

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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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



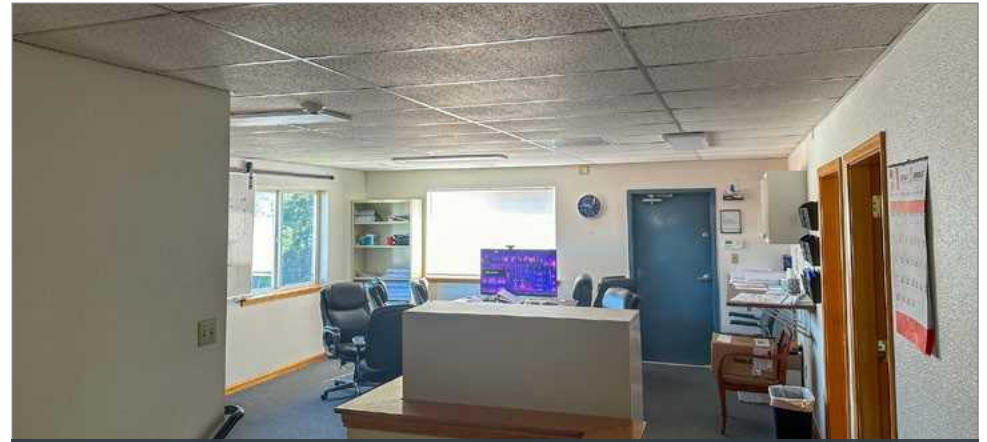
FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE

