

FOR SALE

---

# UFCW BUILDING



6403 LAKEWOOD DR W, UNIVERSITY PLACE, WA 98467

 Kidder  
Mathews

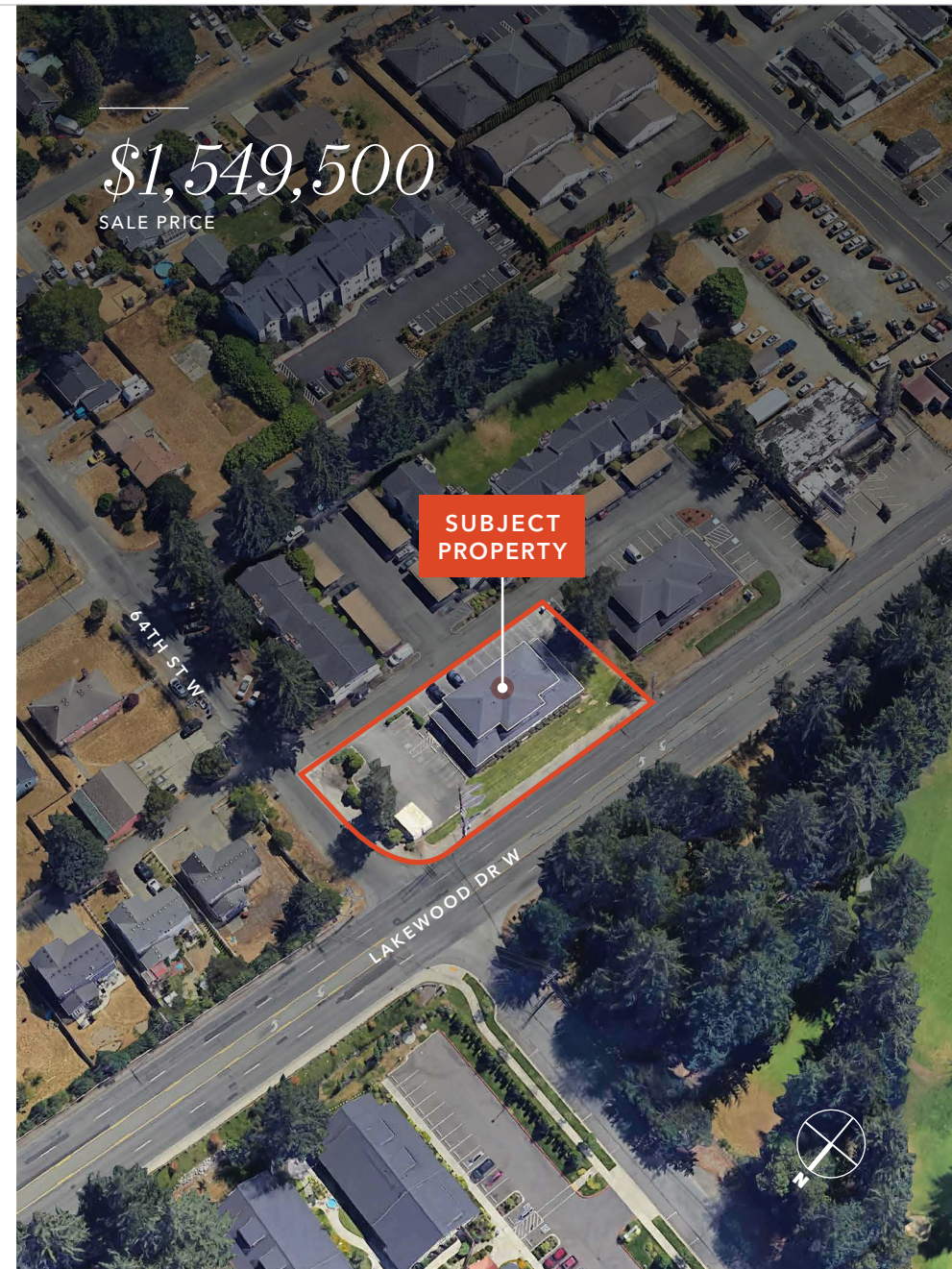
# HIGH-VISIBILITY INCOME PRODUCING OFFICE BUILDING

Kidder Mathews is delighted to offer this fully-leased income producing 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.

## 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





## PROFORMA

Suites	Tenant	RSF	Annual Rent	Annual Rent/SF	Lease Termination
ENTIRE BUILDING	Nexus Legal Counsel	6,106	\$80,184.63	\$13.13	05.31.2030
<b>TOTAL</b>		<b>6,106</b>	<b>\$80,184.63</b>	<b>\$13.13</b>	
<b>VACANCY</b>		<b>3%</b>	<b>(\$2,405.54)</b>		
<b>RESERVE</b>		<b>2%</b>	<b>(\$1,603.69)</b>		
<b>EFFECTIVE GROSS INCOME</b>			<b>\$76,175.40</b>		

Cap Rate	Value	Value PSF
5.0%	\$1,523,508.00	\$249.51
5.3%	\$1,450,960.00	\$237.63
5.5%	\$1,385,007.27	\$226.83



# UFCW BUILDING



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	T.J. 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 QUEST 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



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



AVAILABLE FOR SALE

KIDDER MATHEWS

# 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*

**JEROME O'LEARY**

Senior Vice President

T 253.779.9292

C 253.732.2600

jerome.oleary@kidder.com

**KIDDER.COM**