



# STEILACOOM BLVD PLAZA

8520 Steilacoom Blvd SW, Lakewood, WA 98498

FOR  
LEASE



**UP TO 1 YEARS FREE RENT!**

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**First Western Properties - Tacoma, Inc.**

6402 Tacoma Mall Blvd, Tacoma, WA 98409

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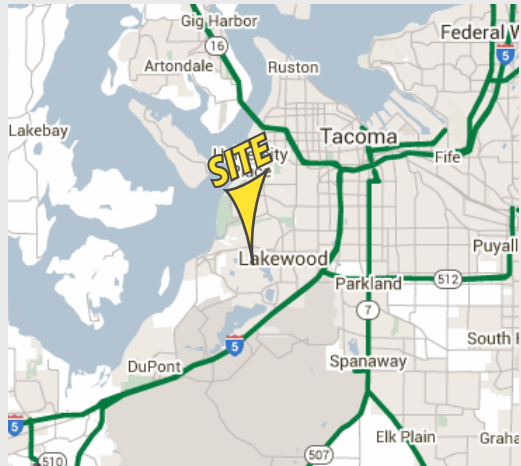
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## LOCATION DETAILS

- Frontage on Major Street - Steilacoom Blvd
- Neighboring Major Retail - Albertsons, Walgreens and Ace Hardware
- Generous Parking
- Traffic Counts on Steilacoom Blvd: 24,000 CPD



## AVAILABLE

- Building 1 (1st Floor): 1,206 SF, \$20.00 PSF, Plus NNN  
**Available April 1, 2018**
- Building 2 (1st Floor): 2,508 SF, \$18.00 PSF, Plus NNN
- Tenant Improvements Available
- Up to one year free rent on qualifying lease (tenant pays NNN only)

## PROPERTY HIGHLIGHTS

- Class A
- Mixed Use - Retail and Office
- Co-Tenants Include: Jimmy John's, Rainier Family Eye Care, Dr. Kerr - General Dentistry, Anytime Fitness, Linda's Hair Fashion, & Edward Jones



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	10,966	78,378	175,098
Average HH Income	\$68,542	\$74,063	\$66,178
Daytime Population	7,948	51,727	129,278

