



FOUNDRY  
COMMERCIAL

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

[foundrycommercial.com](https://foundrycommercial.com)



# 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](mailto:chris.bury@foundrycommercial.com)

**CHARLIE HOWARTH**

Vice President  
949.542.9484

[charlie.howarth@foundrycommercial.com](mailto:charlie.howarth@foundrycommercial.com)

**ETHAN REED**

Associate  
949.525.6397

[ethan.reed@foundrycommercial.com](mailto:ethan.reed@foundrycommercial.com)

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://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.



# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

8,924± SF ON 0.99± ACRES

## PROPERTY PHOTOS



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

FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://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.



# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

**8,924± SF ON 0.99± ACRES**

## PROPERTY PHOTOS



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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](https://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.



# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

8,924± SF ON 0.99± ACRES

## LOCATION MAP



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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](https://foundrycommercial.com)

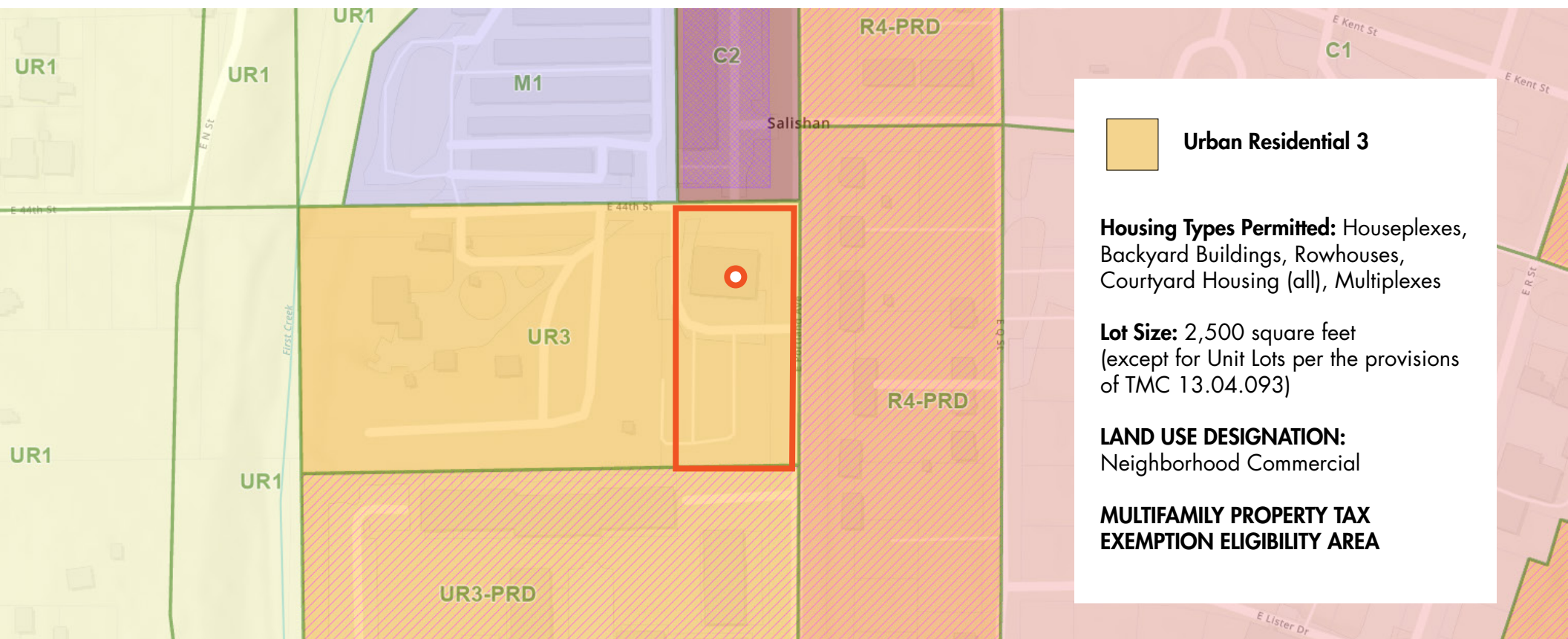
Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of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



# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

8,924± SF ON 0.99± ACRES

## ZONING MAP



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

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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

