



# CONTRACTOR YARD

## FUTURE DEVELOPMENT SITE

2915 68TH AVENUE W  
UNIVERSITY PLACE, WASHINGTON

**2.54 ACRES** | 4,880 SF OFFICE/WAREHOUSE  
8,980 SF INDUSTRIAL SHED **FOR SALE**

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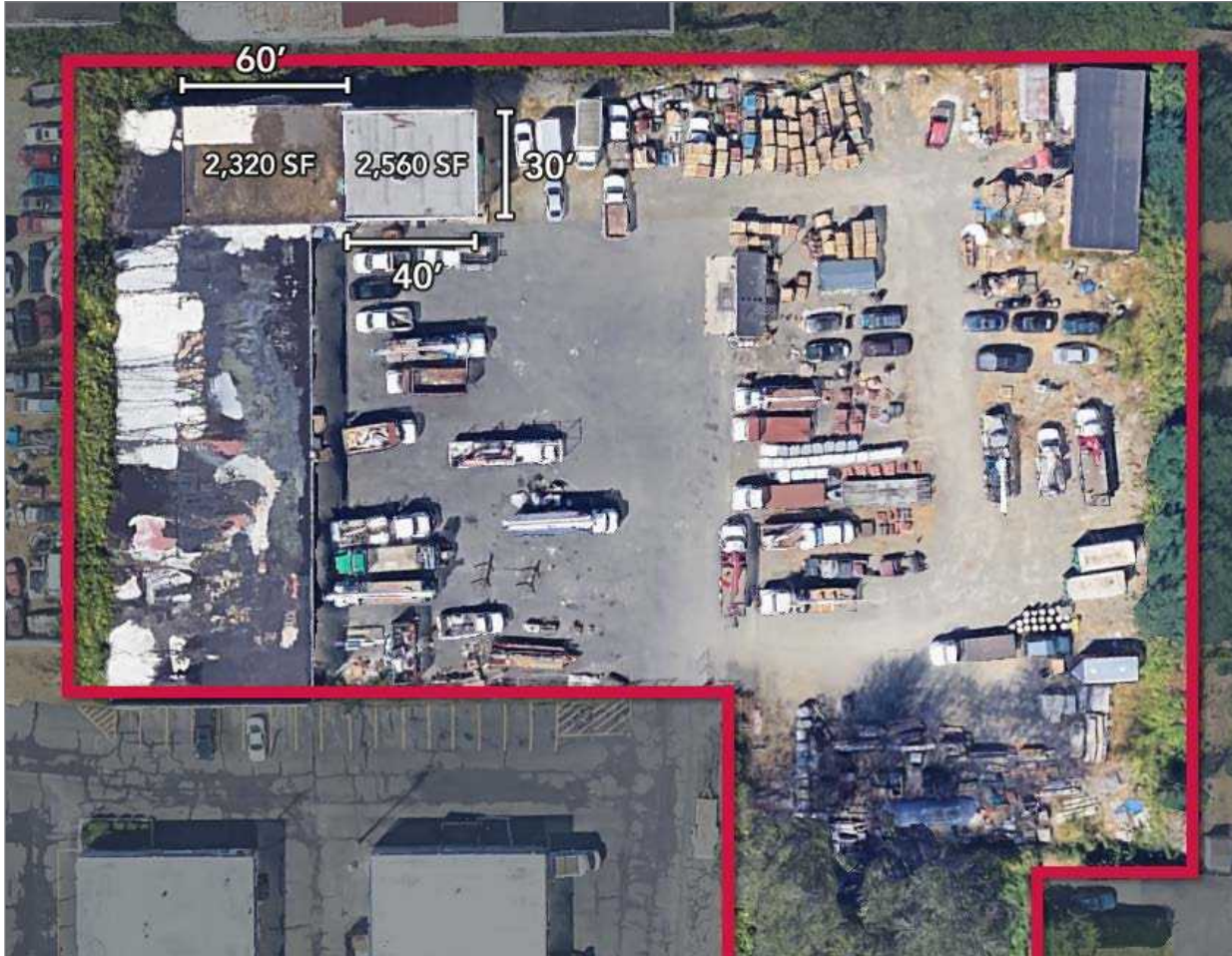
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY AERIAL

Adjacent to the Fircrest Golf Club, this 2.54-acre property, seated between Fircrest and University Place, offers an exceptional opportunity for redevelopment or continued use as an existing contractor yard. The site, currently home to four tenants with a 90 day option to terminate for owner/ user, features 4,880 SF of office space / storage, and an 8,980 SF covered industrial shed.



