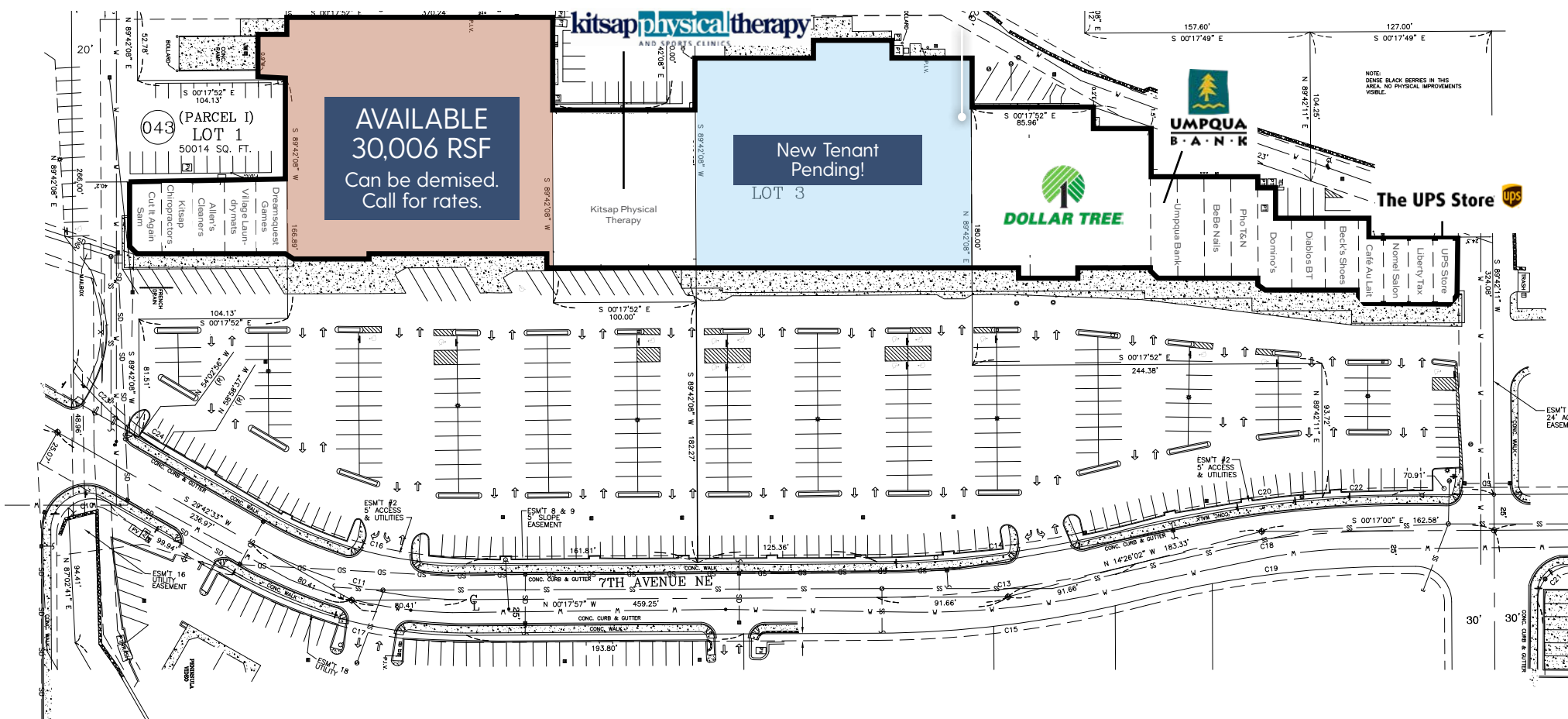


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POULSBO VILLAGE RETAIL FOR LEASE | 3 |

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# Site Plan



## POULSBO VILLAGE TENANTS

Rates: Call for details.

