

FOR SALE OR LEASE

# UFCW BUILDING



6403 LAKEWOOD DR W, UNIVERSITY PLACE, WA 98467

**km** Kidder  
Mathews

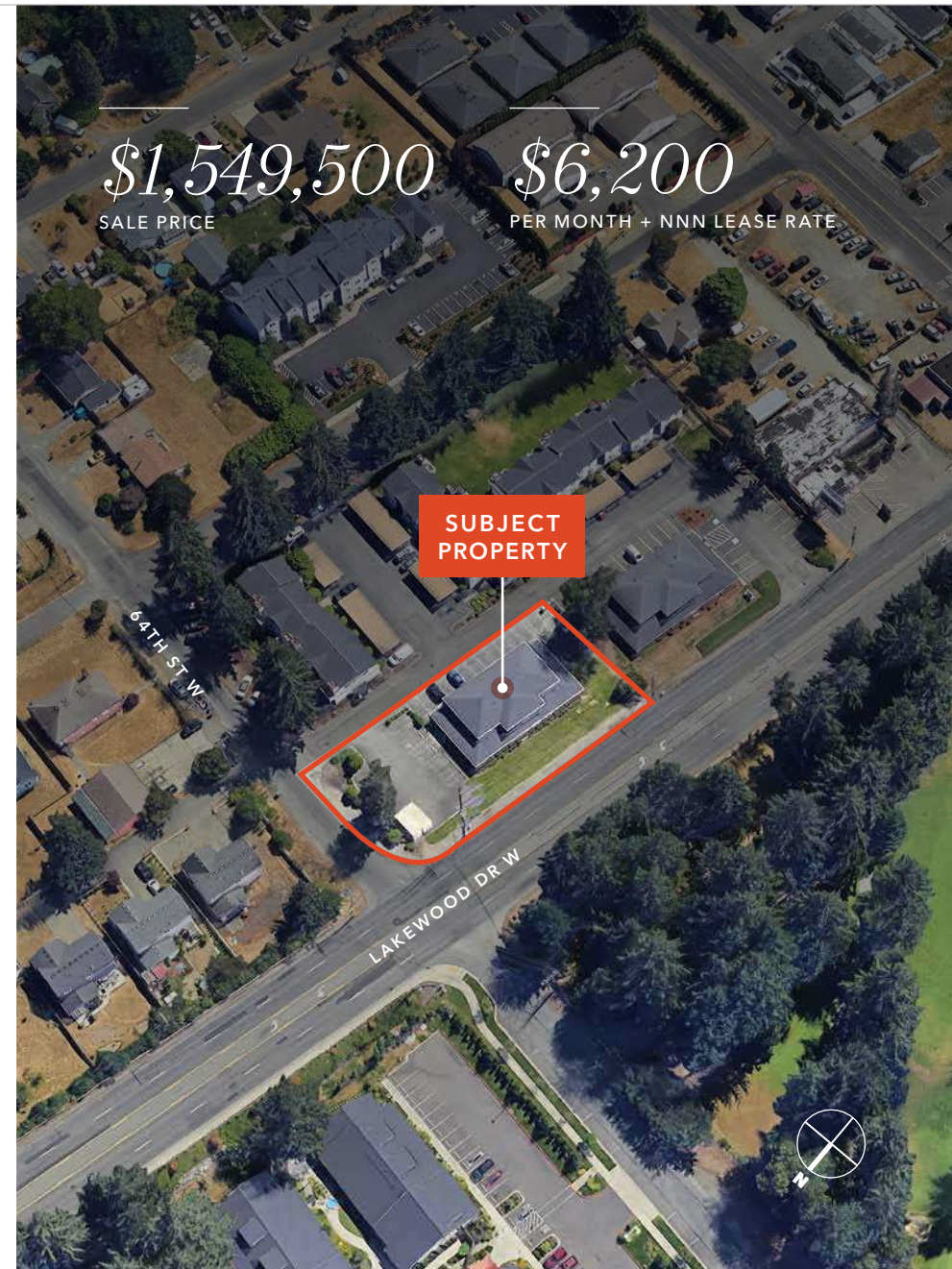
# HIGH-VISIBILITY OFFICE BUILDING IN PRIME AREA

Kidder Mathews is delighted to offer this distinguished office building featuring a high-quality buildout with numerous private offices spanning two floors, a breakroom, a conference room, and a welcoming reception area. The property boasts ample parking, ensuring convenience for both employees and clients. Strategically located on the border of Tacoma and University Place, it benefits from excellent visibility and accessibility, directly across from Meadow Park Golf Course. This prime corner location offers significant frontage on Lakewood Drive.

Available for Sale at \$1,549,500 or available for Lease at \$6,200/month + NNN.

