

# University Place Multi-Tenant Building

4324 Bridgeport Way W, University Place, WA



# Investment Overview



**ADDRESS**

4324 Bridgeport Way W, University Place, WA 98466



**SALE PRICE**

\$1,400,000



**LOT SIZE**

40,000 SF



**BUILDING SIZE**

3,924 SF



**ZONING**

CC

### Property Highlights

- High traffic intersection with up to 30,000 vehicles per day
- Future redevelopment potential
- Short-term leases in place
- Strong demographics with heavy local population and desirable income characteristics
- Rapid population growth in local submarket with new multi-family construction
- Multi-family vacancies are some of the lowest in the region
- Zoning allows up to 45 feet



# Demographics

	1 Mile	3 Miles	5 Miles
Total Households	6,632	39,380	99,630
Total Population	16,263	93,914	245,295
Average HH Income	\$97,805	\$82,840	\$81,536
Median Age	41.0	38.1	38.2
Daytime Population: Workers	5,545	41,063	130,231
Daytime Population: Residents	8,559	48,339	128,239
Total Businesses	520	3,154	8,980
Average Home Value	\$405,650	\$389,765	\$384,102



# Retailer Map