PIERCE COUNTY

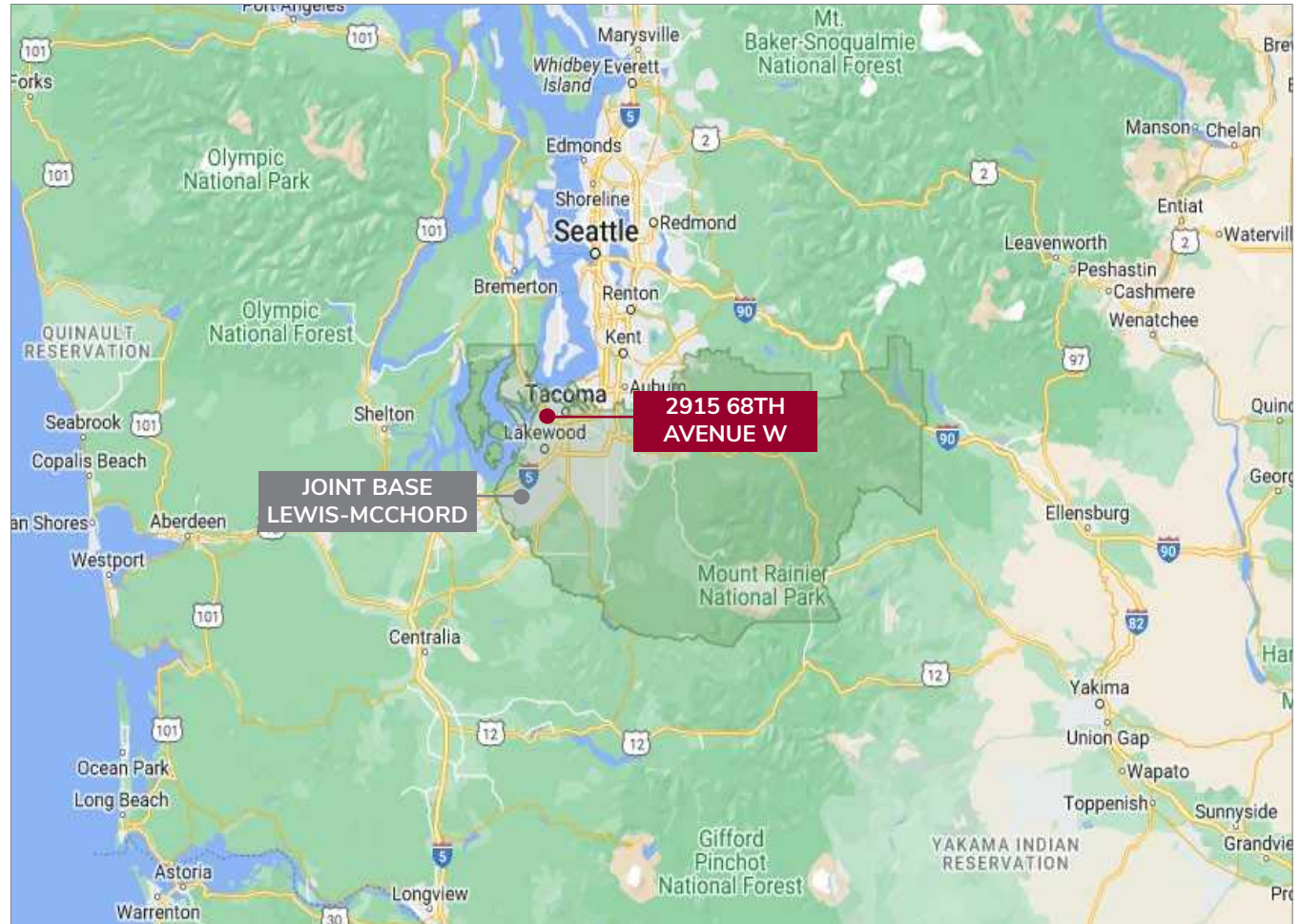
PIERCE COUNTY

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.



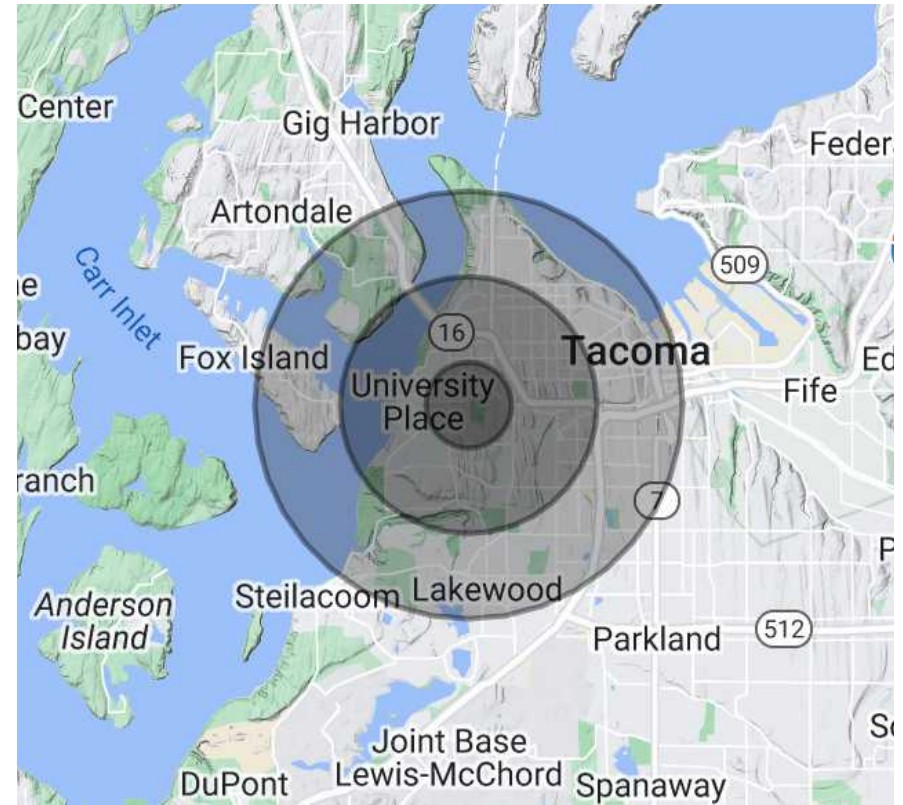
KEY INDUSTRIES



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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DISCLAIMER

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