



LAKESWOOD COLONIAL CENTER

9314 Bridgeport Way SW, Lakewood, WA 98499

FOR
LEASE



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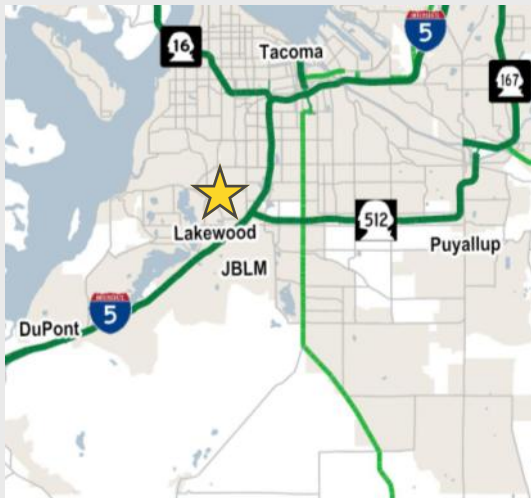
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LOCATION DETAILS

- 1.3 miles from Highway 512 and I-5
- Main Lakewood arterial
- Access points from Bridgeport, Gravelly Lake, Motor, 93rd and Whitman
- Traffic counts Bridgeport Way SW: 21,835 ADT
- Traffic counts Gravelly lake Drive: 12,814 ADT



AVAILABLE

Anchor and inline shop space available immediately.

- 820 - 52,870 sf in North Block property
- 1,300- 15,601 sf in East Block property
- Call for rates per square foot, plus NNN

Property Highlights

- Major remodel planned for entire center
- Monument Signage
- Anchored by AutoZone, Washington State Employee's Credit Union, FedEx Kinko's and others!
- Less than ½ mile from Lakewood Towne Center
- Lakewood's highest retail core traffic intersection at over 32,400 ADT

TENANTS



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	8,608	91,866	208,169
Average HH Income	\$57,952	\$62,405	\$60,054
Daytime Population	10,633	65,416	148,120



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Site plan not to scale

SPACE	TENANT	SQ. FT.
D121	Available	52,870
D120	Available	3,766
D119	Available	3,477
D118	Legacy Bakery & Catering	1,375
D117	Available	1,166
D116	Available	1,166
D115	Available	1,030
D114	Cascade Bagel Baking Center	1,030
D113	Available	820
D112	Cascade Bagel & Deli	1,995
E123	US Bank	4,363
F122	FedEx Office	4,020
F124	Available	1,529
F125	Available	9,401
C111	AutoZone	10,500
C110	Available	2,118
C109	Available	1,532
C108	Available	1,300
C107	State Farm Insurance	1,479
C106	Available	2,634
C105	The Door Christian Fellowship Church	3,877
C104	Available	2,661
C103	Sound Banking	3,640
C102	Avalon Clinic	4,903
A100	Washington State Employees CU	5,009
B101	Cutter's Point Coffee	300



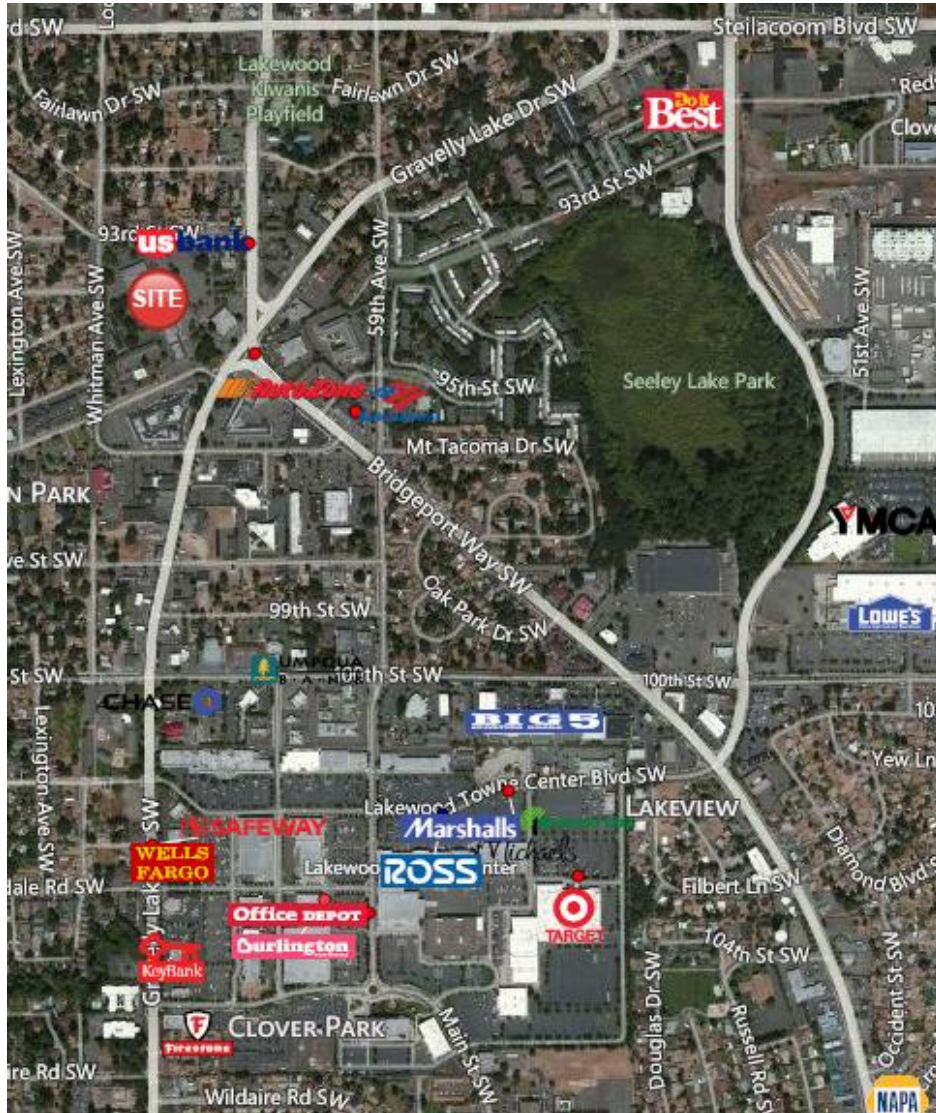
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