

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.
- Top retailers HomeGoods , Starbucks, McDonalds and Mud Bay make Green Firs a true destination shopping center for University Place.
- Synergistic mix of small shop tenants offering retail, services and restaurants generates 3.7 million trips annually.* (*Per Placer AI)



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

GREEN FIRS TOWNE CENTER

Site Plan



Former Rite Aid
 20,805 sf—3824 Bridgeport
 Can Be Demised
 Monument Signage Available



EXCELLENT VISIBILITY

Anchor location with Pylon signage available on Bridgeport

LOW VACANCY

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

CENTRAL LOCATION

High traffic located 1 block from UP City Hall Curtis High School/Junior High, and residential developments.



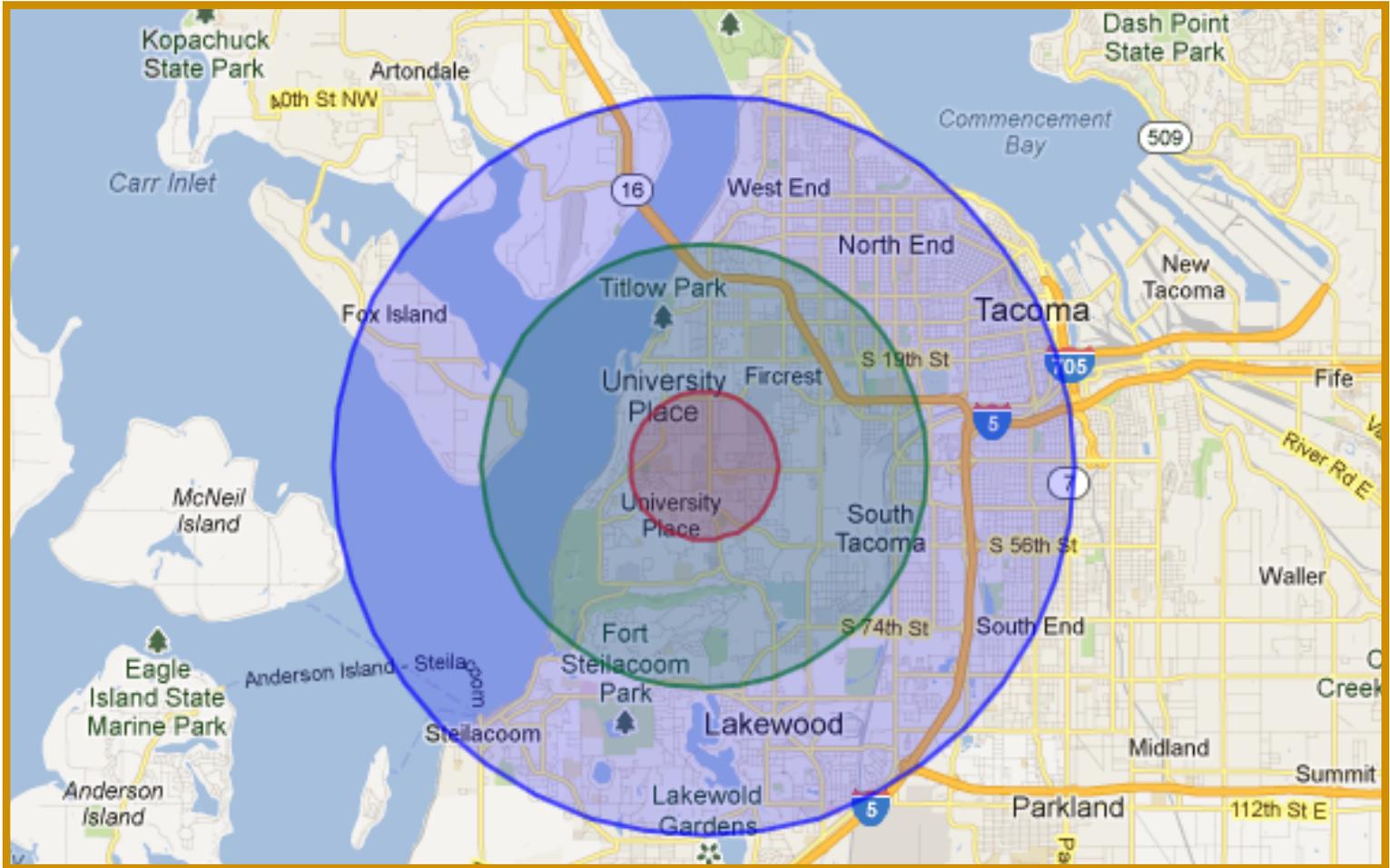
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Area Information



