



THE VILLAGE AT
CHAMBERS BAY



NOW LEASING

3515 Bridgeport Way W | University Place, WA

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



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620 free structured parking stalls

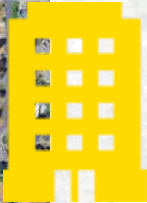


112 retail only surface stalls serving The Village at Chambers Bay



200 stalls on Whole Foods parcel





APPROX. 637
MULTI FAMILY
APARTMENTS
WITHIN WALKING
DISTANCE

35TH STREET W - 2,250 CPD



PROPOSED
SENIOR HOUSING

CURTIS JUNIOR HIGH
900 STUDENTS

CURTIS HIGH SCHOOL
1,300 STUDENTS



40TH STREET - 10,000 CPD



BRIDGEPORT WAY W - 22,260 CPD

EVERGREEN ELEMENTARY
550 STUDENTS

6TH AVE W

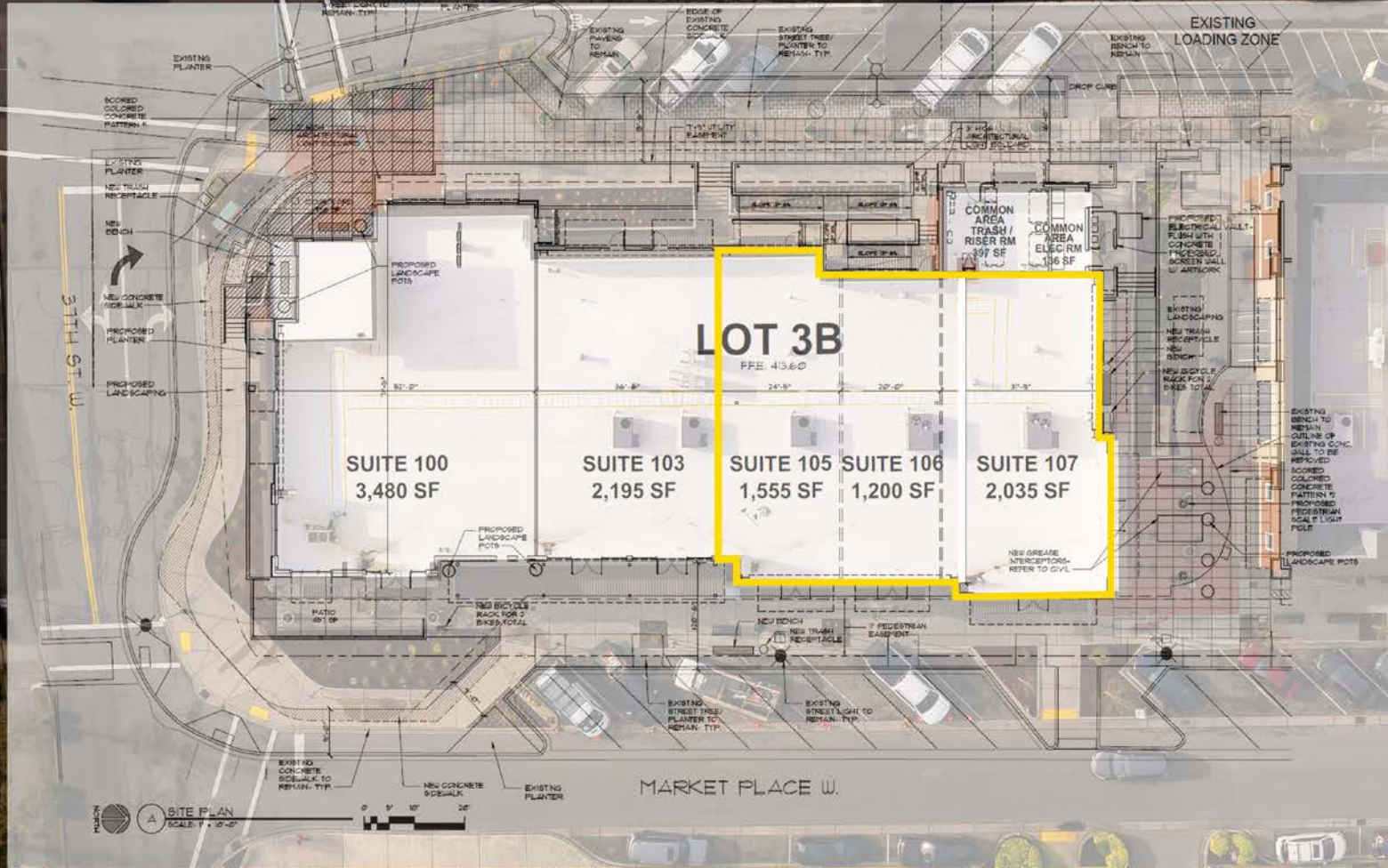


LOT 3

NEW! Construction Complete! 1,200 - 4,790 SF Available



BRIDGEPORT WAY W ← 22,080 CPD



LOT 3 - PROPOSED DEMISE PLAN

NEW! Construction Complete! 1,200 - 4,790 SF Available - Call Broker for details.





