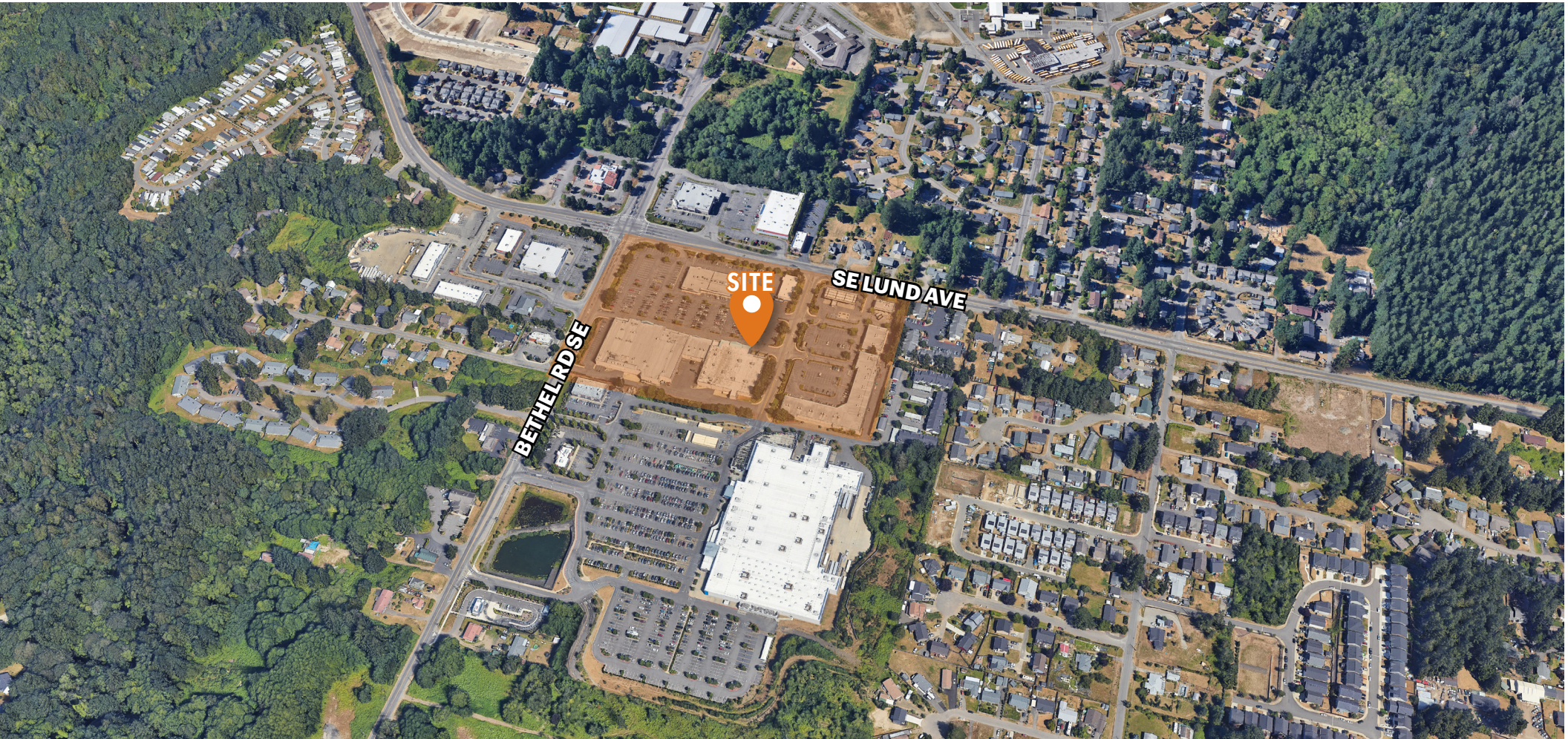


Bethel Junction & Bethel Place FOR LEASE

3311 BETHEL RD SE, PORT ORCHARD, WA 98366



LOCKEHOUSE
RETAIL GROUP

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PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	3311 Bethel Road SE, Port Orchard, WA
GLA	157,508 SF
ZONING	Commercial Mixed-Use
PRICING	Call for Rates
NNNs	\$9.86 SF (2026 Estimates)

PROPERTY HIGHLIGHTS

- Bethel Junction/Place is located in the neighborhood community of Port Orchard, just southwest of Seattle and across the Puget Sound. The center is situated at a high traffic and high visibility intersection - Lund Avenue and Bethel Road.
- Current tenants include Safeway, Planet Fitness, Starbucks, O'Reilly Auto Parts and more.
- New anchor tenant coming soon.

DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
9,497	44,219	101,646



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,672	16,521	39,806



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$106,823	\$115,093	\$114,965



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
\$949,670	\$1.13 M	\$1.16 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
21.7%	27.5%	29.5%



TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
\$188.09 M	\$889.3 M	\$2.11 B

*Demographics Source: Regis Sites USA 08/28/25

SITE PLAN



SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)	SUITE	TENANT	SIZE (SF)
BJ-001	O'Reilly Auto Parts	6,150	BJ-4B	Liberty Tax	875	BP-204	John L. Scott Real Estate	5,928
BJ-101	Sport Clips	1,406	BJ-5B	Ze Haira Salon	750	BP-100	Teriyaki House	1,200
BJ-103	AVAILABLE	1,655	BJ-6A	Jones Chiropractic	900	BP-101	Pet Town	2,400
BJ-105	AVAILABLE	1,400	BJ-6B	Lovely Nails	600	BP-102	El Pueblito Mexican Restaurant	3,600
BJ-107	The UPS Store	1,400	BJ-7A, BJ 7B	Navy Federal Credit Union	3,199	BP-107	Planet Fitness	15,710
BJ-110	Nilsson Audiology & Hearing Aid Clinic	750	BJ-9A	Subway	1,380	BP-109	Men's Club Barbershop	1,100
BJ-3333	Point S Tires	5,442	BJ-9B	T-Mobile	1,451	BP-110	Smoker's Alley	1,100
BJ-3355	Safeway	54,765	BP-1942	Safeway Fuel Station	5,000	BP-111	Sassy Nails	1,100
BJ-3399	PENDING	31,472	BP-A	Starbucks	2,080	BP-115	Rent-A-Center	4,700

MARKET AERIAL



JOANN THE END ZONE
BOWL HI JOY
DOLLAR TREE
OLYMPIC GYM
5 DOLLAR STORE

STARBUCKS COFFEE
Albertsons
TSC TRACTOR SUPPLY CO
GNC LIVE WELL
volta
Jack
SUBWAY
In the box
BANK OF AMERICA
REGAL
BURGER KING

Peninsula
MAIL SERVICE

ACE Hardware
MEXICAN
goodwill
MIDAS
7 ELEVEN
Arbys
Pizza Hut

BOVEX
jiffylube

TacoTime
SHERWIN WILLIAMS
AutoZone
Carbon
Kitsap Bank

STAPLES
Walgreens

Walmart
Wendy's
GameStop
DUTCH BROS Coffee

*Traffic Count Source: Regis Sites USA 08/28/25

PROPERTY PHOTOS



3311 BETHEL ROAD SE, PORT ORCHARD, WA



*Photo Source: gerrity.co



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