COMMERCIAL PROPERTY
21228 URDAHL RD NW

POULSBO, WA 98370

PROPERTY FOR SALE

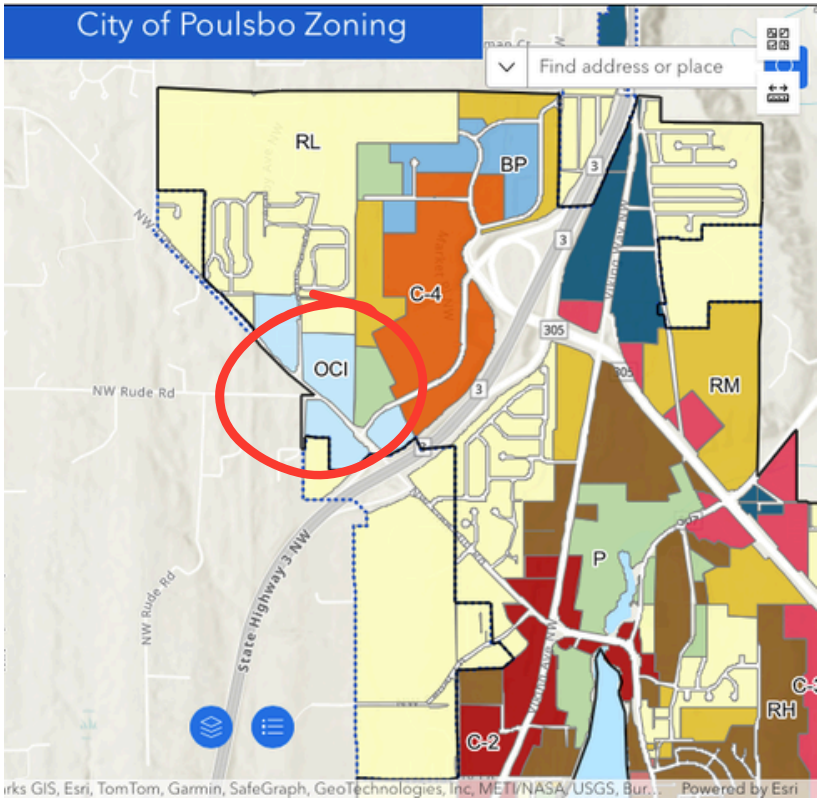
$1,100,000



JCM
SILVERDALE, WA
9351 Bayshore DR NW

CALL FOR AN APPOINTMENT

+360-620-5300
jcmpm.com
jeff@jcmpm.com

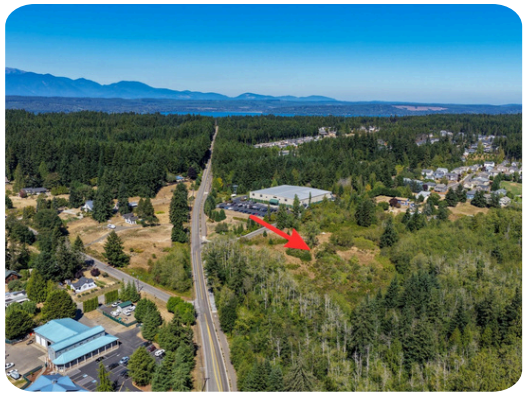




ZONED:
OFFICE COMMERCIAL INDUSTRIAL (OCI)

Purpose & Uses

- **Core Uses**: Designed for business and professional offices, corporate headquarters, and research and development facilities.
- **Mixed Activity**: Allows a compatible blend of office, commercial, and light industrial operations.
- **Live/Work Units**: Permitted as a combined use for business or manufacturing activities integrated within the same unit.
- **Subordinate Retail**: Retail sales uses are permitted conditionally, but they must remain subordinate (typically limited to a maximum percentage) to the primary commercial or industrial building use.









FOR SALE









ABOUT THIS PROPERTY:

Rare 12.18-acre commercial/industrial-oriented property in Poulsbo offering substantial land area, convenient access to the city's primary commercial corridor, and proximity to major employment, retail, residential and transportation hubs. Located along Urdahl Road NW near NW Finn Hill Road and the Olhava commercial area, the property provides a unique opportunity for an owner-user, business, or investor seeking a larger land footprint within the Poulsbo market.

