

FOR LEASE

2,374 SF OFFICE AVAILABLE FOR LEASE

6869 KIMBALL DRIVE
GIG HARBOR, WA



KIDDER.COM

km Kidder
Mathews

6869 KIMBALL DRIVE



*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

\$6,000
MONTH GROSS - LEASE RATE

6869 KIMBALL DRIVE

GRANDVIEW ST

8,269+ VPD

21,855+ VPD



AVAILABLE FOR LEASE



KIDDER MATHews

6869 KIMBALL DRIVE



LOCATED AT THE
INTERSECTION OF
WOLLOCHET DR
AND KIMBALL DR



FLEXIBLE FIRST
FLOOR LAYOUT



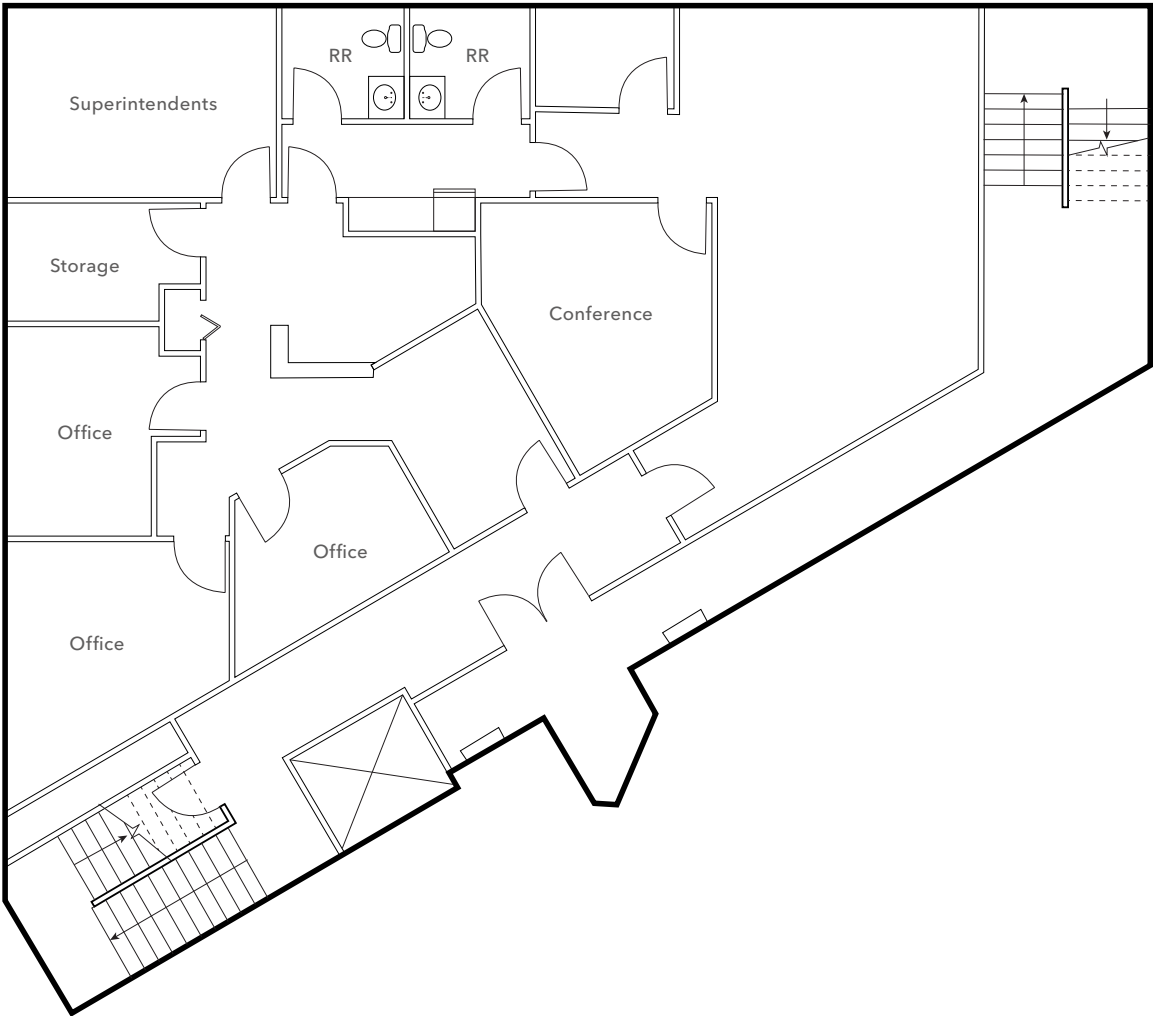
QUICK ACCESS
TO SR - 16



COVERED
PARKING



FLOOR PLAN



FIRST FLOOR

2,374 SF

AVAILABLE

\$6,000

MONTH 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

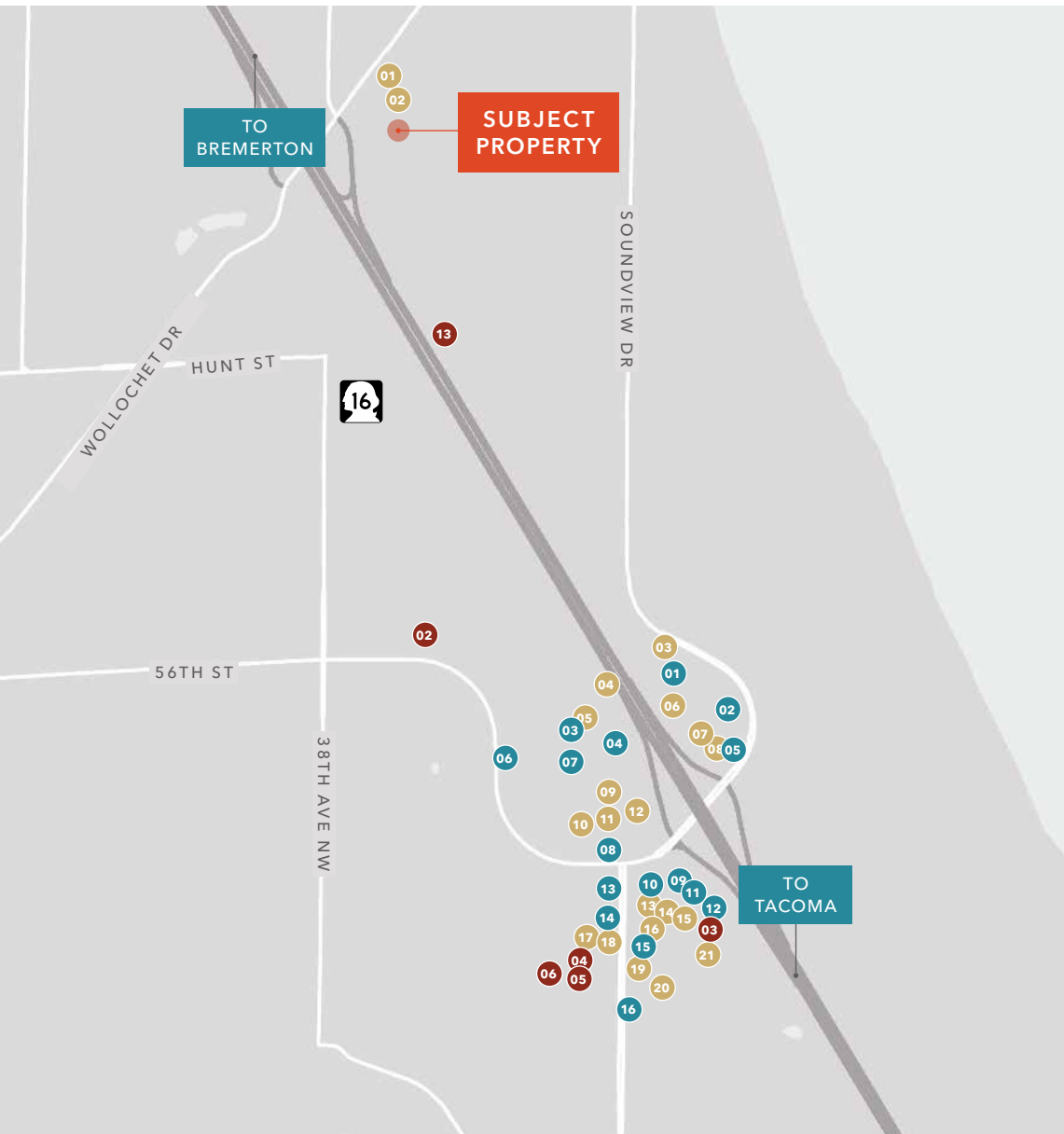
Walkable to a variety of retail and dining options along Kimball Drive

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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