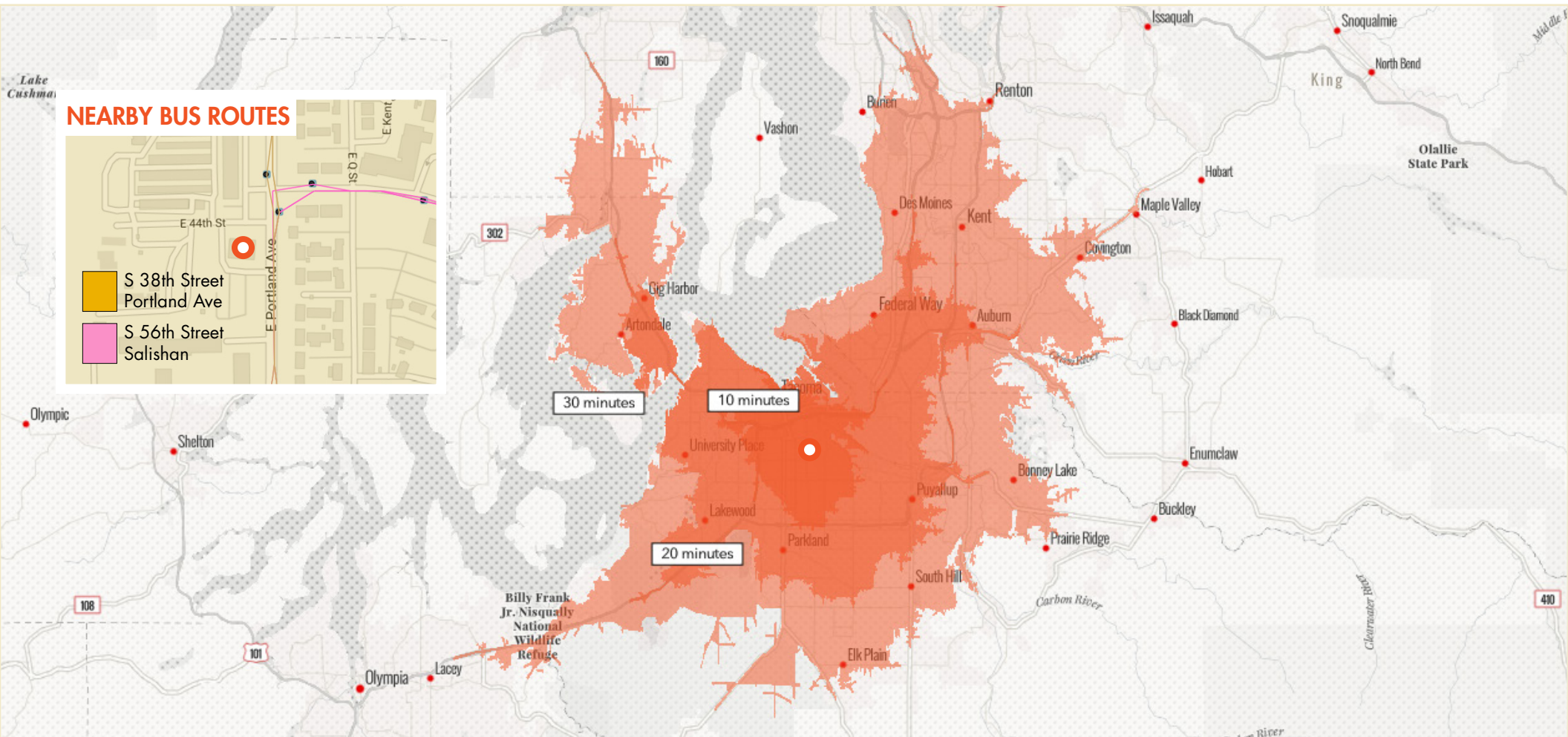
[foundrycommercial.com](https://foundrycommercial.com)

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.

# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

8,924± SF ON 0.99± ACRES

## APPROXIMATE DRIVE TIME TO THE PROPERTY



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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://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.

