

RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY  
**4420 E PORTLAND AVE | TACOMA, WA 98404**

# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

**8,924+ SF ON 0.99+ ACRES**

## AERIAL

PARCEL ID#0320154050



**8,924+ SF**

SQUARE FEET

**0.99+ AC**

ACREAGE

**UR3 URBAN  
RESIDENTIAL**

ZONING

**RELIGIOUS**

CURRENT USE

**65+ PAVED SPACES**

PARKING

For more information, please contact:

**CHRIS BURY**  
Partner, Senior Vice President  
949.939.6238  
chris.bury@foundrycommercial.com

**CHARLIE HOWARTH**  
Vice President  
949.542.9484  
charlie.howarth@foundrycommercial.com

**ETHAN REED**  
Associate  
949.525.6397  
ethan.reed@foundrycommercial.com

Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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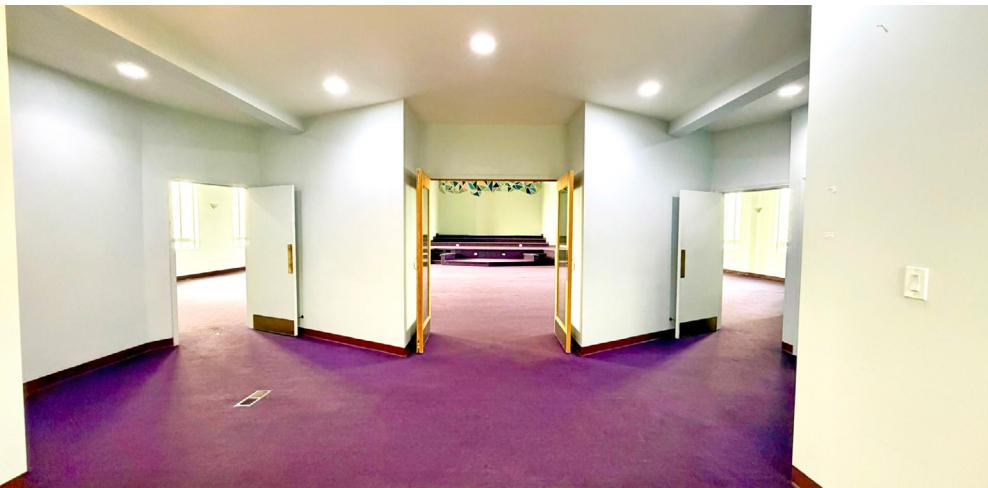
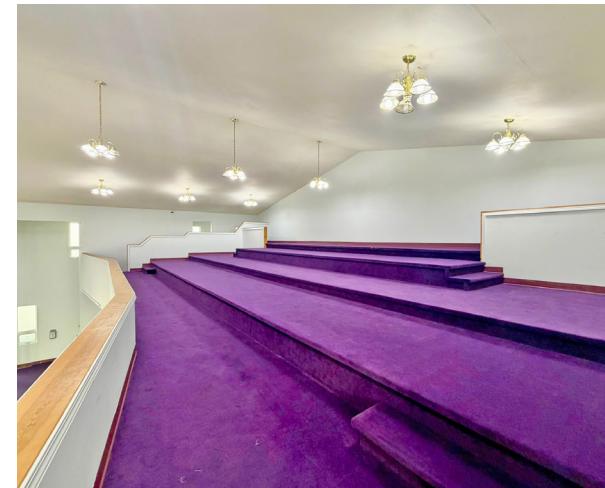
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## PROPERTY PHOTOS



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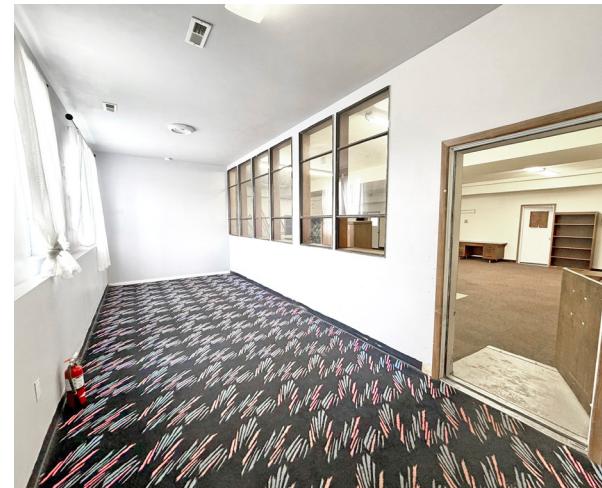
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## LOCATION MAP



