

FOR LEASE

9919 Bridgeport Way SW
Lakewood, WA 98449



LAKWOOD PAD OPPORTUNITY

Carrie Walker | Angela Oliveri

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com
First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

FORMER BANK BUILDING is located in the strong retail core of Lakewood. The site is surround by dense residential neighborhoods, businesses and industrial parks with close access to Interstate 5 and Highway 512.

9919 BRIDGEPORT WAY SW:

**4,140 SF
BUILDING**

**DRIVE
THRU**

**33,049 SF
LAND**

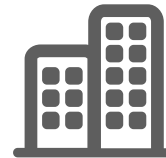
- Highly visible location with drive-thru
- Site located next to Chick-fil-A - now open!
- Ground lease or lease the existing building
- Traffic Counts: 20,000 ADT on Bridgeport Way



Population



Average HH Income



Daytime Population

Regis - 2018

	Population	Average HH Income	Daytime Population
Mile 1	11,705	\$65,442	9,536
Mile 3	96,668	\$71,995	39,784
Mile 5	230,402	\$73,364	89,204

NEIGHBORING TENANTS



LAKEWOOD TOWN CENTER

- Target
- Office DEPOT
- OfficeMax
- ROSS DRESS FOR LESS
- BARNES & NOBLE
- DOLLAR TREE
- FIVE GUYS
- Marshall's
- Pier 1 Imports
- Applebees
- PETSMART
- Red Robin
- OLD NAVY
- TACO DEL MAR
- Old Country Buffet
- Michaels
- Curlington
- FAMOUS FOOTWEAR
- Carl's Jr.

LAKEWOOD TOWN CENTER

- Firestone
- Starbucks
- LIBRARY

LAKEWOOD TOWN CENTER

- verizon
- petco
- Papa Murphy's
- GameStop
- SALLY BEAUTY
- BIG 5

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MT TAHOMA
HIGH SCHOOL

LAKWOOD
INDUSTRIAL
PARK

STEILACOOM
LAKE

100TH ST

LAKWOOD
TOWN CENTER

S TACOMA WAY



CLOVER PARK
HIGH SCHOOL

BRIDGEPORT WAY SW

150K

110K



JBLM

GRAVELLY
LAKE



LAKWOOD, WA is a patriotic community that plays host to Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S. Lakewood has a great mix of commerce with one of the largest Industrial Parks in Washington and boasts one of the only true "International Districts" in Pierce County. If you're not visiting for work, it will be for recreation at one of the four golf courses, the lakes or number of parks.

KIRKLAND | TACOMA | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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