

# FOR SALE

4109 Bridgeport Way  
University Place, WA 98466



## 4109 BRIDGEPORT WAY

Jeremiah Durr & Jacob Fors

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6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



# 1 EXECUTIVE SUMMARY

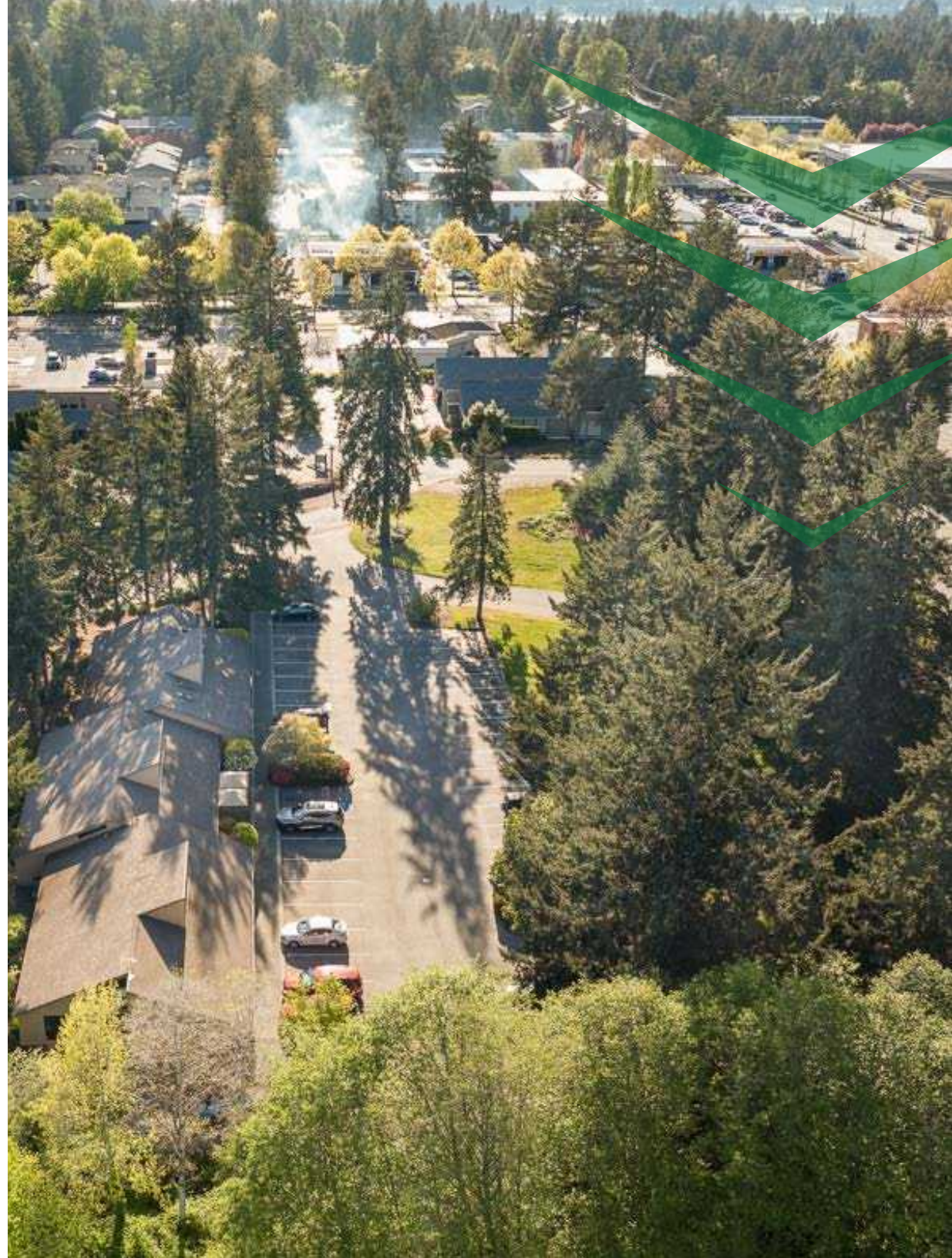
Welcome to University Place  
The Opportunity  
Property Overview  
Investment Highlights

