

FOR SALE

# UNIVERSITY PLACE LANDMARK DEVELOPMENT SITE

6802 27TH ST W, UNIVERSITY PLACE, WA 98466



BRUCE BARKER, CCIM, MBA  
Vice President  
253.722.1459  
bruce.barker@kidder.com

Uncover the potential of a 4.7-acre multifamily development site at the entrance to Fircrest and University Place, capitalize on the local amenities along with Tacoma, Gig Harbor, Lakewood, and JBLM only a short drive away. Strategically positioned just opposite the Fircrest Golf Club.

## PROPERTY OVERVIEW

|            |             |
|------------|-------------|
| LOT SIZE   | 204,849 SF  |
| ZONING     | MU-U / I-75 |
| SALE PRICE | \$6,000,000 |

## DEMOGRAPHICS 2024

|                 | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------|-----------|-----------|-----------|
| EST. HH         | 6,953     | 44,339    | 104,312   |
| EST. POPULATION | 15,965    | 104,175   | 242,800   |
| AVG HH INCOME   | \$121,701 | \$123,227 | \$121,056 |

*\$6M*

SALE PRICE  
& OWNER FINANCING

*4.7 AC*

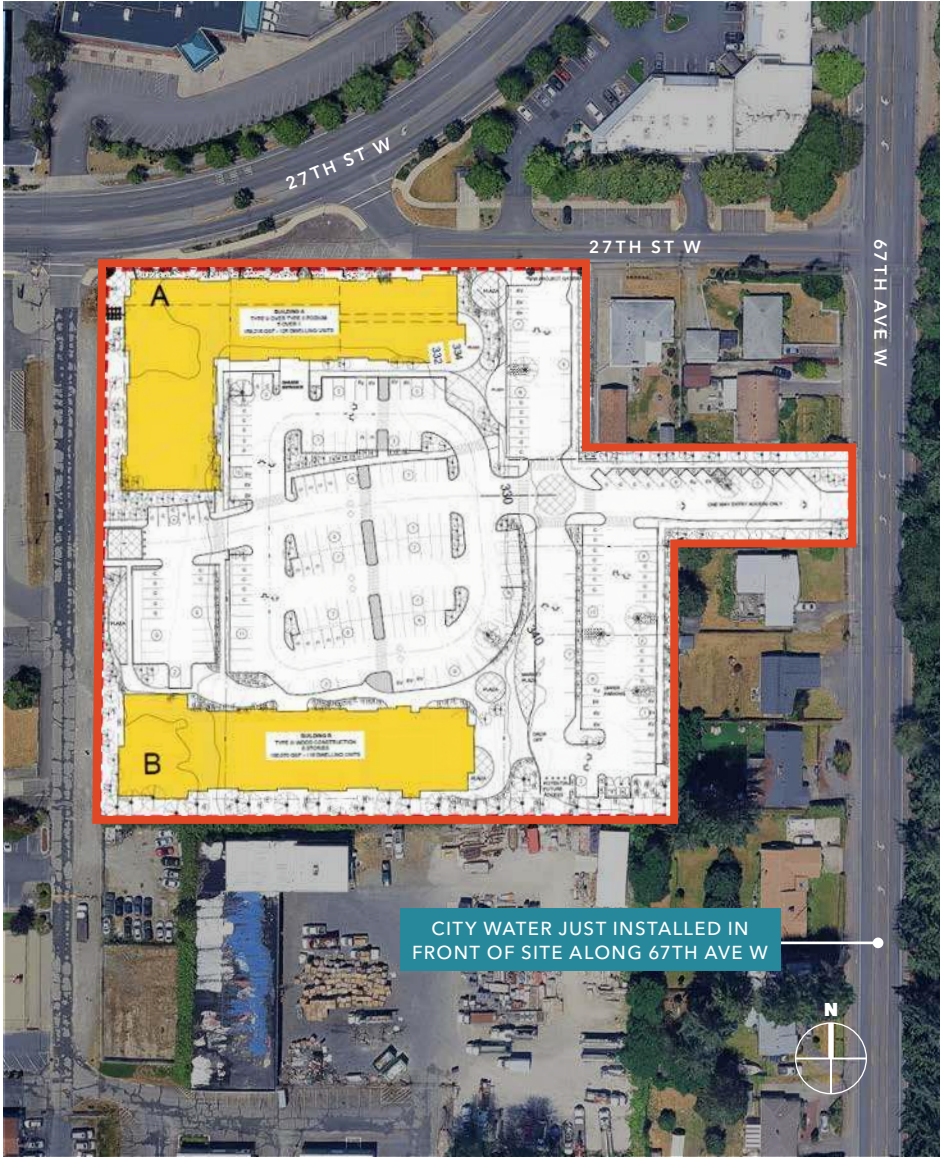
LOT SIZE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.