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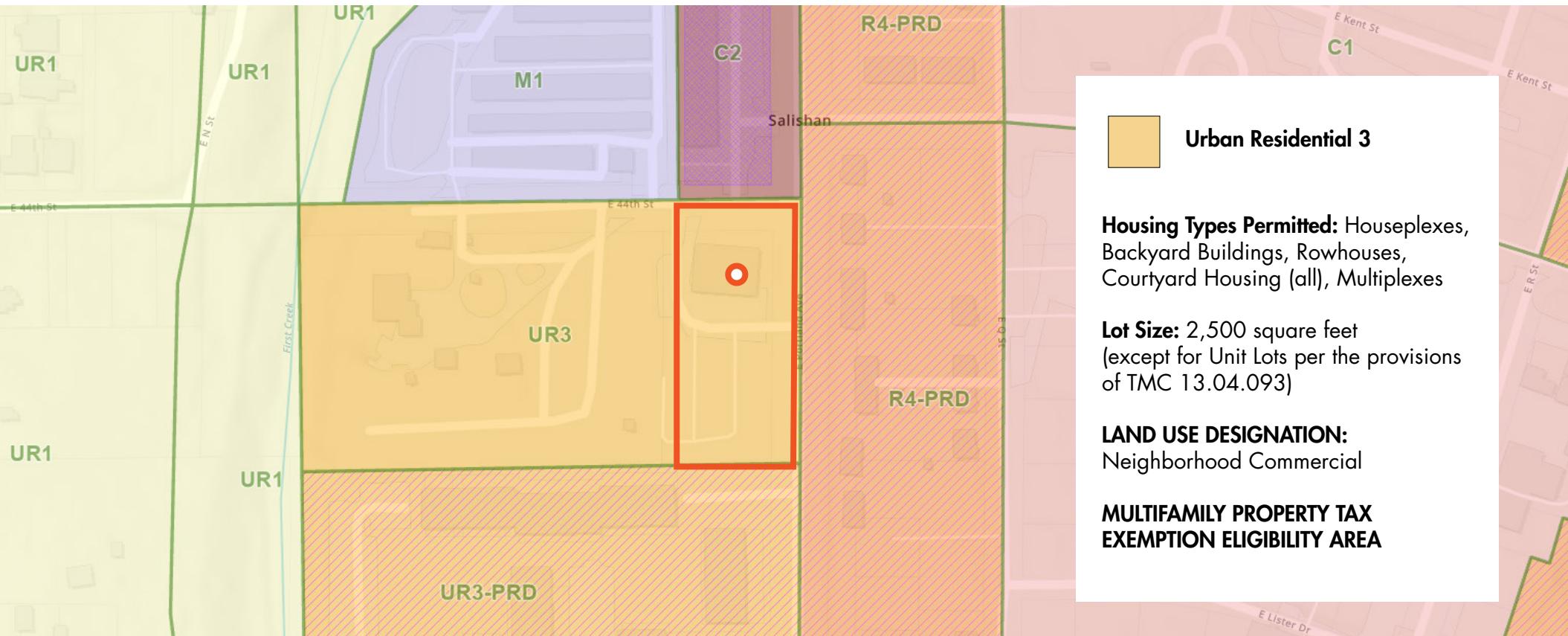
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### ZONING MAP



[CLICK HERE FOR TACOMA PUBLIC DART MAP WITH ZONING INFORMATION TO VERIFY](#)