Key Selling Points

- Approx 7.2 Usable acres — substantial land area for a Poulsbo commercial property.
- Strategic Poulsbo location near NW Finn Hill Road, Urdahl Road and the Olhava commercial district.
- Large development footprint provides flexibility for a variety of potential business, service, office, industrial or investment concepts, subject to zoning and permitting.
- Established surrounding commercial activity with major retailers, restaurants and services nearby.
- Close to Highway 305, providing connectivity toward Bainbridge Island, Kingston, Silverdale and the broader Kitsap Peninsula.
- Proximity to major employment centers, including Naval Base Kitsap–Bangor and the Silverdale/Bremerton employment corridor.
- Strong North Kitsap market position with nearby residential growth, schools and everyday consumer amenities.
- Public water service is identified in available property records.

$1,100,000

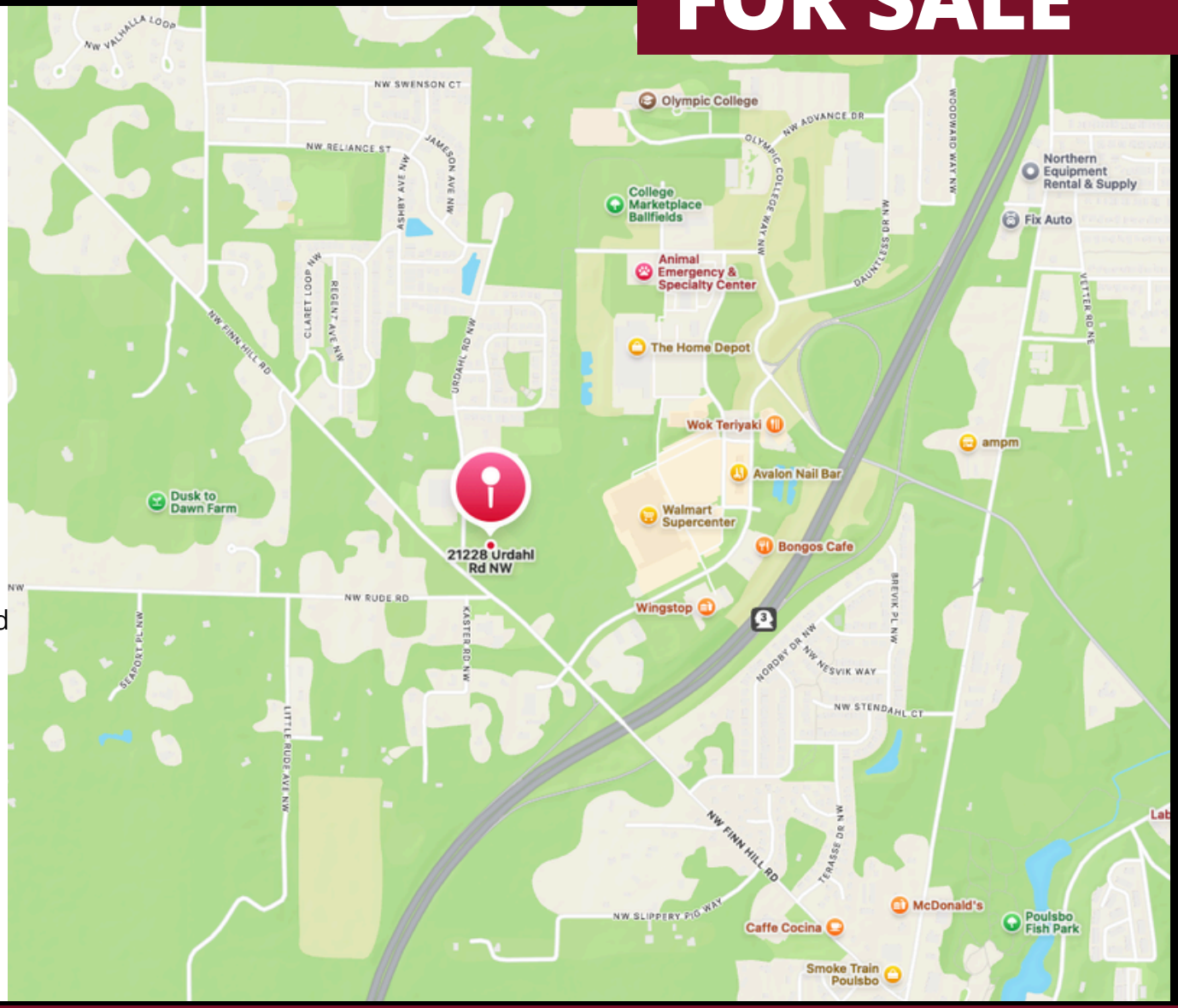
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21228 URDAHL RD NW

