

PMF Real Estate Services 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.
- HomeGoods and Rite Aid 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 REAL ESTATE SERVICES**  
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# GREEN FIRS TOWNE CENTER

# Site Plan



## LAST SPACE LEFT!

1,582sf—3824 Bridgeport

\$30.00/sf + \$8.00/sf NNN

Former Sally Beauty

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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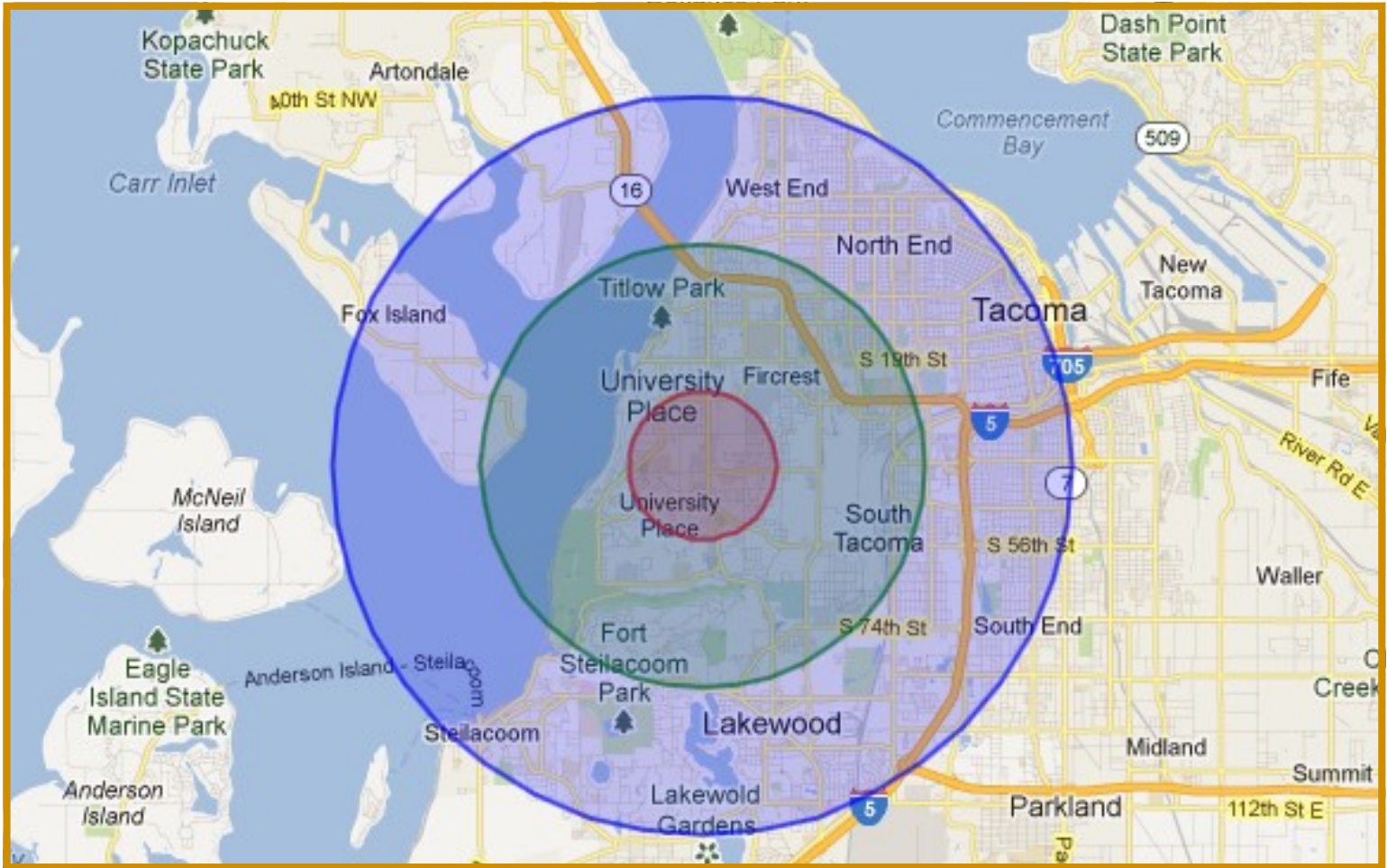
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# GREEN FIRS TOWNE CENTER

# 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.



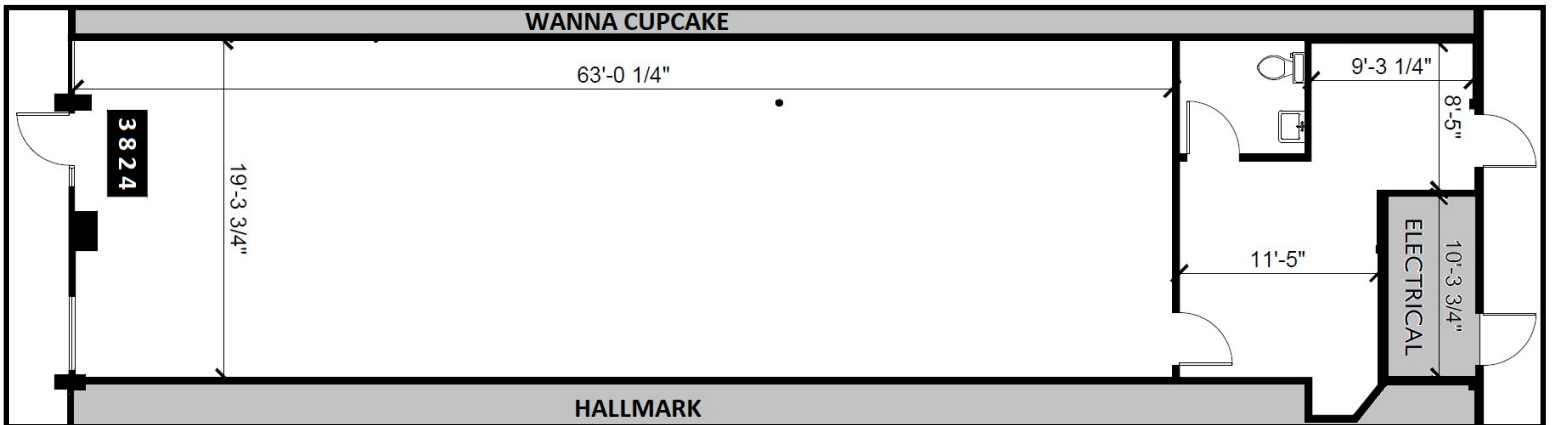
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# Space Plans



## 3824 Bridgeport Way West—Sally Beauty Supply Space

Former Sally Beauty retail space available. Open retail salesfloor, back stockroom and employee restroom. Monument signage available.



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