# DEMOGRAPHICS

## POPULATION

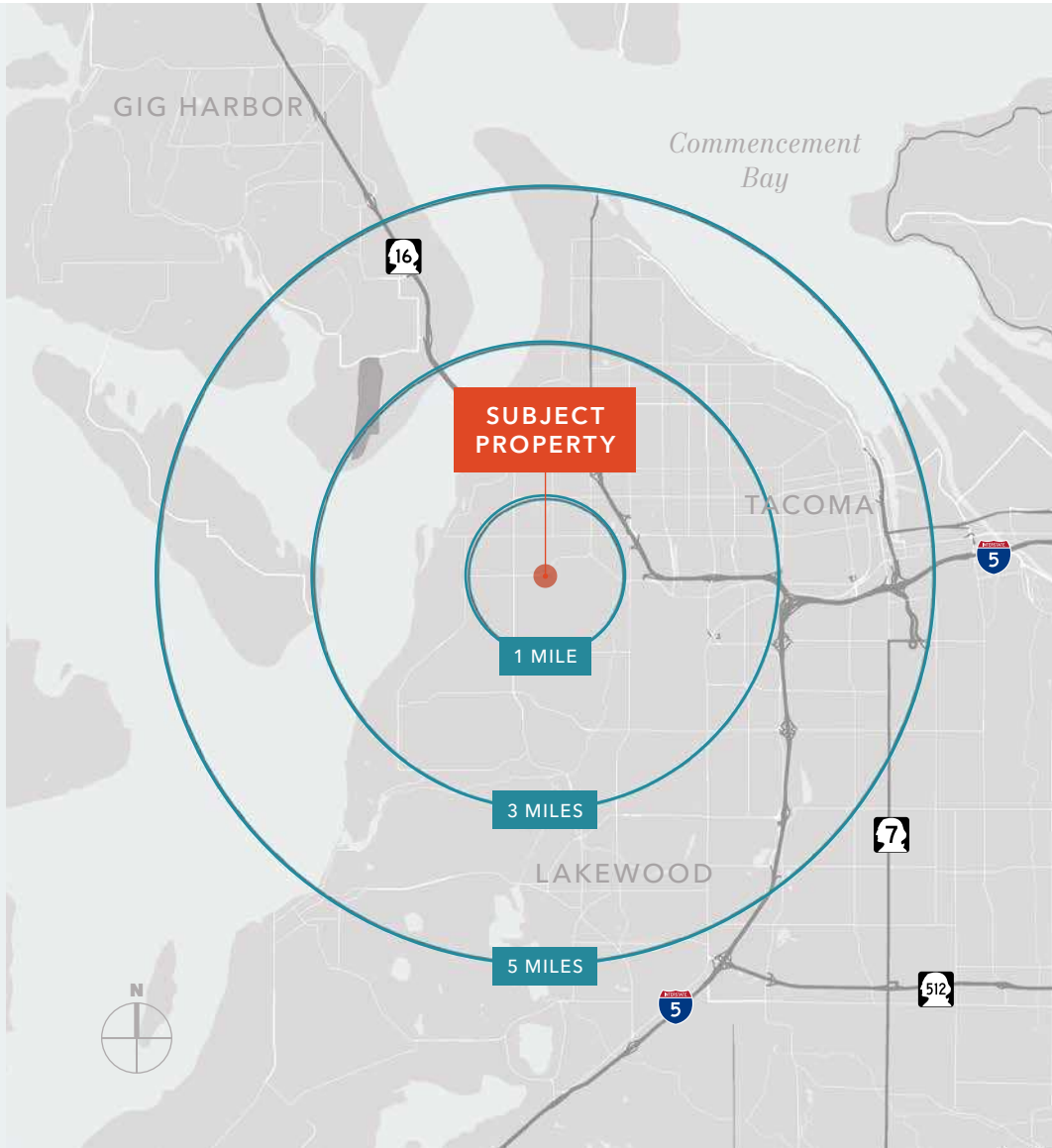
|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 14,007 | 93,101  | 216,004 |
| 2020 CENSUS    | 15,662 | 104,011 | 239,166 |
| 2024 ESTIMATED | 15,965 | 104,175 | 242,800 |
| 2029 PROJECTED | 16,595 | 104,702 | 247,327 |