LOT SF:	110,624 SF
TOTAL BUILDING SF:	13,860 SF
OFFICE/WAREHOUSE SF:	4,880 SF
PARCEL NUMBERS:	0220108004 0220104165 0220108022 0220104006 0220104120
ZONING:	M/U - U/I 75
SALE PRICE:	\$3,850,000
YEAR BUILT:	1976



# PROPERTY PHOTOS



FACING EAST



FACING NORTHWEST



FACING WEST



FACING SOUTH



# PROPERTY PHOTOS



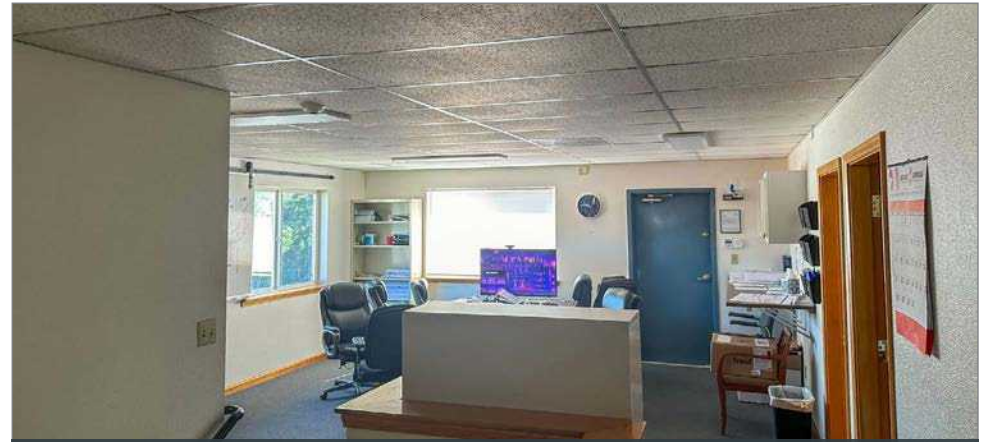
FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



