

PMF Real Estate Services, LLC is pleased to present:

**FOR LEASE**

# GREEN FIRS TOWNE CENTER

3800-3904 Bridgeport Way West, University Place, WA 98466

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## DOMINANT GROCERY ANCHORED CENTER

- Dual-grocery anchored by Safeway and Trader Joe's to create recession resistant customer traffic year round.
- Rite Aid and a brand new very successful HomeGoods further draw consumers to make Green Firs a true destination shopping center for University Place.
- Synergistic mix of small shop tenants offering retail, restaurant and service options for customers.



## PMF INVESTMENTS

Deborah Oswald

V.P., Brokerage & Commercial Leasing

C: 425-443-0221 P: 425-746-6066

deborah@pmfinvestments.com

Blake Springer-Trybus

Associate Broker & Marketing Coordinator

C: 425-785-9474 P: 425-746-6066

blake@pmfinvestments.com

[www.pmfinvestments.com](http://www.pmfinvestments.com)

The information contained herein has been obtained from sources deemed to be reliable, however PMF Investments makes no warranties or representations to its accuracy. All information should be independently verified by prospective tenants and/or their representatives.

# GREEN FIRS TOWNE CENTER

# Site Plan



## LAST SPACE AVAILABLE

- 1,985sf
- \$30.00/sf Rent
- \$7.00/sf NNN
- Monument signage available



## EXCELLENT VISIBILITY

Pylon signage available on Bridgeport and 40th Ave.

## LOW VACANCY

Historically low vacancy due to strong anchor tenants and major arterial traffic.

## CENTRAL LOCATION

Located 1 block from UP City Hall and Civic Center, Curtis High School/Junior High, residential developments and the Fircrest Golf Club.



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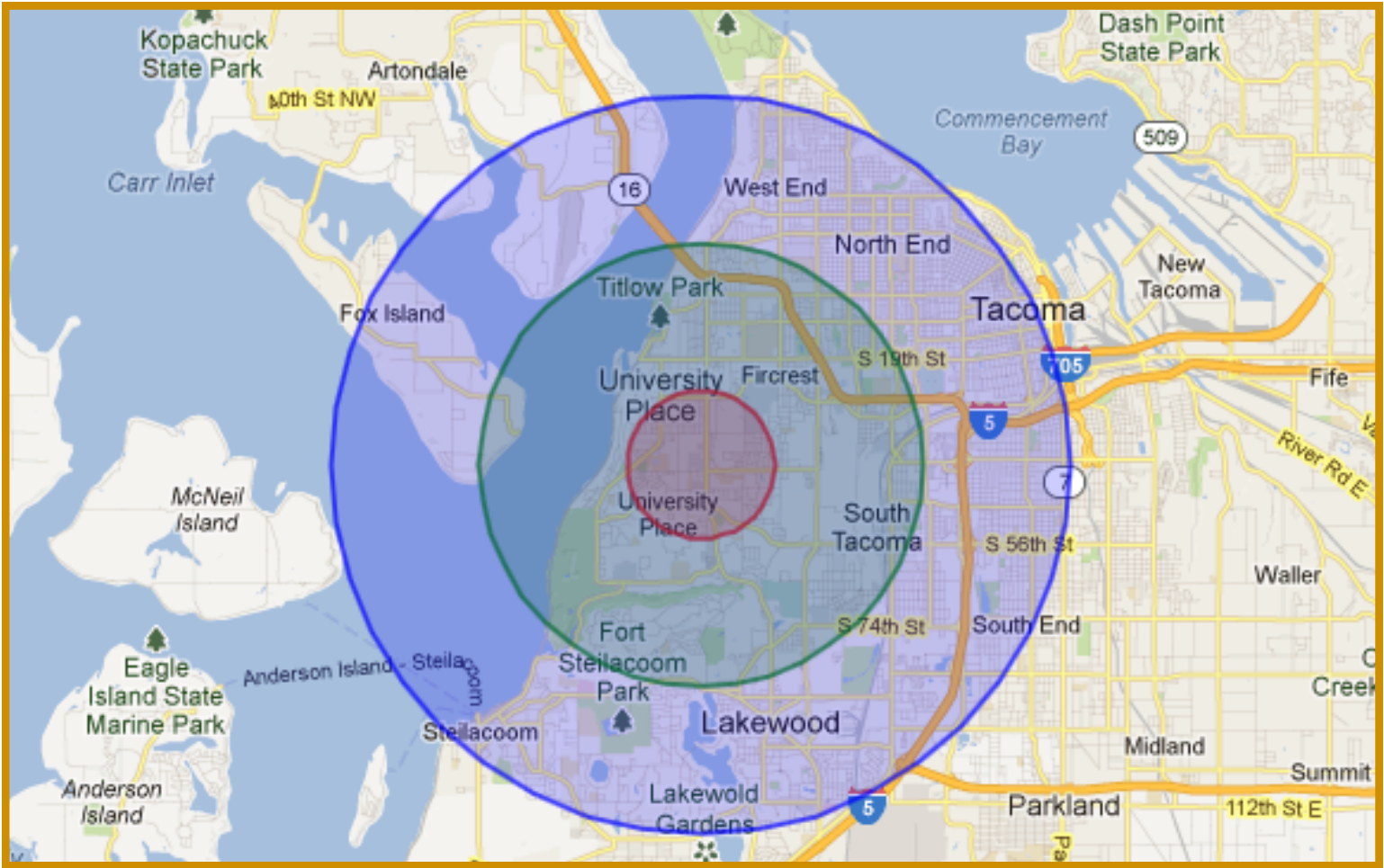
pmfinvestments.com 15015 Main Street, Suite 203, Bellevue, WA 98007

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# GREEN FIRS TOWNE CENTER

# Area Information



## Demographics

	1 Mile	3 Mile	5 Mile
Population	15,532	91,270	238,949
Average Income	\$89,366	\$76,146	\$76,581
# of Households	6,294	38,973	98,206

Green Firs sits along Bridgeport Way, the main thoroughfare through Fircrest, UP and Lakewood, stretching from the Tacoma Narrows Bridge south to the I-5.

University Place is a densely populated, high income suburban city in Pierce County. Sitting along the Puget Sound, UP is located directly in between Seattle and Olympia.



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