

FOR LEASE

Former Albertsons | University Place

3905 BRIDGEPORT WAY W, UNIVERSITY PLACE, WA 98466

RETAIL

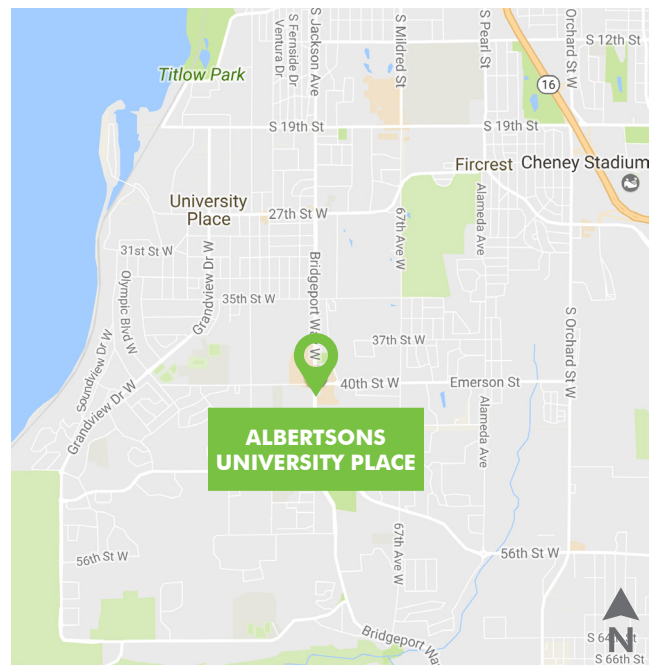


PROPERTY FEATURES

- + 46,342 square feet available
- + Rental Rate: \$9.50/SF/Year, NNN
- + Tenants in the market include Rite Aid, Safeway, Trader Joes, Big Lots and Whole Foods
- + Excellent access and exposure to signalized intersection
- + Abundant retail parking
- + Zoned TC, City of University Place

TRAFFIC COUNTS

- + Along Bridgeport Way W: 19,413 VPD
- + Along 40th St W: 8,576 VPD



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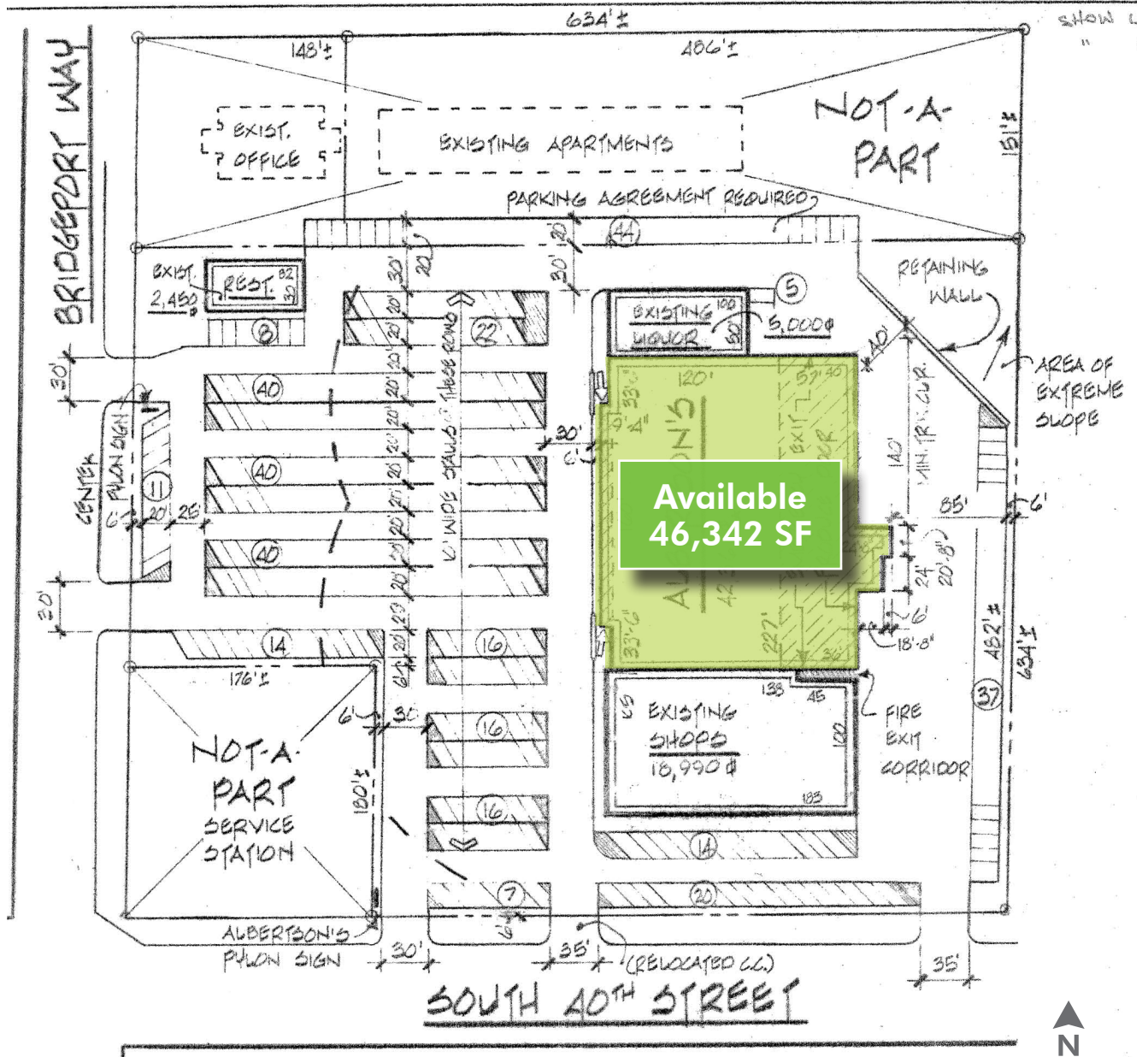
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SITE PLAN