## PROPERTY OVERVIEW

|                                |  |
|--------------------------------|--|
| ADDRESS                        | 6403 Lakewood Dr W, University Place, WA 98467 |
| LAND SIZE                      | 20,477 SF (0.47 AC)                            |
| TOTAL BUILDING SIZE            | 6,106 SF                                       |
| PARCEL NO.                     | 0220265004                                     |
| STORIES                        | 2  |
| BUILT                          | 1986   |
| RENOVATED (2022)               | New flooring, Paint and Lighting               |
| ADDITIONAL IMPROVEMENTS (2023) | New Roof and Landscaping                       |







Carr Inlet

UNIVERSITY PLACE

CHENEY STADIUM

TACOMA

TACOMA DOME



|              |            |                 |
|--------------|------------|-----------------|
| TRADER JOE'S | SAFEWAY    | Jack in the box |
| Starbucks    | McDonald's | HomeGoods       |

FIRCREST GOLF CLUB



|        |         |             |
|--------|---------|-------------|
| Target | TJ-maxx | HOBBY LOBBY |
|--------|---------|-------------|



|                      |                    |                              |
|----------------------|--------------------|------------------------------|
| OrangeTheory Fitness | WHOLE FOODS MARKET | Pierce County Library System |
|----------------------|--------------------|------------------------------|

|                    |             |              |
|--------------------|-------------|--------------|
| Starbucks          | DOLLAR TREE | WORLD MARKET |
| BUFFALO WILD WINGS | Red Robin   | REI          |

|                        |             |
|------------------------|-------------|
| Applebee's GRILL & BAR | BIECIU      |
| FITNESS GUEST FQ       | DOLLAR TREE |

|                     |          |                |
|---------------------|----------|----------------|
| ROSS DRESS FOR LESS | Michaels | HARVEST BUFFET |
|---------------------|----------|----------------|

TACOMA MALL

|                   |                          |                       |
|-------------------|--------------------------|-----------------------|
| Chesecake Factory | BJs RESTAURANT BREWHOUSE | DICK'S SPORTING GOODS |
| NORDSTROM         | Panera BREAD             | Firestone             |
| ★macy's           | JCPenney                 | Jollibee              |

CHAMBERS BAY GOLF COURSE



SUBJECT PROPERTY

MEADOW PARK GOLF COURSE

OAKBROOK GOLF CLUB



|               |                              |
|---------------|------------------------------|
| WinCo FOODS   | Olive Garden ITALIAN KITCHEN |
| Famous Dave's | LAIFITNESS.                  |

STEILACOOM

|           |              |                |            |
|-----------|--------------|----------------|------------|
| Target    | PETSMART     | AMC THEATRES   | LES SCHWAB |
| SAFEWAY   | KeyBank      | CRUNCH         |            |
| Marshalls | Office DEPOT | crumbl COOKIES |            |

LAKEWOOD TOWN CENTER



# DEMOGRAPHICS

## POPULATION

|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2023 ESTIMATED               | 14,013 | 121,921 | 309,102 |
| 2029 PROJECTION              | 14,063 | 121,440 | 312,255 |
| 2020 CENSUS                  | 14,271 | 121,620 | 305,822 |
| PROJECTED GROWTH 2024 - 2029 | 50     | - 481   | 3,153   |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 36.0   | 36.9    | 36.4    |
| % FEMALE   | 51.7%  | 51.2%   | 49.7%   |
| % MALE     | 48.3%  | 48.8%   | 50.3%   |

## HOUSEHOLDS

|                              | 1 Mile | 3 Miles | 5 Miles |
|------------------------------|--------|---------|---------|
| 2024 ESTIMATED               | 5,492  | 49,768  | 125,286 |
| 2029 PROJECTED               | 5,523  | 49,711  | 127,775 |
| 2020 CENSUS                  | 5,409  | 48,685  | 120,244 |
| PROJECTED GROWTH 2024 - 2029 | 30     | - 57    | 2,489   |
| OWNER-OCCUPIED               | 46.1%  | 46.2%   | 48.7%   |
| RENTER-OCCUPIED              | 53.9%  | 53.8%   | 51.3%   |

Data Source: ©2024, Sites USA

## EMPLOYMENT & INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2024 AVERAGE HH INCOME | \$105,097 | \$113,266 | \$113,166 |
| TOTAL BUSINESSES       | 442       | 6,083     | 13,544    |
| TOTAL EMPLOYEES        | 2,471     | 48,175    | 113,102   |

## EDUCATION

|                     | 1 Mile | 3 Miles | 5 Miles |
|---------------------|--------|---------|---------|
| SOME HIGH SCHOOL    | 5.3%   | 5.9%    | 5.5%    |
| HIGH SCHOOL DIPLOMA | 26.2%  | 25.8%   | 25.8%   |
| SOME COLLEGE        | 25.4%  | 24.1%   | 23.1%   |
| ASSOCIATE           | 11.3%  | 10.8%   | 10.6%   |
| BACHELOR'S          | 19.0%  | 18.9%   | 19.6%   |
| GRADUATE            | 10.0%  | 11.0%   | 11.9%   |

## RACE/ETHNICITY

|                                  | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|--------|---------|---------|
| WHITE                            | 66.1%  | 66.8%   | 68.1%   |
| BLACK OR AFRICAN AMERICAN        | 7.1%   | 7.5%    | 7.1%    |
| AMERICAN INDIAN OR ALASKA NATIVE | 0.8%   | 0.8%    | 1.0%    |
| ASIAN                            | 8.8%   | 7.8%    | 7.2%    |
| HAWAIIAN OR PACIFIC ISLANDER     | 1.7%   | 1.5%    | 1.5%    |
| OTHER RACE                       | 4.6%   | 4.6%    | 4.7%    |



*Exclusively listed by*

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