## 2 LOCATION OVERVIEW

University Place Market Aerial  
Parcel Map  
Site Photos  
Stacking Plans

## 3 TRADE AREA

Demographics  
Pierce County Overview  
Economic Overview  
Employment Overview







## WELCOME TO UNIVERSITY PLACE

University Place, WA, is a thriving suburb of Tacoma in Pierce County, known for its strategic location with easy access to major highways, providing seamless connectivity to Tacoma and Seattle. This affluent community boasts a well-educated, financially stable population with a median household income above the national average. The city features excellent educational institutions, including top-rated public and private schools. Recreational opportunities abound with attractions like the Chambers Bay Golf Course and numerous parks. The commercial landscape is diverse, offering a mix of retail and dining options. University Place's pro-business climate, strong real estate market, and ongoing infrastructure improvements make it an attractive destination for investment and business development.



# THE OPPORTUNITY

First Western Properties - Tacoma, Inc. is pleased to exclusively present the opportunity to acquire **4109, 4107 and 4105 Bridgeport Way, University Place**, three parcels that include a 10,779 SF office space, and total 2.12 acres in University Place, located at the intersection of 40th Street and Bridgeport Way. The property is currently 95% leased to a mix of office tenants. In addition, the two parcels of land provide great opportunity for redevelopment with zoning allowing for 7 stories of multi-family.



## PROPERTY OVERVIEW



Price  
**\$3,000,000**



Occupancy  
**>95%**



Building  
**10,779 SF**



Land  
**2.12 acres**



Price Per SF  
**\$32.63 PSF (Land)**



Topography  
**Level**



Zoning  
**MU-U75**



Parcels  
**4002490020  
4002490030  
4002490040**



# INVESTMENT HIGHLIGHTS

## FLEXIBLE INVESTMENT STRATEGIES

### Covered Land Play:

Developer can enjoy rents from month to month tenancies during planning and entitlement phase of a multifamily project of up to 120 units, as the property is income producing.

### Office Investment:

Investor can improve NOI with longer term leases at market rates.

### Owner User Option:

Space can be made available for a buyer to occupy directly.

## STRONG DEMOGRAPHICS

Median HH Income of \$120,000.

## POSITIVE BUSINESS ENVIRONMENT

No B&O Taxes within the City of University Place.

## THRIVING LOCAL BUSINESSES

Less than a mile from only Whole Foods and Trader Joes in Pierce County.

Many local restaurants and retail services in the immediate area.