LOT 4 - 100% LEASED





THE HUB OF THE CITY OF UNIVERSITY PLACE

The Village at Chambers Bay is home to University Place City Hall and is host to community events throughout the year such as the Holiday Tree Lighting, Oktoberfest, and the annual Duck Daze city celebration and parade.



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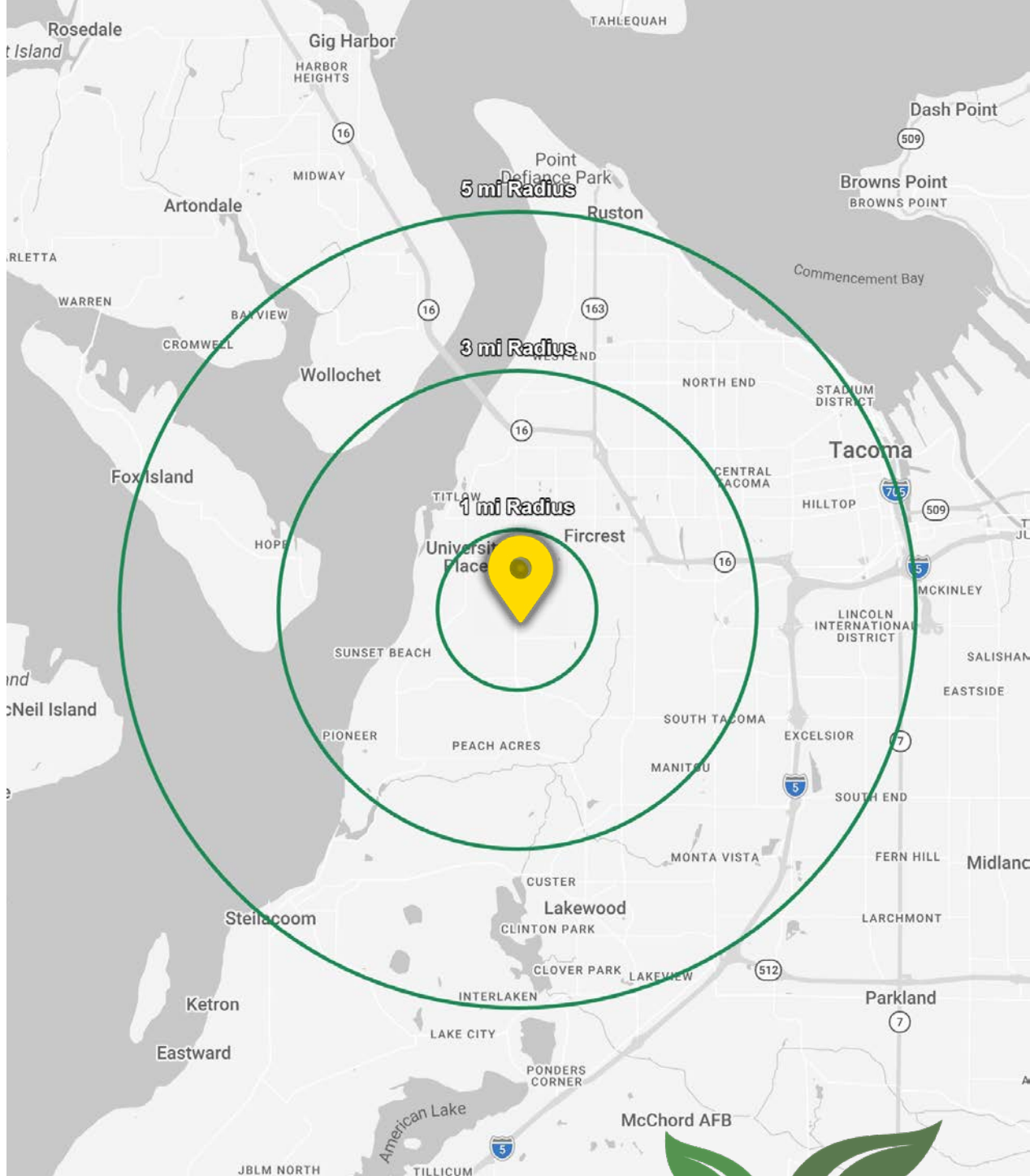
TRADE AREA DESCRIPTION

University Place is an affluent, established residential community located along the Puget Sound just west of Tacoma, offering strong household incomes, high homeownership, and consistent consumer spending. The trade area is supported by a stable population base, well-performing neighborhood and specialty retail along Bridgeport Way, and regional lifestyle amenities such as Chambers Bay that drive regular visitation. Proximity to Tacoma and Lakewood employment centers further strengthens daytime population and demand for retail, dining, and service uses.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	16,619	91,782	253,790
DAYTIME POP.	10,003	56,661	176,499
AVG HOUSEHOLD INCOME	\$133,302	\$125,173	\$121,900
NO. OF HOUSEHOLDS	7,153	39,367	106,420
LABOR FORCE	13,362	75,043	209,799
COLLEGE EDUCATION +	5,071 43%	24,985 38.2%	66,295 36.5%

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RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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