FOR SALE



EASY ACCESS:

- The property is situated along Urdahl Road NW, with access to the broader road network through NW Finn Hill Road.
- WA-305 is the primary north-south transportation corridor through Poulsbo, connecting the area toward Bainbridge Island to the south and the Kingston/North Kitsap area to the north.
- Nearby Retail: Walmart Supercenter, Poulsbo Village, Town & Country Market



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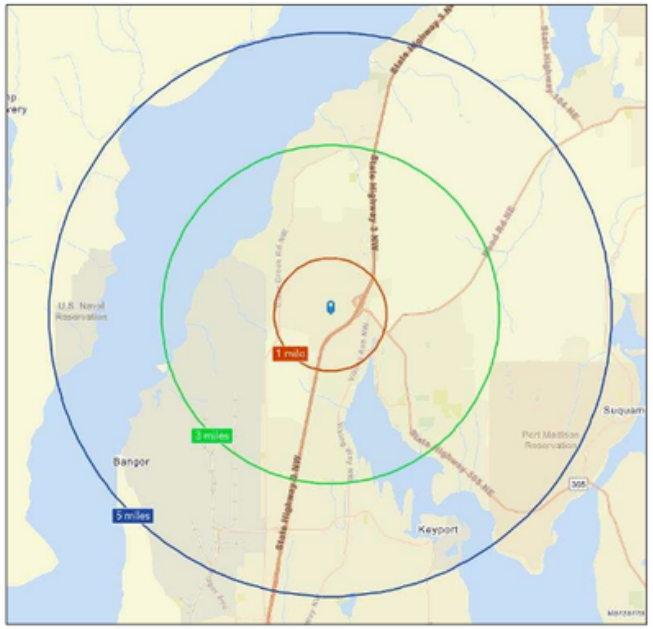
SITE DEMOGRAPHICS

POPULATION SUMMARY

ONE-MILE RADIUS Year	Source	Population	Total Change (%)	Average Annual Change (%)
2020	Census	2,777	N/A	N/A
2025	Estimate	3,287	18.37%	3.67%
2030	Projection	3,507	6.69%	1.34%
THREE-MILE RADIUS Year	**Source**	**Population**	**Total Change (%)**	**Average Annual Change (%)**
2020	Census	18,831	N/A	N/A
2025	Estimate	19,578	3.97%	0.79%
2030	Projection	20,060	2.46%	0.49%
FIVE-MILE RADIUS Year	**Source**	**Population**	**Total Change (%)**	**Average Annual Change (%)**
2020	Census	32,900	N/A	N/A
2025	Estimate	34,332	4.35%	0.87%
2030	Projection	35,066	2.14%	0.43%

Source: Esri

The total population during the survey period indicates upward trends, with the highest annual growth having occurred from 2020 to 2025 within the one-mile radius at a rate exceeding 3.67% per year. Population is expected to continue moderate growth patterns for all three radii, with anticipated growth within the one-mile radius exceeding 1.34%. The outlook for the subject area is positive.



DEMOGRAPHIC STUDY MAP

JCM SILVERDALE, WA

TRAFFIC STUDY/SCHOOLS

- Peak-hour intersection volume: approximately 572 vehicles between 4:00–5:00 PM
- Total survey volume: approximately 1,005 vehicles during the recorded survey period.

City of Poulsbo traffic study conducted at the Urdahl Road NW / NW Finn Hill Road intersection on September 17, 2019



Nearby Schools

Vinland Elementary School — approximately 0.5–0.6 miles
Olympic College- approximately 1.3 miles
Poulsbo Middle School — approximately 2.6–2.7 miles
North Kitsap High School — approximately 2.4–2.5 miles