# EDUCATION

TACOMA NARROWS BRIDGE

16

Fred Meyer  
TACO BELL  
usbank  
BARTLETT DRUGS  
IHOP

TACOMA  
COMMUNITY  
COLLEGE

value village  
planet fitness  
McDonald's

Walgreens  
Harbor Greens  
AutoZone

FIRCREST GOLF CLUB

WHOLE FOODS  
MOD  
FIVE GUYS  
OrangeTheory  
TREK  
SportClips

SAFeway  
HomeGoods  
McDonald's  
Starbucks  
TRADER JOE'S

CURTIS JUNIOR-HIGH  
& HIGH SCHOOL  
2,250 STUDENTS

40TH ST W

6TH AVE W

CIRQUE PARK

## UNIVERSITY PLACE EDUCATION

8 public schools serving 5,600+ students

District testing average in the top 20% in Washington State

17 private schools within 5 miles serving about 5,500 students



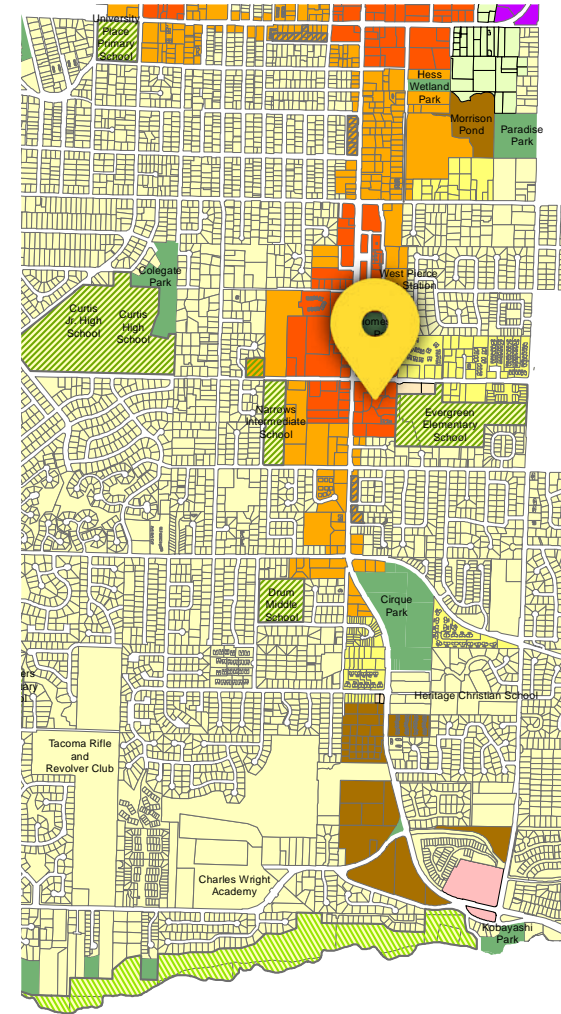
# PARCEL INFORMATION



## ZONING MAP

Zoned - MU-U 75

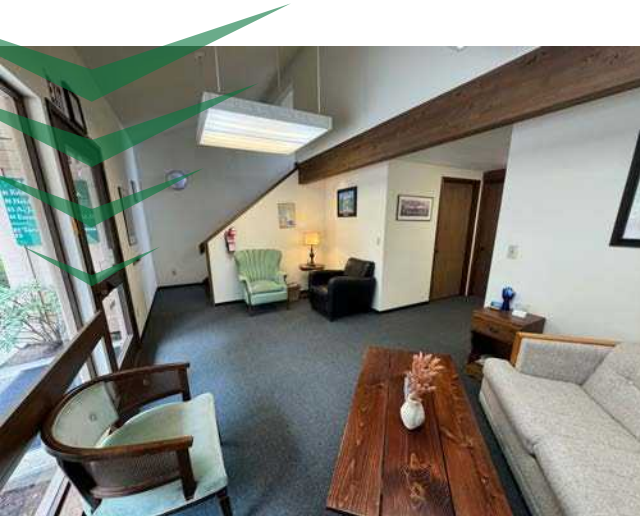
Allowing 7-stories of Multi-Family





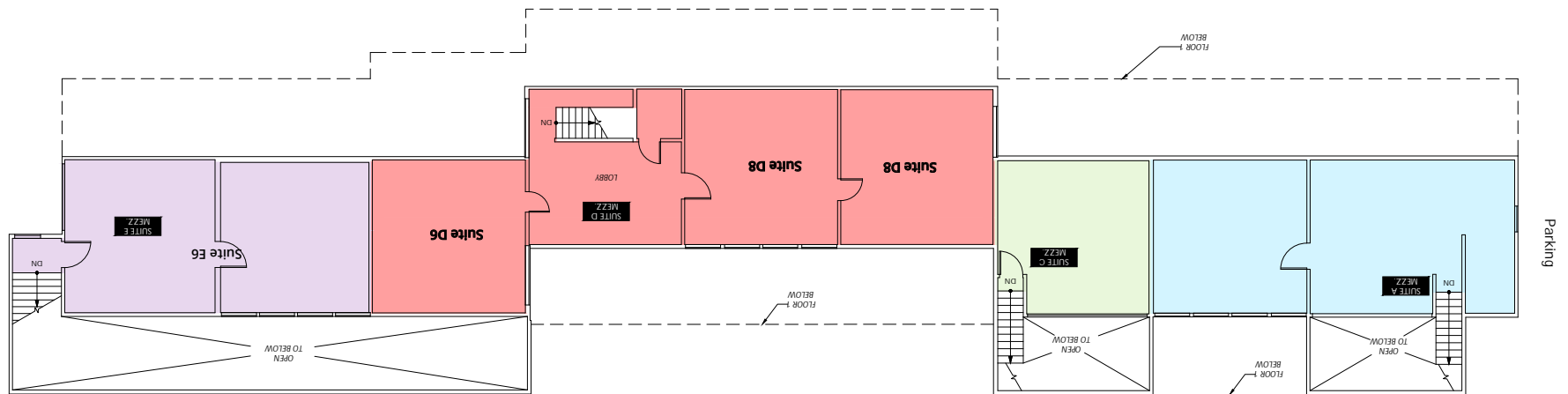






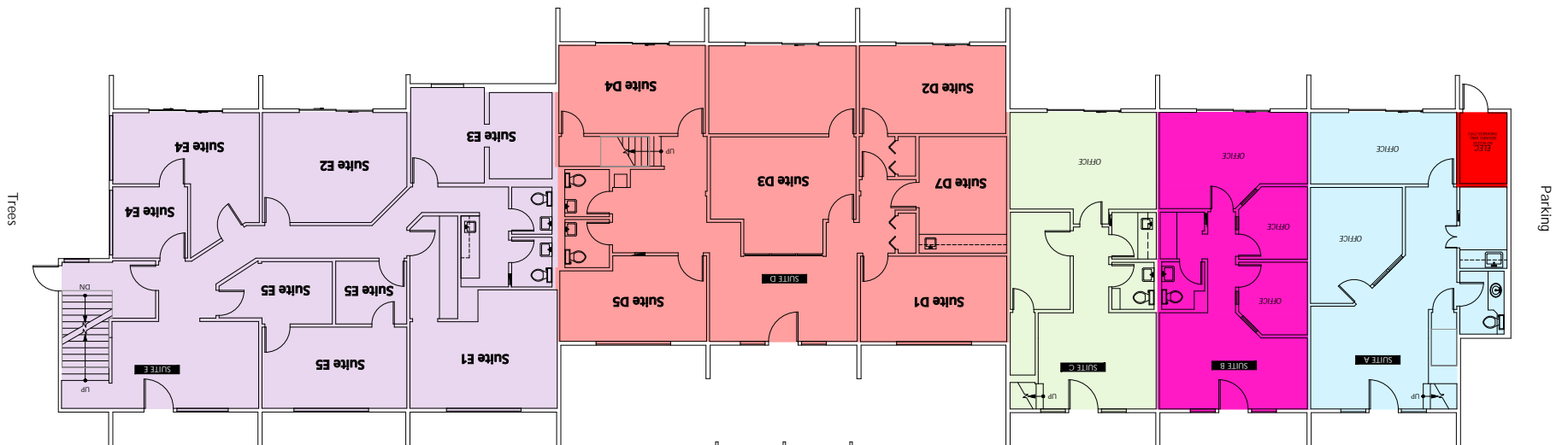


# BUILDING FLOOR PLANS | MEZZANINE



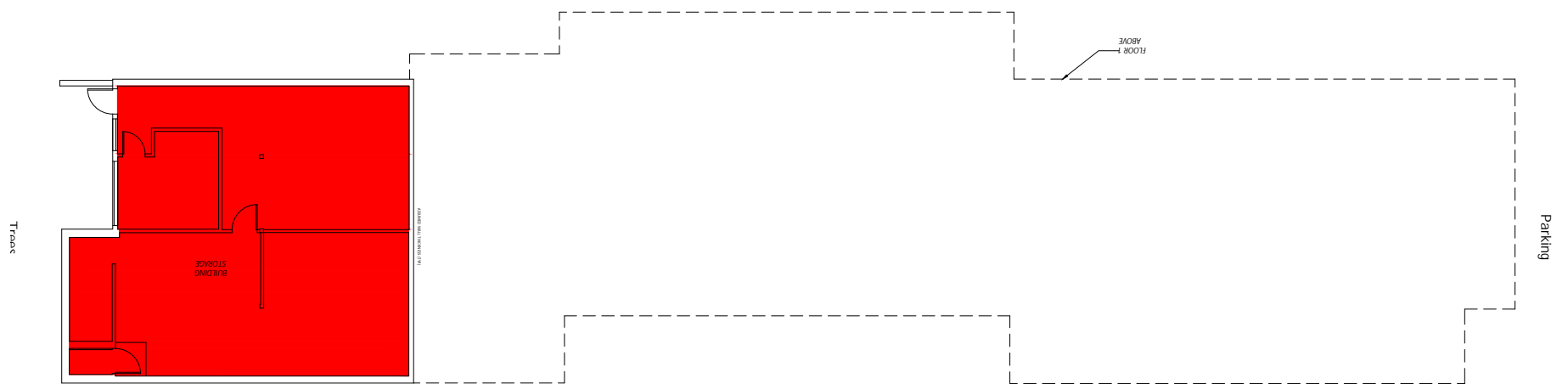


# BUILDING FLOOR PLANS | 1ST FLOOR

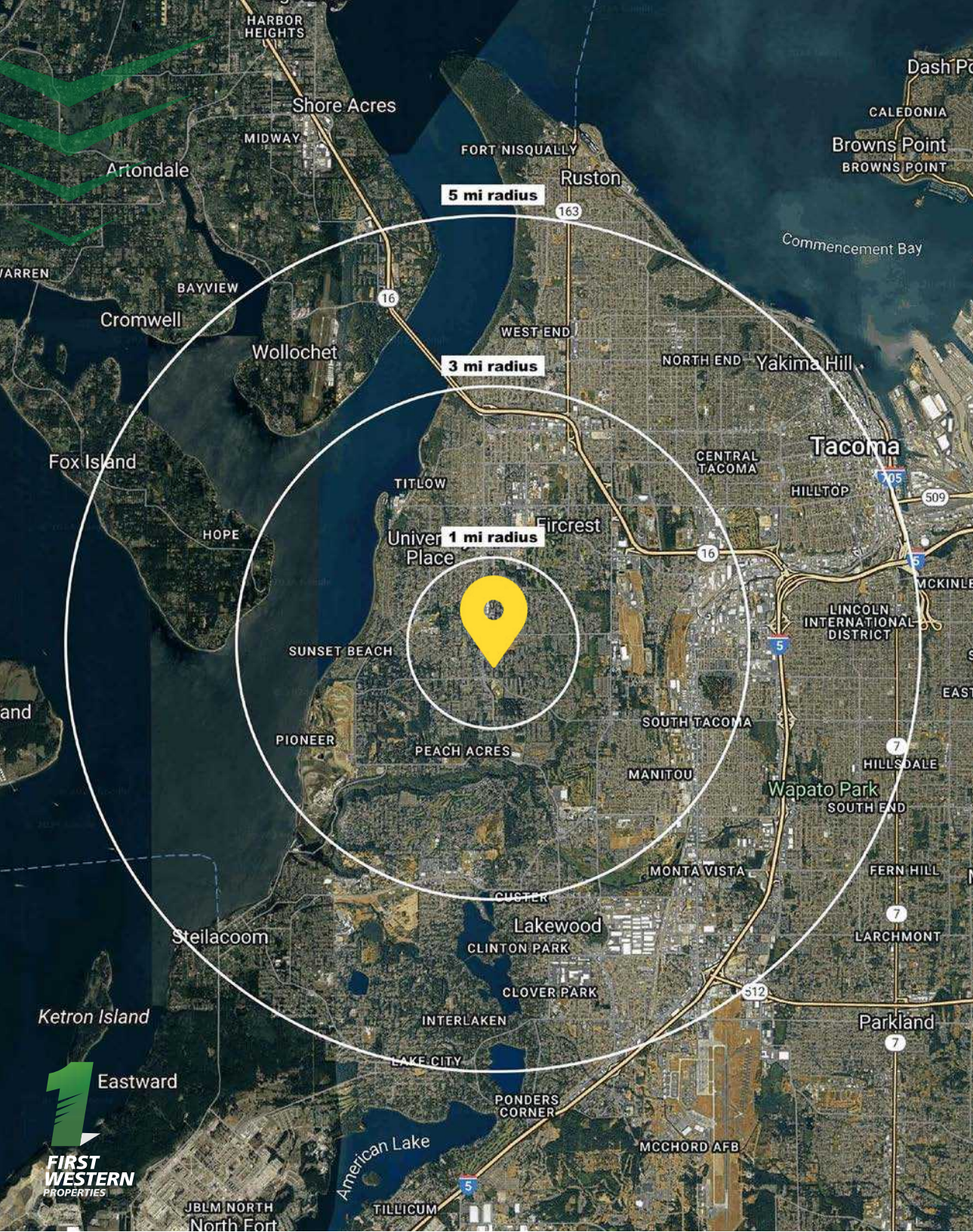