AMENITIES MAP



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RETAIL

2017 Estimated Demographics

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Population - Current Year Estimate	15,157	92,520	242,822
	2022 Population - Five Year Projection	15,773	96,684	253,233
	2010 Population - Census	14,464	87,091	230,336
	2000 Population - Census	13,973	85,146	228,011
	Historical Annual Growth 2010-2017	0.65%	0.84%	0.73%
	Projected Annual Growth 2017-2022	0.80%	0.88%	0.84%
	2017 Median Age	41.10	38.00	37.90
HOUSEHOLDS	2017 Households - Current Year Estimate	6,173	39,231	99,651
	2022 Households - Five Year Projection	6,409	40,910	103,890
	2010 Households - Census	5,933	37,318	95,022
	2000 Households - Census	5,713	36,073	92,740
	Historical Annual Growth 2010-2017	0.55%	0.69%	0.66%
	Projected Annual Growth 2017-2022	0.75%	0.84%	0.84%
RACE/ETHNICITY	White	68.1%	63.8%	63.8%
	Black or African American	9.7%	12.4%	11.6%
	Asian or Pacific Islander	10.1%	10.5%	9.8%
	American Indian or Alaska Native	0.8%	1.0%	1.3%
	Other Race	1.8%	3.3%	4.6%
	Two or More Races	9.5%	9.1%	8.9%
	Hispanic	7.7%	10.3%	11.9%
INCOME	Average Household Income	\$90,166	\$77,474	\$75,379
	Median Household Income	\$64,423	\$55,901	\$54,472
	Per Capita Income	\$36,784	\$33,224	\$31,476
EDUCATION (Ages 25+)	Elementary (Grade Level 0 to 8)	1.6%	2.2%	3.3%
	Some High School (Grade Level 9 to 12)	3.7%	4.7%	6.0%
	High School Graduate/GED	22.2%	24.5%	25.7%
	Some College	27.1%	26.6%	25.6%
	Associate`s Degree	10.9%	10.7%	9.6%
	Bachelor`s Degree	22.5%	20.3%	19.0%
	Graduate or Professional Degree	12.0%	10.9%	10.7%
BUSI- NESS	Total Businesses	530	3,296	9,640
	Total Employees	4,530	37,972	122,651

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