

EDGEWOOD TOWN CENTER

Entitled 12.2 Acre Development Site *in Edgewood, WA*

578 UNITS • 31.5K SF RETAIL

1926 Meridian Ave E, Edgewood, WA

CBRE



EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

The Offering

CBRE proudly presents the **Edgewood Town Center Development Site** (the “Property” or the “Site”), a rare opportunity to purchase **12.2 acres of premier multi-family and commercial development potential** in the rapidly growing Edgewood submarket of Pierce County, WA. **Currently entitled and nearing construction permits for a three-phase project with 578-units and approximately 31,500 SF of retail, the Site offers developers the ability to add a near-term start to their pipeline.** The Property provides convenient

access to major employment centers and lifestyle destinations, including The Outlet Collection shopping center, South Hill Mall, Federal Way Town Center, top-rated Puyallup School District, Kent Valley and downtown Tacoma. **With a limited supply of new construction in the submarket, the Edgewood Town Center Development Site is perfectly positioned to benefit from accelerating rent growth and considerable rental upside amid improving rental fundamentals.**



KENT VALLEY
252,000 JOBS

PUYALLUP

Dew Point Coffee Company

The Wine Spot, Wine and Whiskey Bar

Jupiter Tennis Center

EDGEWOOD
TOWN CENTER

Acorn Brewing

Meridian Ave E

NORTHWOOD ELEMENTARY
#24 Best Public Elementary in Pierce County - Niche



Site Rendering



Entitled for 12.2 Acres of Mix-Use Development

EDGEWOOD
TOWN CENTER

Site Overview

SITE DETAIL

Address(es) 1926 Meridian Ave E, Edgewood, WA 98371

Submarket Edgewood

Street Frontage Meridian Ave E

Parcel Number 0420091158

Site Size 12.2 acres

Zoning City of Edgewood: Town Center (TC)

Price \$25,000,000

ENTITLED DESIGN DETAIL

Number of Units 578

Unit Types Studio, 1bd/1ba, 2bd/2ba, 3bd/2ba

Avg. Unit Size 831 SF

Commercial Space 31,500

Parking 764 residential stalls
95 commercial stalls
859 total stalls





Fivemile Lake
7-Minute Drive



Amazon Fulfillment Center
10-Minute Drive



Downtown Tacoma
16-Minute Drive



Downtown Seattle
30-Minute Drive



Jupiter Tennis Center
1-Minute Walk



Acorn Brewing
2-Minute Walk

Investment Highlights



Entitled and Near-Permitted Development Opportunity



Majority of Project Vested Under 2015 Building and Energy Code



Current entitlement & permit status offers an expedited development timeline



Central to Major Employment Centers Seattle CBD, Kent Valley, Tacoma and Thurston County



Phased projects offers ultimate capital and financing flexibility



Vesting will provide substantial construction cost savings



Highly desirable suburb on the King/Pierce County line



Affluent Demographic Base with \$115,325 median household income in Edgewood



Puyallup School District ranked among top in the state



EDGEWOOD TOWN CENTER



Bellevue
149,000 Jobs • 35-Min

amazon SAP Concur
Meta T-Mobile
Expedia OVERLAKE

Renton
62,000 Jobs • 22-Min

PACCAR BOEING

Kent Valley / Sumner
252,000 Jobs • 12-Min

OBERTO OMAX Sysco
HEXCEL MIKRON EXOTIC METALS FORMING

World HQ
Microsoft



BLUE ORIGIN



SAFeway
Distribution Center

Fulfillment Center
amazon

Frederickson
10,000+ Jobs • 18-Min

COSTCO WHOLESALE
Distribution Center

Fulfillment Center
Whirlpool



Fulfillment Center

IKEA

BOEING

BOEING

Starbucks

EDGEWOOD TOWN CENTER

amazon
Fulfillment Center

Distribution Center

BOEING

Fredrickson Fab Plant
1,750 Jobs • 22-Min



SEA Seattle-Tacoma International Airport
24,000+ Jobs • 20-Min

Tacoma
40,000+ Jobs • 16-Min

Port of Tacoma UNIVERSITY of WASHINGTON TACOMA



MultiCare



Seattle
620,000+ Jobs • 30-Min

amazon 50,000 Jobs World HQ
NORDSTROM
Starbucks REDFIN Port of Seattle
DocuSign Meta Microsoft
Zillow Expedia BILL & MELINDA GATES foundation Apple