## Cut It Again Sam

Kitsap Chiropractors LLC

## Allen's Cleaners

## Village Laundrymats

Dreamsquest Games

30,006 rsf - AVAILABLE

Kitsap Physical Therapy

New Tenant Pending

## Second Season Thrift Shop

Dollar Tree

Umpqua Bank

## BeBe Nails

Pho T&amp;N

Domino's

Diablos BT Inc

## Beck's Shoes

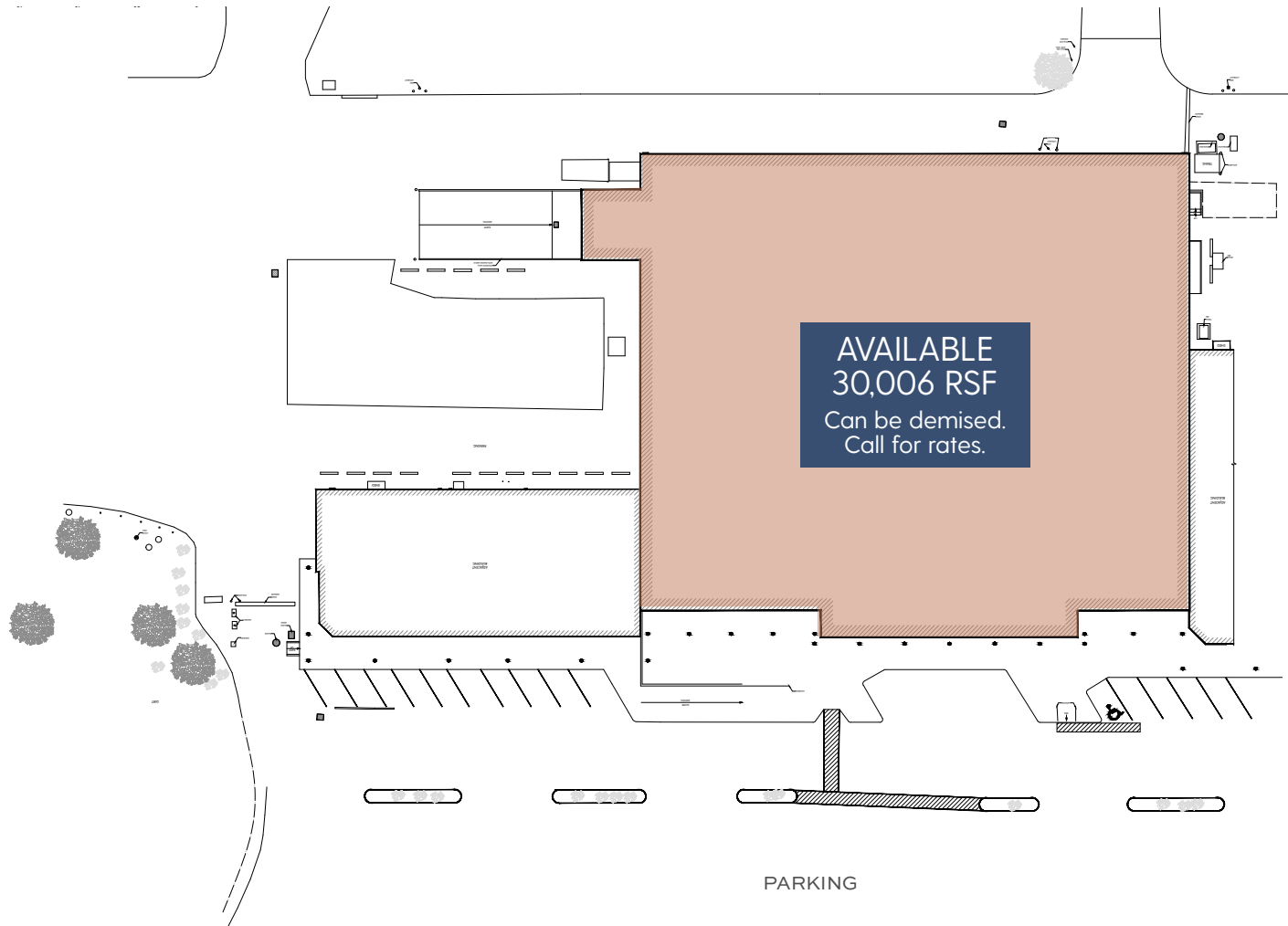
## Café Au Lait

Nomel Salon

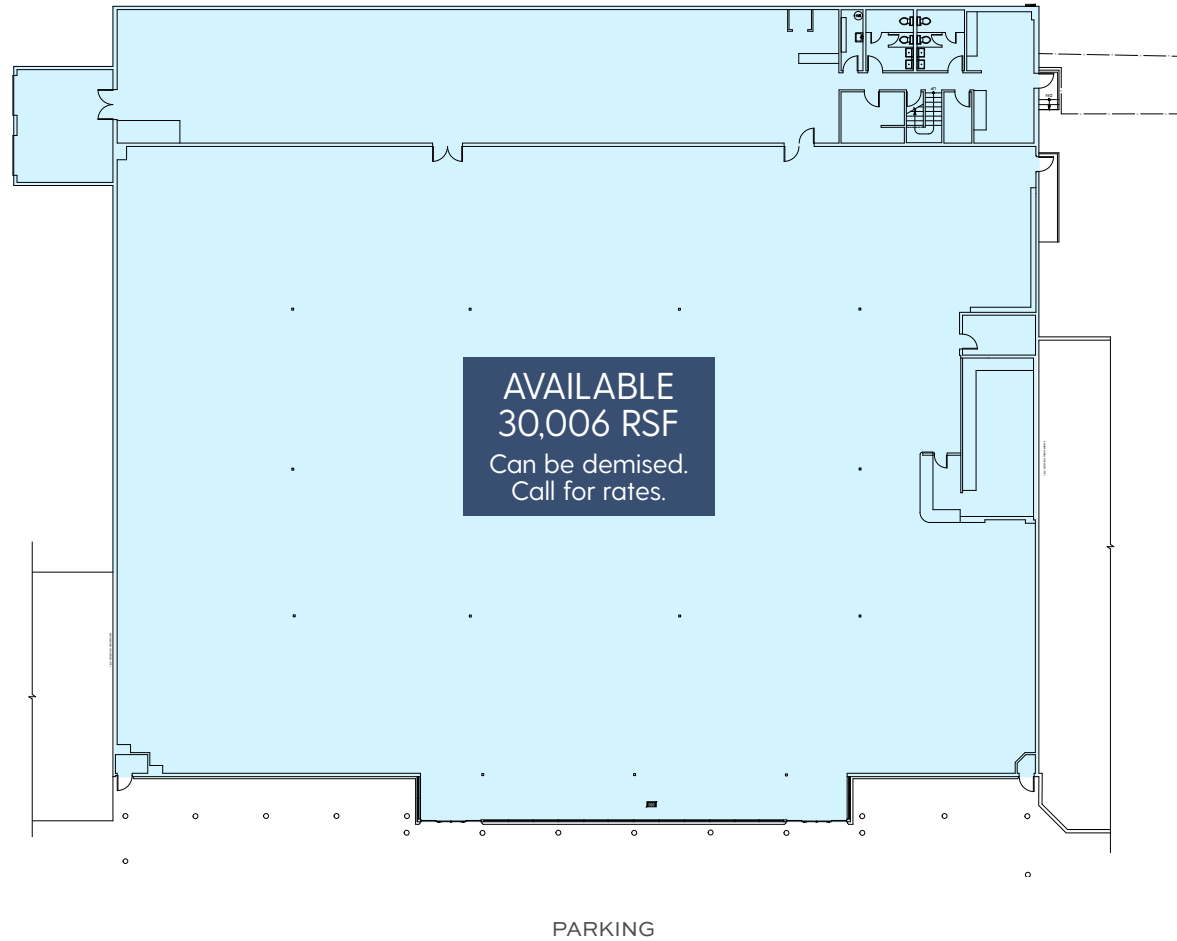
Liberty Tax Services

The UPS Store

# Site Plan



# Lease Plan





POULSBO VILLAGE

# Area Retail





# 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.

# Market Strengths & Demographics

**Affluent trade area** with average household incomes exceeding \$143,000 and projected to grow to \$160,000+ by 2030

**Strong owner-occupied housing market** with over 69% ownership and median home values above \$663,000, rising toward \$767,000+ by 2030

**Growing population base** — 5-mile radius expected to reach over 46,000 residents by 2030

**Daytime population of nearly 50,000** within 5 miles, supporting weekday retail, dining, and service demand

**High consumer spending potential** — Spending Potential Indexes well above the national average in categories like travel (130), dining out (120), and home furnishings (123)

**Large portion of residents in professional and management occupations** (nearly 50%), indicating strong discretionary spending power

**Positioned in a desirable Kitsap County** community with strong commuter links to Seattle via Bainbridge Island Ferry and the Olympic Peninsula.

| 2025 DEMOGRAPHICS  | 3 MILE    | 5 MILE    | 10 MILE   |
|--------------------|-----------|-----------|-----------|
| Population         | 21,506    | 45,766    | 139,274   |
| Daytime Population | 25,847    | 49,688    | 143,956   |
| Households         | 8,051     | 16,545    | 52,228    |
| Avg. HH Income     | \$143,157 | \$144,125 | \$147,927 |

