

# FOR SALE OR GROUND RENT

4020 Bridgeport Way W.  
University Place, WA 98466



## FORMER CAPTAIN NEMO'S

Don Whittles | Patric Grissom

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



**FORMER CAPTAIN NEMO'S** is a very rare opportunity in the heart of University Place's retail corridor of 40th and Bridgeport Way W! The former Captain Nemo's is now available for sale or ground rent. Situated just steps away from the only Trader Joe's and Whole Foods Market stores in Pierce County, the 5,142sf former restaurant sits on 1.08 +/- acres just south of the main intersection of 40th and Bridgeport Way.

Zoned Community Commercial, this property can accommodate a wide variety of uses. Abundant parking and access to 40th Street West are also features of this site. Owner prefers sale but could entertain a ground rent. As a former restaurant, all the essentials are still in place (FF&E, kitchen equipment, including hood, walk in cooler and freezer, cook tops, upgraded electrical and more).

## 4020 BRIDGEPORT WAY W:

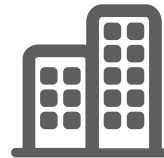
5,142 SF BUILDING SITUATED ON 1.08 ACRES



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	15,598	\$96,756	9,354
Mile 3	94,024	\$81,916	64,978
Mile 5	245,521	\$82,585	196,927

## NEARBY TENANTS



**TRADER JOE'S**



**CITYMD**



**QDOBA**  
MEXICAN EATS



**KeyBank**



**DOLLAR TREE**



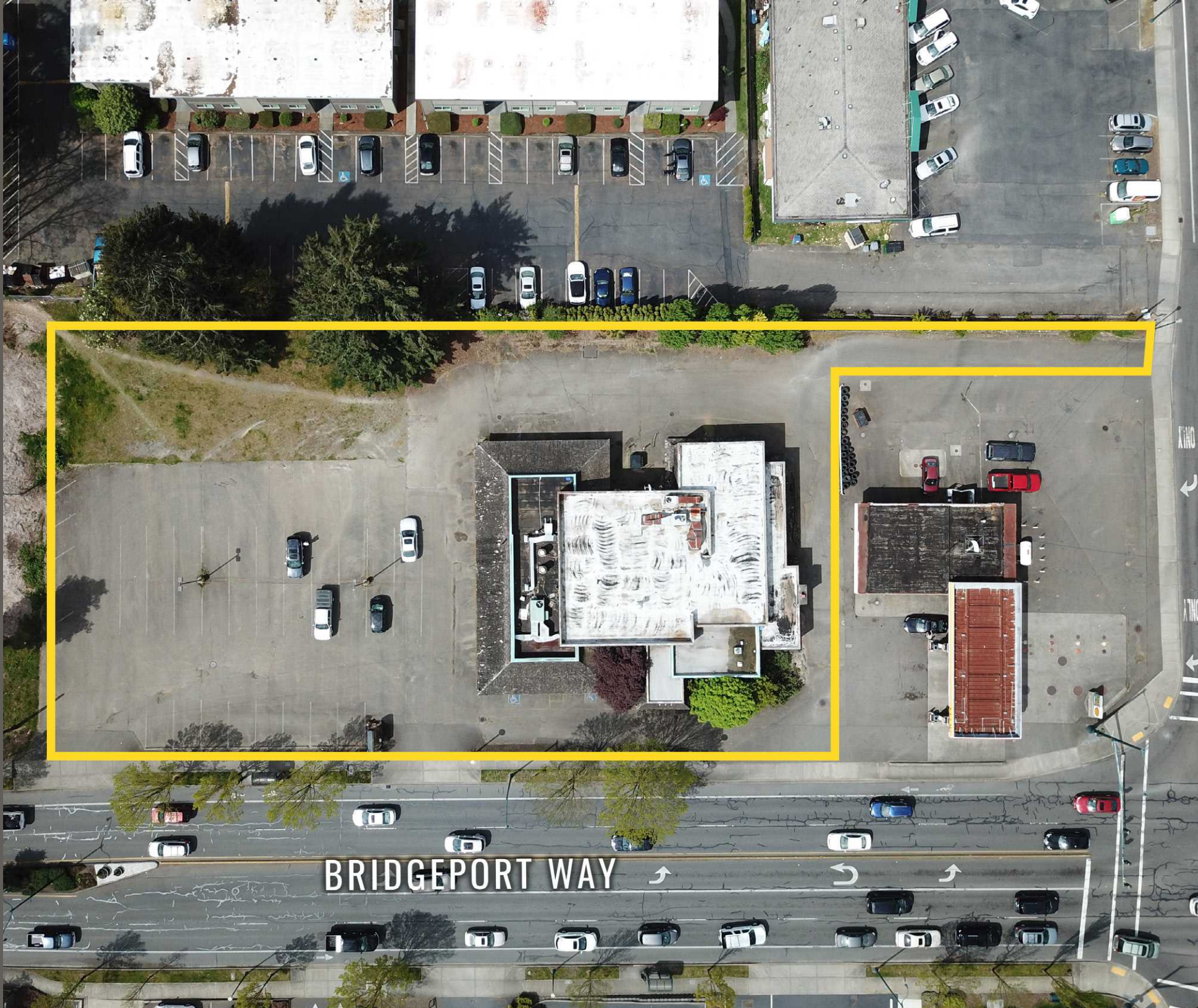
**Bank of America**



# LOCATION AERIAL



FIRST  
WESTERN  
PROPERTIES







**UNIVERSITY PLACE, WA** is located in the beautiful South Puget Sound area and is home to more than 31,500 active residents. The scenic views of the surrounding mountain ranges and access to the shores of the Puget Sound from the popular Chambers Bay Golf Course (home of the 2015 US Open), make University Place one of Pierce County's ultimate destinations for recreation and relaxation.

TACOMA | KIRKLAND | PORTLAND



**RETAIL FOCUSED. RESULTS DRIVEN.**

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