## MEDIAN AGE & GENDER

|            | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| MEDIAN AGE | 38.5   | 38.2    | 37.9    |
| % FEMALE   | 52.1%  | 50.8%   | 49.9%   |
| % MALE     | 47.9%  | 49.2%   | 50.1%   |

## HOUSEHOLD INCOME

|                        | 1 Mile    | 3 Miles   | 5 Miles   |
|------------------------|-----------|-----------|-----------|
| 2024 MEDIAN            | \$85,019  | \$92,142  | \$91,035  |
| 2029 MEDIAN PROJECTED  | \$86,457  | \$94,415  | \$92,696  |
| 2024 AVERAGE           | \$121,701 | \$123,227 | \$121,056 |
| 2029 AVERAGE PROJECTED | \$127,367 | \$128,927 | \$125,951 |





FOR SALE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



# ZONING

Mixed Use - Urban/Industrial (MU-U/I75). The MU-U/I75 zone, which has historically been used for light manufacturing and light industrial uses, is located south of 27th Street West between Morrison Road on the west, 67th Avenue on the east, and Morrison Pond on the south. Additional light industrial and business park uses are located along the east side of 70th Avenue West north of 27th Avenue West. The MU-U/I75 zone recognizes many of the existing uses in these areas as appropriate, while maintaining a separation of these uses from adjoining residential uses. A building height of 75 feet is allowed in the MU-U/I75 zone. To mitigate visual impacts a maximum building height of 45 feet is allowed adjacent to single-family residential zones. Building types and construction include multiplexes,

townhouses, live-work units, courts, commercial, liner and mixed use building types. The building height would allow five wood frame stories over a one- or two-level concrete podium. The form of development in the MU-U/I75 zone would generally be mixed use with a focus on residential upper floors with active uses at the ground floor level. On 27th Street, the ground floor level needs to be designed to support retail, restaurants, office space, and other active uses, while on other street frontages, the ground floor level could be designed to support residential uses. Uses allowed in the MU-U/I75 zone include light and clean industries, storage and warehousing, vehicle sales, service and repair, contractor yards, retail sales, eating and drinking establishments, professional offices, amusement and

recreational, multifamily, senior housing and assisted living, parks, government services, utility and public maintenance facilities and public transportation services. Development and redevelopment in the MU-U/I75 zone shall include features such as sidewalks, bicycle facilities, open space, landscaping, functional and attractive signage, traffic control and privately coordinated management and maintenance. Buffers and design elements shall be incorporated into all new developments and substantial redevelopments to mitigate adverse impacts that may be associated with the transition to adjacent zones and land uses.

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



FOR SALE

## DRIVE TIME

LAKEWOOD 10 MINUTES

PORT OF TACOMA 18 MINUTES

JBLM 20 MINUTES

SEATAC AIRPORT 35 MINUTES

SEATTLE 50 MINUTES

PORT OF SEATTLE 55 MINUTES

SUBJECT  
PROPERTY

LAKEWOOD

JOINT BASE  
LEWIS-MCCHORD



SEATTLE

RENTON



AIRPORT

SEATAC

Poverty Bay

KENT

FEDERAL  
WAY



SPANAWAY



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