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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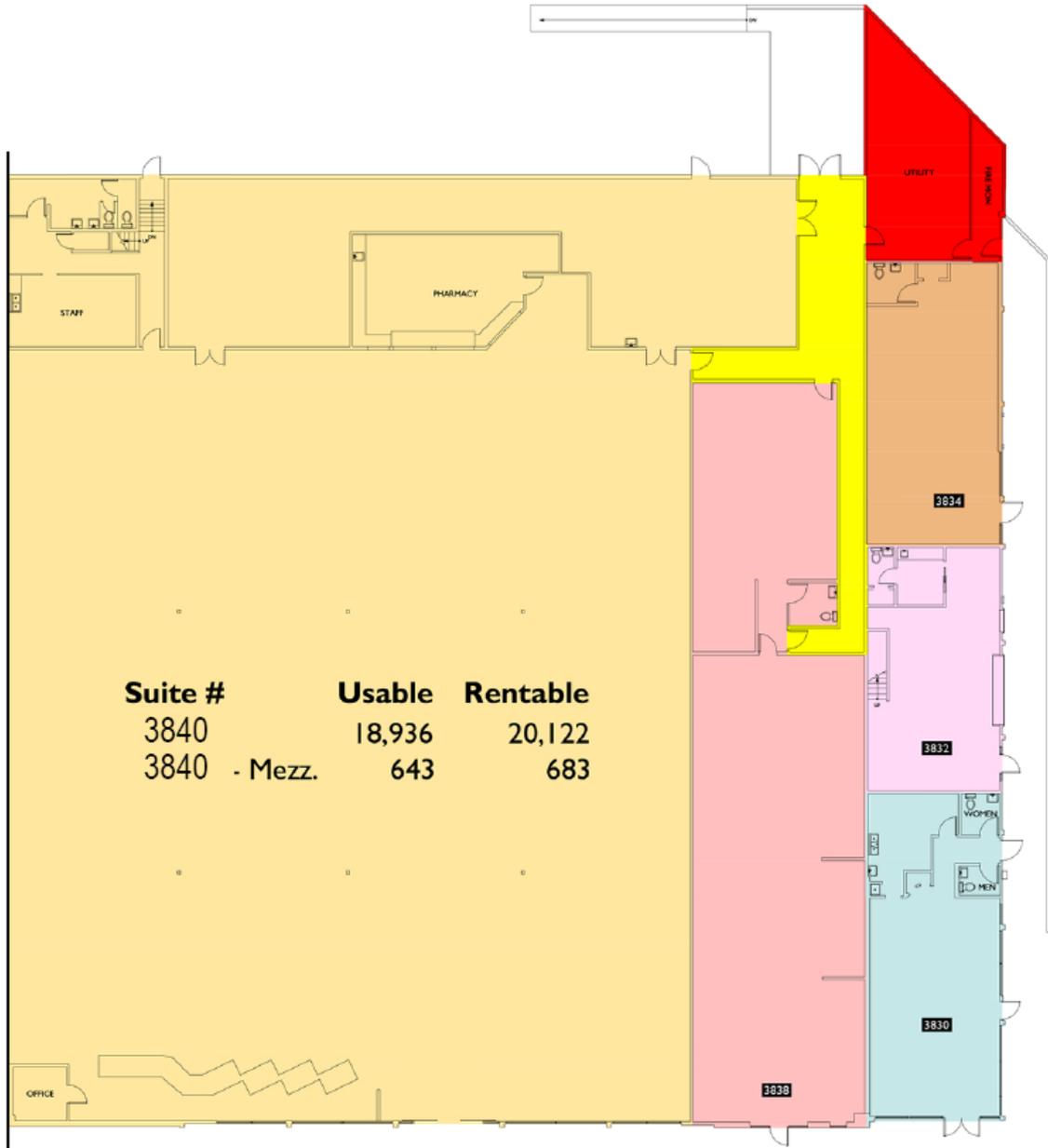
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Space Plans



3840 Bridgeport Way West—Former Rite Aid Space

Former Rite Aid retail space available. Open retail salesfloor, back stockroom, loading dock and mezzanine space. Monument signage available.



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