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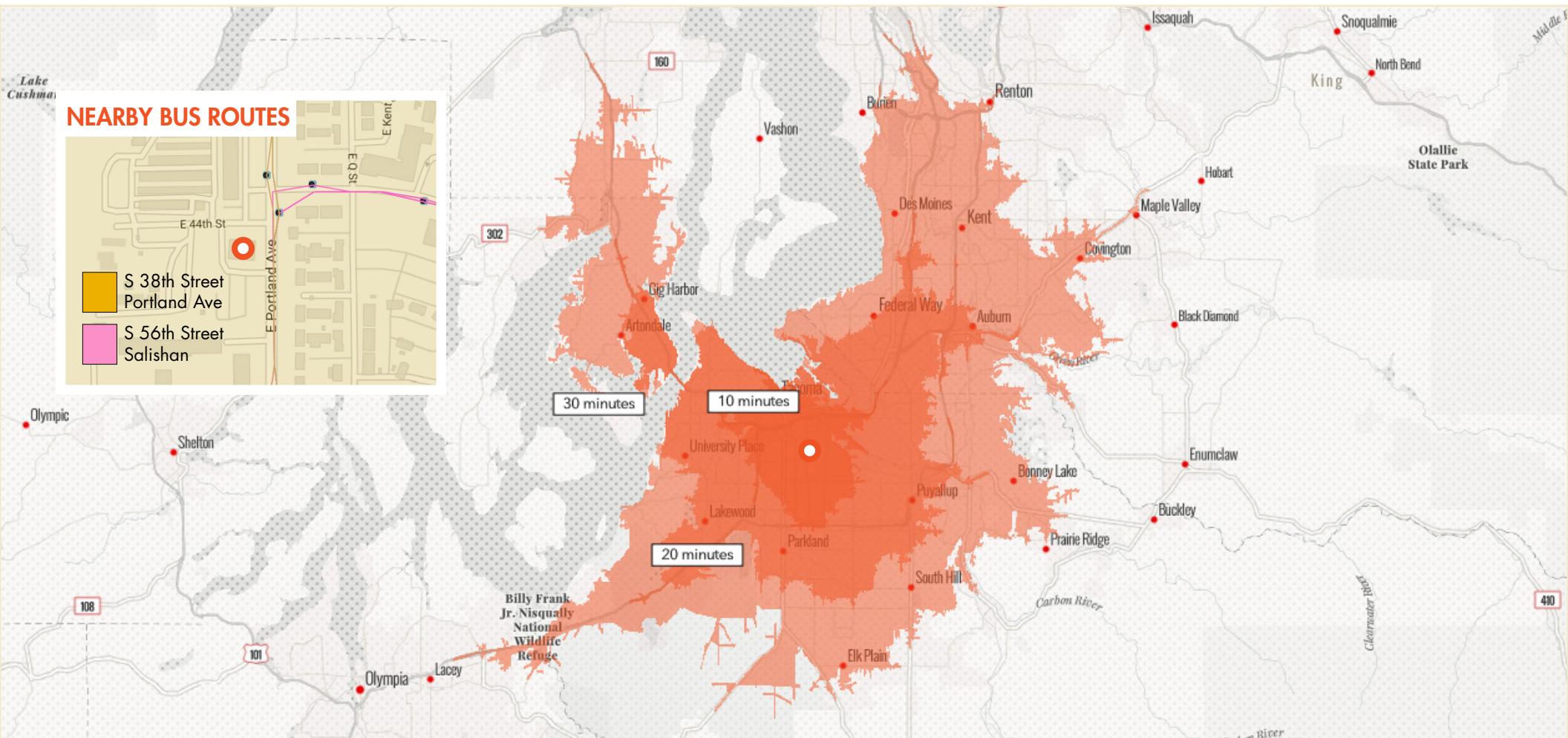
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### APPROXIMATE DRIVE TIME TO THE PROPERTY