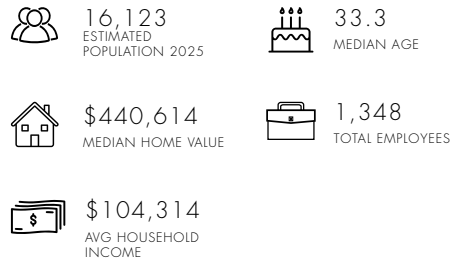


# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

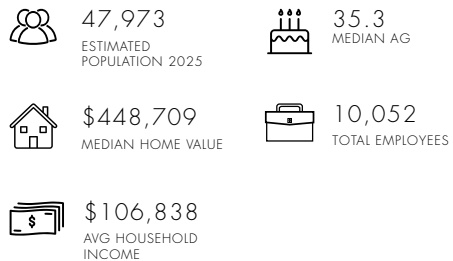
8,924± SF ON 0.99± ACRES

## AREA DEMOGRAPHICS

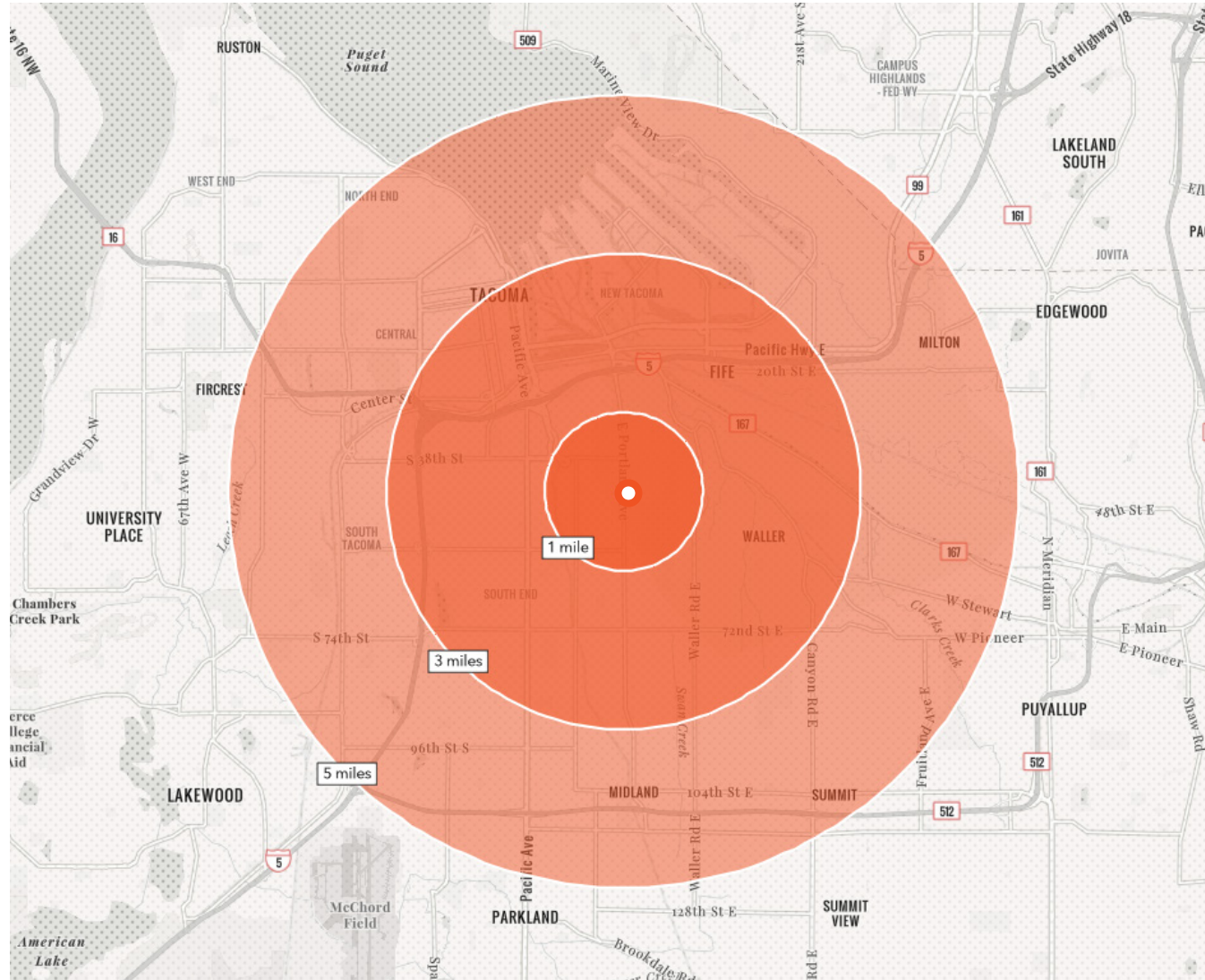
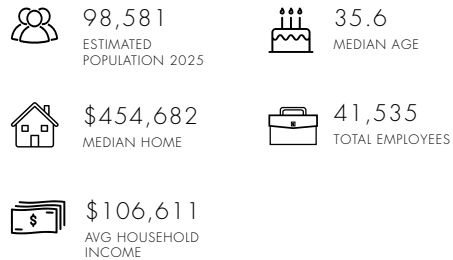
### 1 MILE RADIUS



### 3 MILE RADIUS



### 5 MILE RADIUS



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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](http://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.



# RELIGIOUS PROPERTY / REDEVELOPMENT OPPORTUNITY

**8,924± SF ON 0.99± ACRES**

## 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:



### PRICE

Stipulate total price  
Evidence of funds



### 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



### OFFER STRUCTURE

Investor or User



### PROPOSED USE OF SITE

List proposed use



### 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



### CONTACT

Contact Chris, Charlie, or Ethan  
Do not disturb owner

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

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

[foundrycommercial.com](https://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.