# BUILDING FLOOR PLANS | BASEMENT







# TRADE AREA DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
Population			
2023 Population	15,902	100,519	255,925
Daytime Population	9,174	61,483	171,251
Households			
2023 Total Households	6,228	41,477	103,800
Average Household Income	\$142,282	\$119,357	\$120,720
Education & Employment			
College Degree+	5,049 (44.8%)	25,885 (36.4%)	28,892 (58.4%)
Daytime Employee Count	4,522	32,094	96,115



# PIERCE COUNTY OVERVIEW

Pierce County, nestled in the picturesque Pacific Northwest, boasts a diverse population of approximately 900,000 residents, encompassing urban centers like Tacoma and Puyallup alongside rural communities. Economically, it thrives on a balanced mix of industries, with manufacturing, healthcare, technology, and military sectors driving growth. The county benefits from its strategic location, serving as a crucial hub for trade and transportation, with the Port of Tacoma playing a pivotal role in international commerce. Employment opportunities abound, with major employers including Joint Base Lewis-McChord, MultiCare Health System, and the Boeing Company, offering a range of job prospects from skilled trades to professional services. Pierce County's dynamic economy and vibrant communities make it a magnet for both residents and businesses seeking a high quality of life and ample opportunities for growth.



Population

**+800,000**



Visitors Per Year

**5M**



Busiest Port in N. America

**6TH**

**1**

**FIRST  
WESTERN  
PROPERTIES**

**3 | TRADE AREA**



# PIERCE COUNTY OVERVIEW

## ECONOMIC SNAPSHOT

Pierce County, Washington, presents a compelling proposition for businesses seeking a strategic foothold in the Pacific Northwest. Boasting a diverse economy with strengths in manufacturing, healthcare, technology, and military sectors, coupled with its advantageous location for trade and transportation, the county offers a fertile ground for expansion and innovation. With a supportive business environment, access to skilled talent, and a range of incentives, Pierce County stands ready to welcome and nurture enterprises looking to thrive in a dynamic and prosperous community.

Credit Rating (S&P)  
in Pierce County

**AA+**

Pierce County's  
GDP (2023)

**\$56B**

Jobs in  
Pierce County

**320K**



**The Port of Tacoma** is a major employer and catalyst to the market - supporting over **42,000 jobs**, contributing over **\$9B in business output**, and produced over **\$2.5B in total labor income**.



# PIERCE COUNTY OVERVIEW

## EMPLOYMENT HIGHLIGHTS

Pierce County, Washington, boasts a resilient and diversified economy anchored by key sectors such as manufacturing, healthcare, technology, and military-related industries. Its strategic location fosters robust trade and transportation activities, with the Port of Tacoma serving as a vital gateway for international commerce. With a thriving job market supported by major employers like Joint Base Lewis-McChord and MultiCare Health System, Pierce County continues to offer ample opportunities for growth and prosperity.

Notable Companies

**MultiCare** 

 **State Farm**



**BOEING**



**KAISER  
PERMANENTE**

**amazon**







RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.



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**TACOMA | KIRKLAND | PORTLAND | SEATTLE**

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