## NEARBY RETAILERS



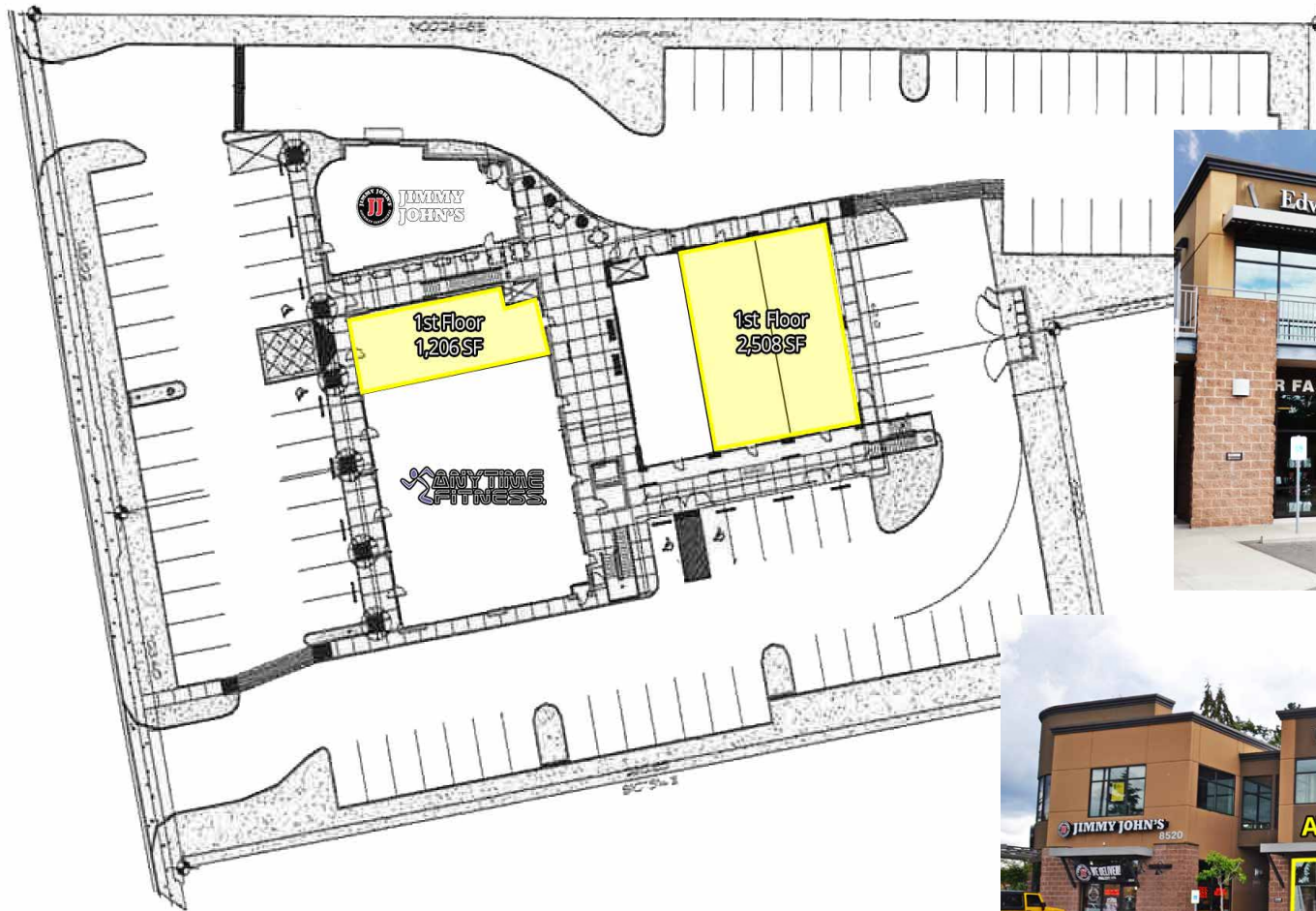
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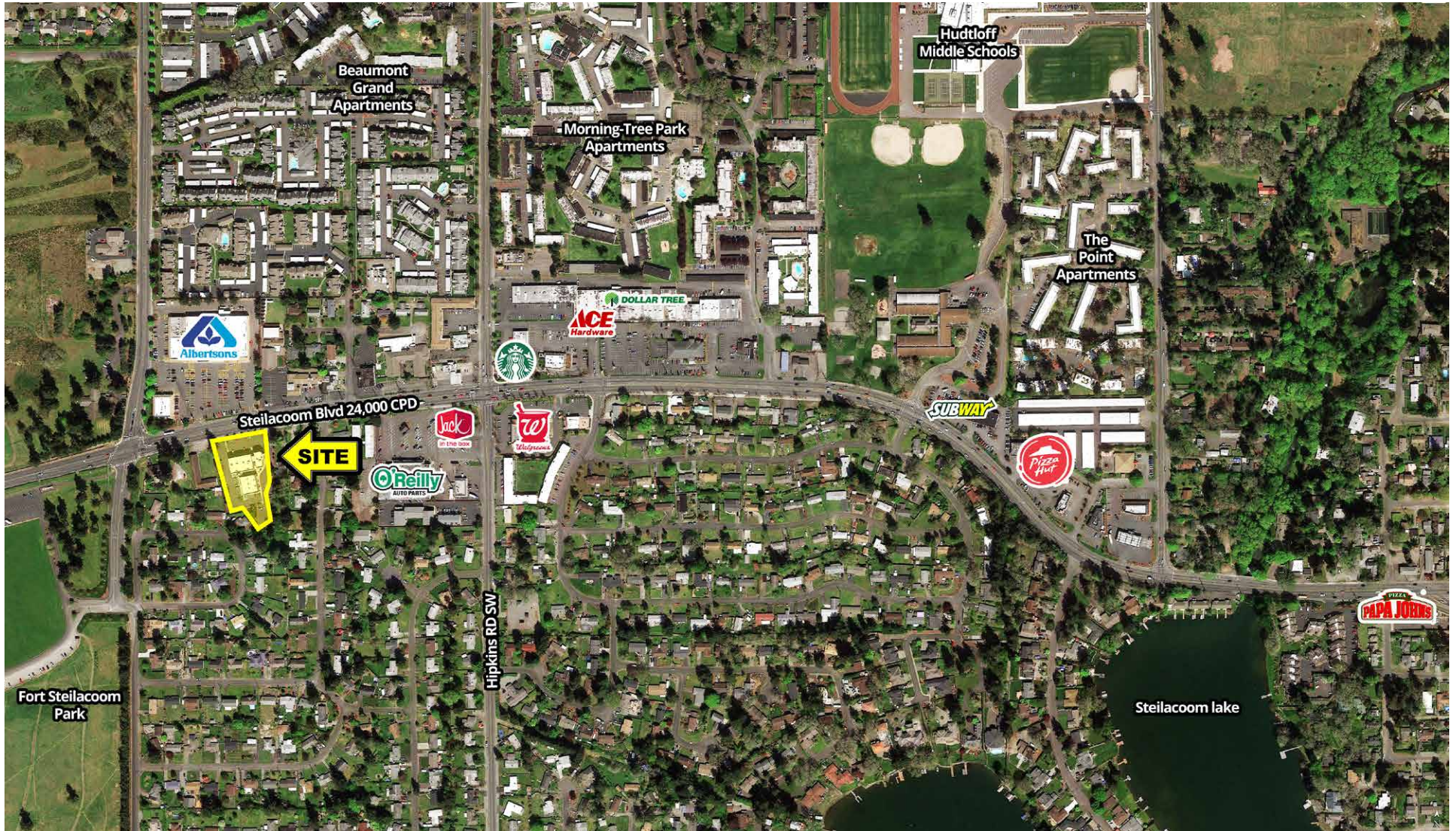
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