# PIERCE COUNTY

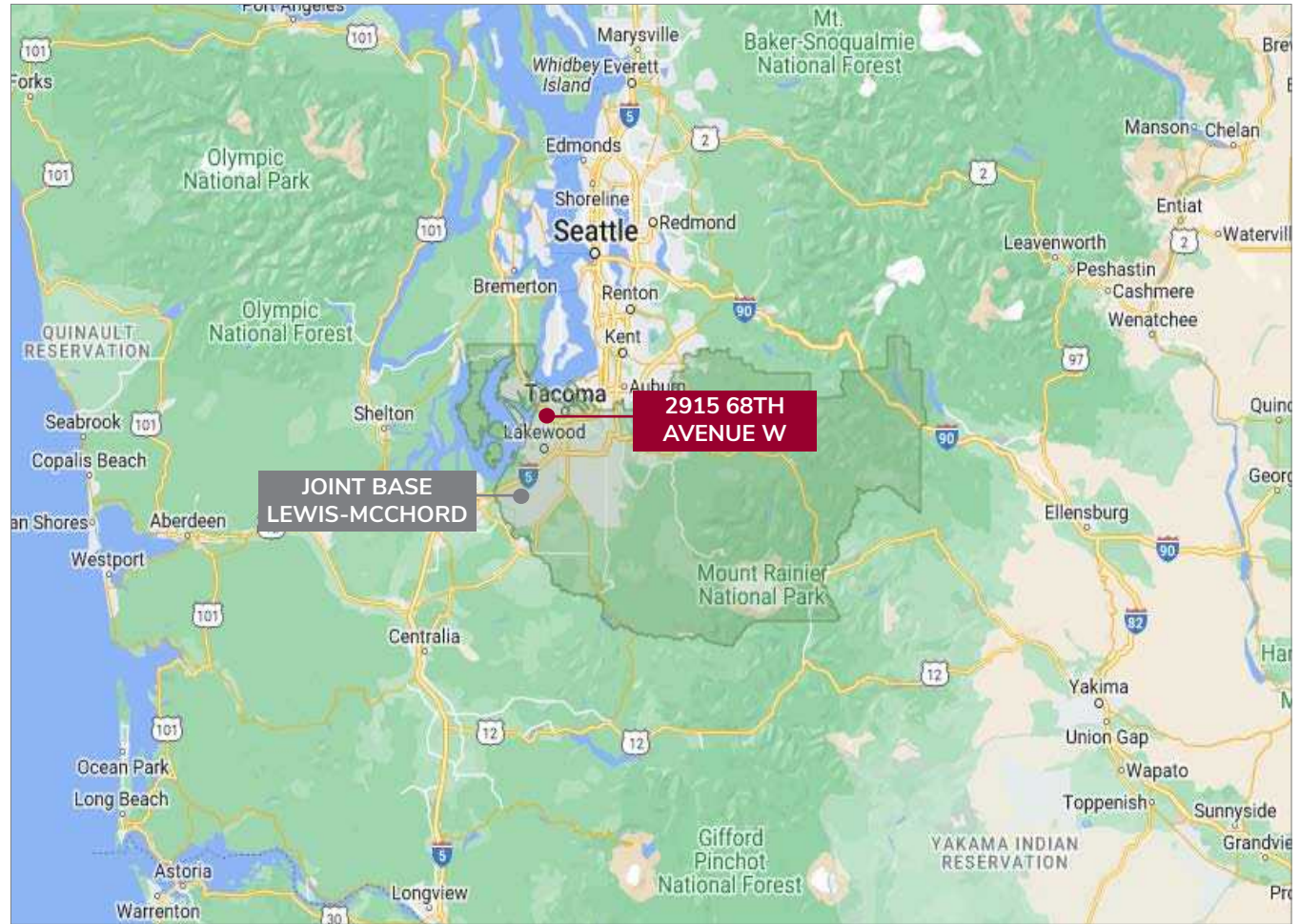
## PIERCE COUNTY

Pierce County has continued to be a leader in the greater Puget Sound regional economy. According to Economic Indicators, Pierce County is in the top 10% of all US counties in total job growth. The Military is Pierce County's largest employer and a major economic driver.

## DEMOGRAPHICS

Pierce County is the 2nd largest county in Washington State, with an approximate total population of 930,913 as of 2024 with an average annual growth rate of 1.35% since 2010.

In addition, as of 2023, the current median home value is \$475,667, (according to ESRI) with an average household income of \$118,572.



## KEY INDUSTRIES



AEROSPACE



HEALTHCARE



INDUSTRIAL



MARITIME/TRADE

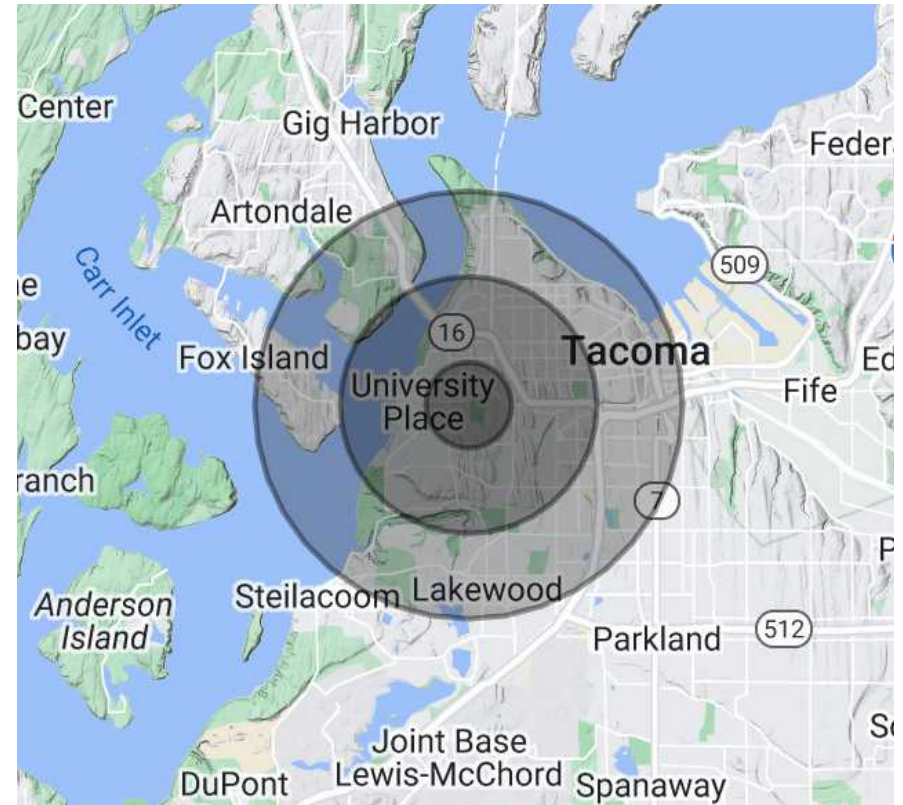


MILITARY

# MARKET STATISTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,632	102,253	250,851
Average Age	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,582	42,646	103,687
Average HH Income	\$112,015	\$114,848	\$110,496



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