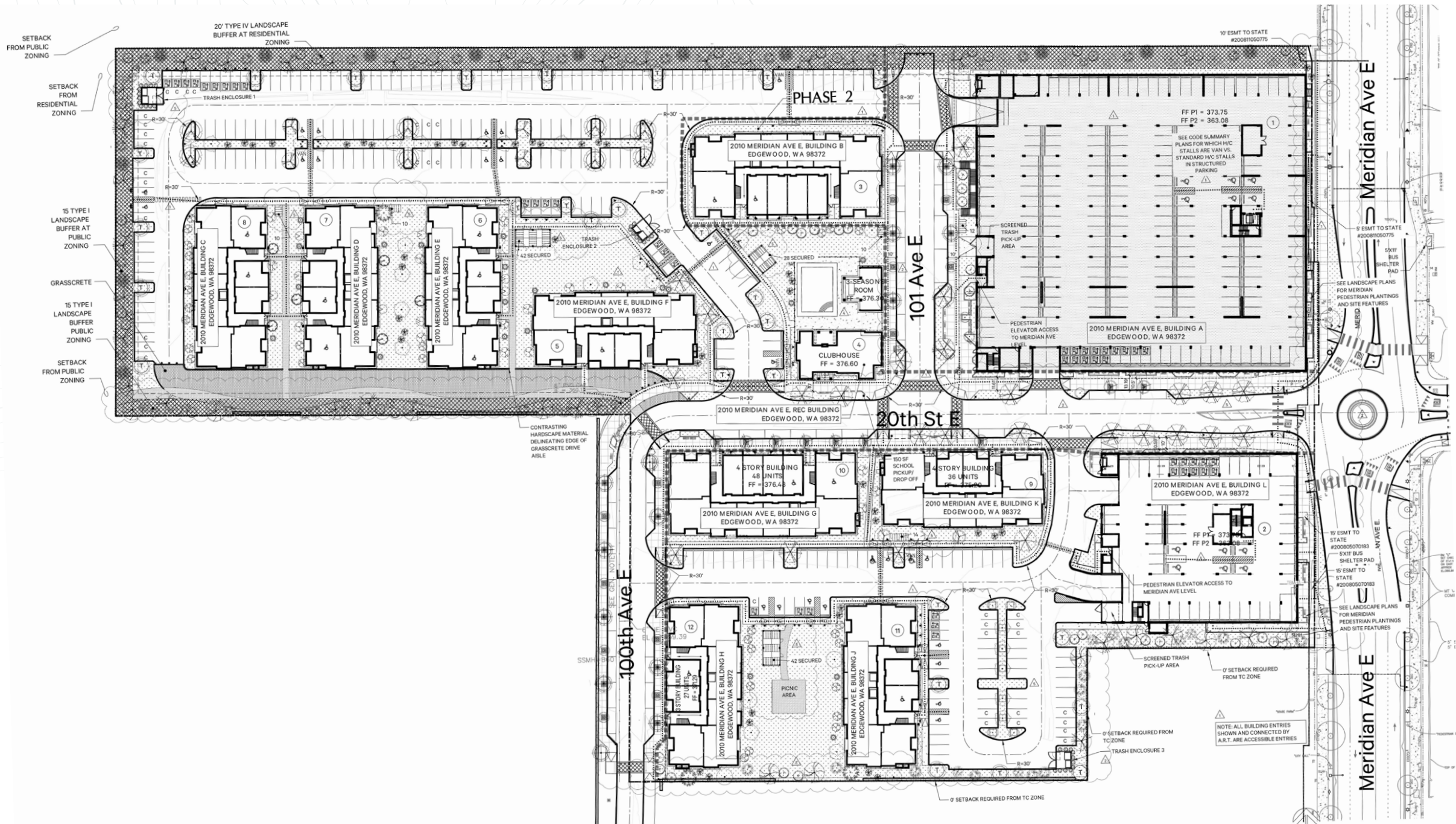


Joint Lewis-McChord Base
45,000+ Active-Duty
24-Min



Dynamic South Sound Location
PROXIMATE TO MAJOR EMPLOYERS IN KENT VALLEY AND TACOMA

Site Plan



Entitled Unit Mix

Unit Type	Units	Avg. SF
Studio	65	633
One Bedroom/One Bath	268	670
Two Bedroom/Two Bath	241	1,054
Three Bedroom/Two Bath	4	1,374
Total/Average	578	831



North Elevation



West Elevation



Elevations
Building 1

East Elevation



South Elevation



Elevations
Building 1

Elevations | *Building 2*

East Elevation



North Elevation



South Elevation



North Elevation



Elevations
Building 2

EDGEWOOD TOWN CENTER



PNW MULTIFAMILY INVESTMENT SALES

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For more information, visit the website below:

www.CBRE-EdgewoodTownCenter.com

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