

FOR SALE

4002 Bridgeport Way W.
University Place, WA 98466



SHELL STATION

Patric Grissom | Don Whittles

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

SHELL STATION is a very rare opportunity in the heart of University Place's retail corridor of 40th and Bridgeport Way W! The Shell Station is now available for sale. Situated just steps away from the only Trader Joe's and Whole Foods Market stores in Pierce County, the gas station sits on 0.42 +/- acres on the SW corner at the intersection of 40th and Bridgeport Way.

Zoned Community Commercial, this property can continue to be operated as a service station, or accommodate a wide variety of different uses. Site enjoys multiple access points both off of 40th Street and Bridgeport Way. Price includes land, existing structure, gas pumps and operating business. No gas contract currently in effect.

4002 BRIDGEPORT WAY W:

1,296 SF BUILDING SITUATED ON 0.42 ACRES

ASKING PRICE: \$2,300,000



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	15,598	\$96,756	9,354
Mile 3	94,024	\$81,916	64,978
Mile 5	245,521	\$82,585	196,927

NEARBY TENANTS



TRADER JOE'S



CITYMD



KeyBank



DOLLAR TREE

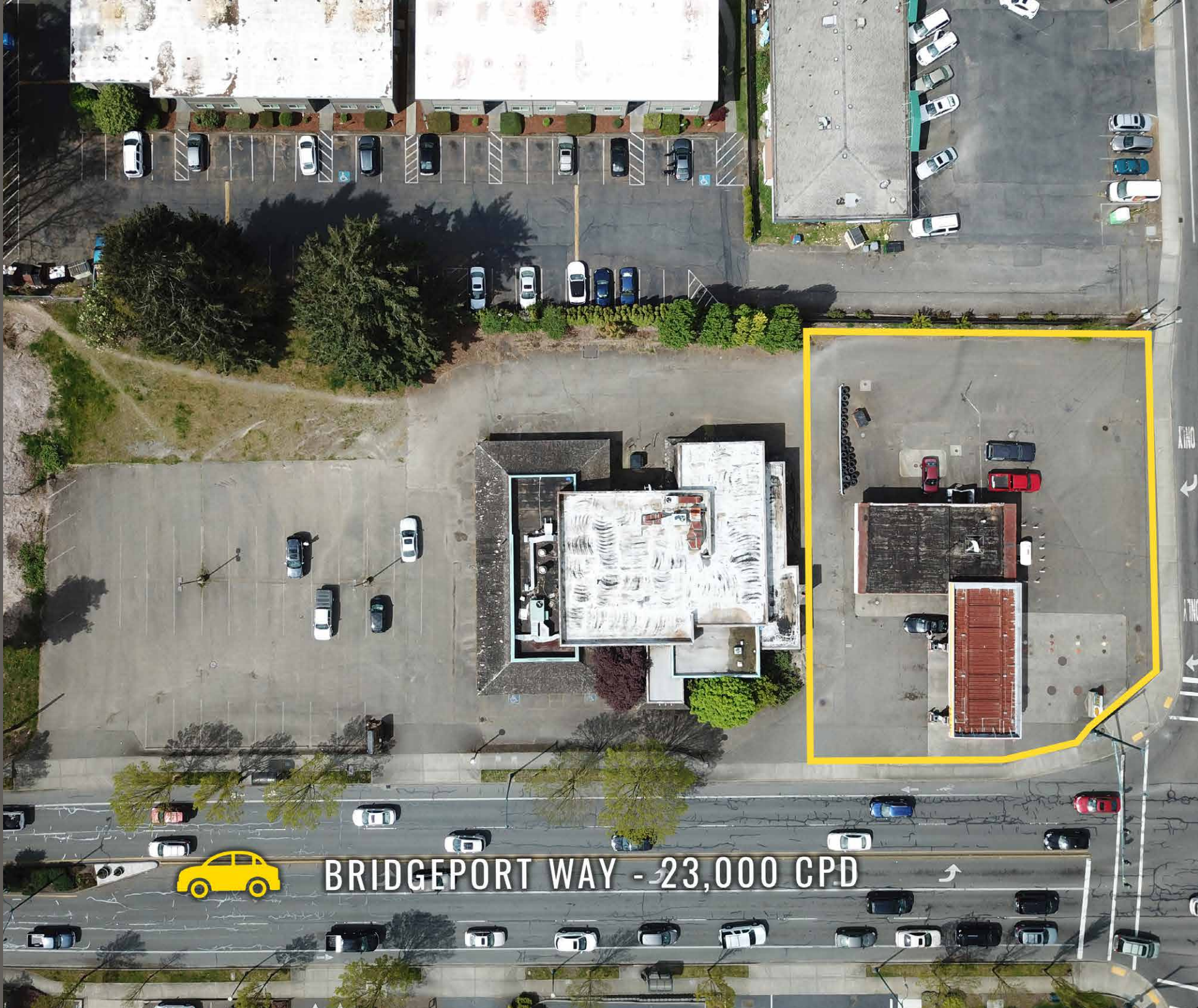


Bank of America



MUD BAY

LOCATION AERIAL



BRIDGEPORT WAY - 23,000 CPD





UNIVERSITY PLACE, WA is located in the beautiful South Puget Sound area and is home to more than 31,500 active residents. The scenic views of the surrounding mountain ranges and access to the shores of the Puget Sound from the popular Chambers Bay Golf Course (home of the 2015 US Open), make University Place one of Pierce County's ultimate destinations for recreation and relaxation.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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