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## AREA DEMOGRAPHICS

1 MILE RADIUS

 16,123  
ESTIMATED  
POPULATION 2025  33.3  
MEDIAN AGE

 \$440,614  
MEDIAN HOME VALUE  1,348  
TOTAL EMPLOYEES

 \$104,314  
AVG HOUSEHOLD  
INCOME

3 MILE RADIUS

 47,973  
ESTIMATED  
POPULATION 2025  35.3  
MEDIAN AG

 \$448,709  
MEDIAN HOME VALUE  10,052  
TOTAL EMPLOYEES

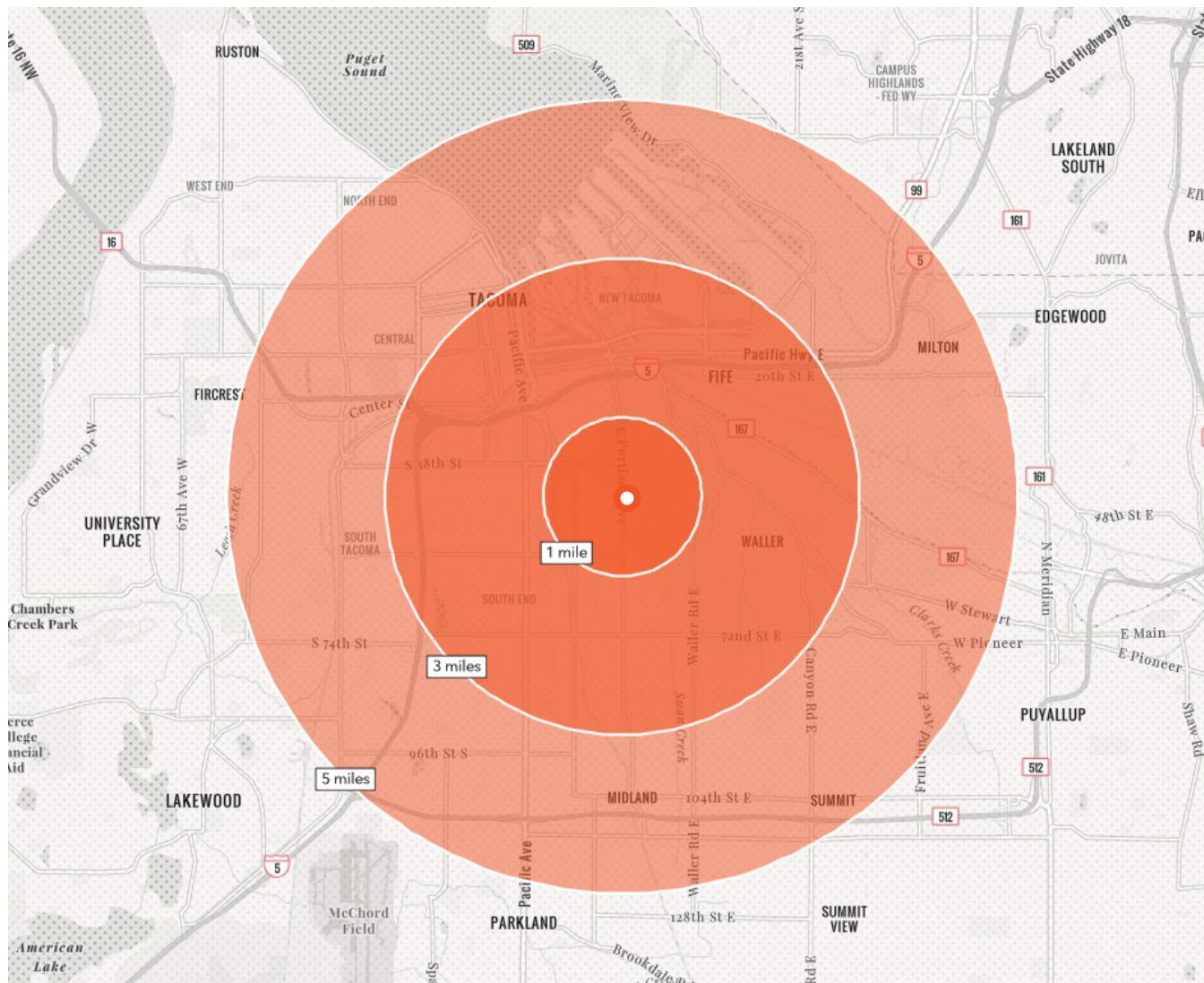
 \$106,838  
AVG HOUSEHOLD  
INCOME

5 MILE RADIUS

 98,581  
ESTIMATED  
POPULATION 2025  35.6  
MEDIAN AGE

 \$454,682  
MEDIAN HOME  41,535  
TOTAL EMPLOYEES

 \$106,611  
AVG HOUSEHOLD  
INCOME



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## SUGGESTIONS

All offers submitted for the proposed sale should be in writing and accompanied by background information on the Buyer.

The property is being offered on the basis of an all-cash closing. The Buyer should distinguish itself by addressing the following:



### OFFER STRUCTURE

Investor or User



### PRICE

Stipulate total price  
Evidence of funds



### PROPOSED USE OF SITE

List proposed use



### DEPOSITS

A significant initial deposit will be required upon execution of the Purchase and Sale Agreement  
Indicate timing and amounts of additional deposits



### ESCROW CLOSING DATE

Specify for all scenarios



### CONTACT

Contact Chris, Charlie, or Ethan  
Do not disturb owner



### CONTINGENCIES/ CONDITIONS TO CLOSING

Indicate all buyer contingencies and length of contingency period  
Specify all conditions necessary to trigger closing  
If offering on an entitled basis, provide a projected entitlement timeline with major requirements

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