

FOR LEASE

9314 Bridgeport Way SW
Lakewood, WA 98499

STEILACOOM
LAKE

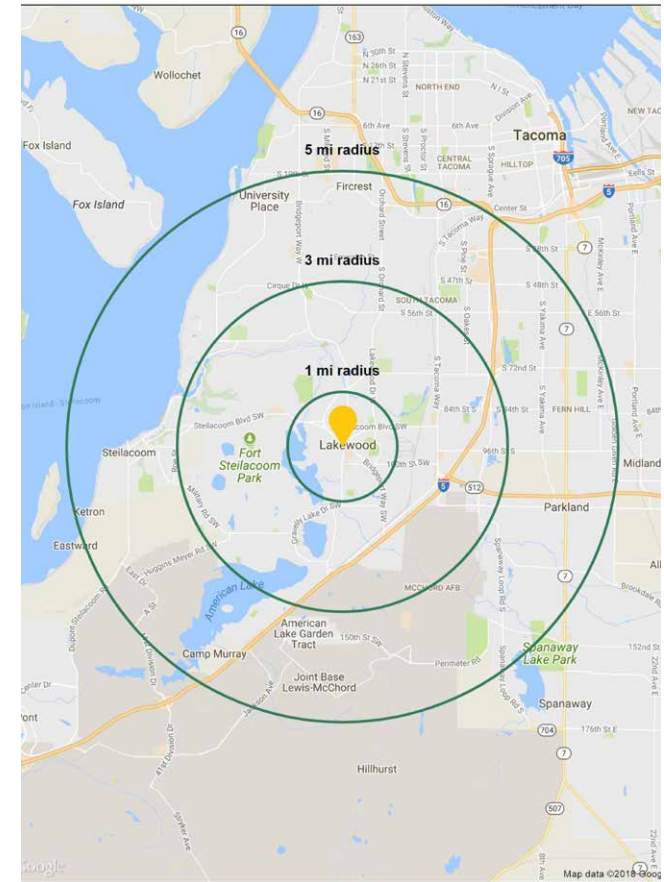
LAKWOOD TOWNE CENTER



LAKWOOD COLONIAL CENTER

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

LAKEWOOD COLONIAL CENTER is located in Lakewood's highest retail core traffic intersection with over 35,000 CPD and near the busy Lakewood Towne Center. The center is anchored by AutoZone and CVS Pharmacy and is just over a mile away from access to Highway 512 and I-5.



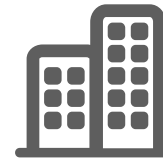
SUMMARY



Population



Average HH Income



Daytime Population

Regis - 2018

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 11,435 | \$64,993 | 10,964 |
| Mile 3 | 96,110 | \$75,171 | 66,808 |
| Mile 5 | 226,290 | \$74,450 | 157,478 |



LOCATION DETAILS



24,000 CPD
Bridgeport Way SW



13,000 CPD
Gravelly Lake Dr SW



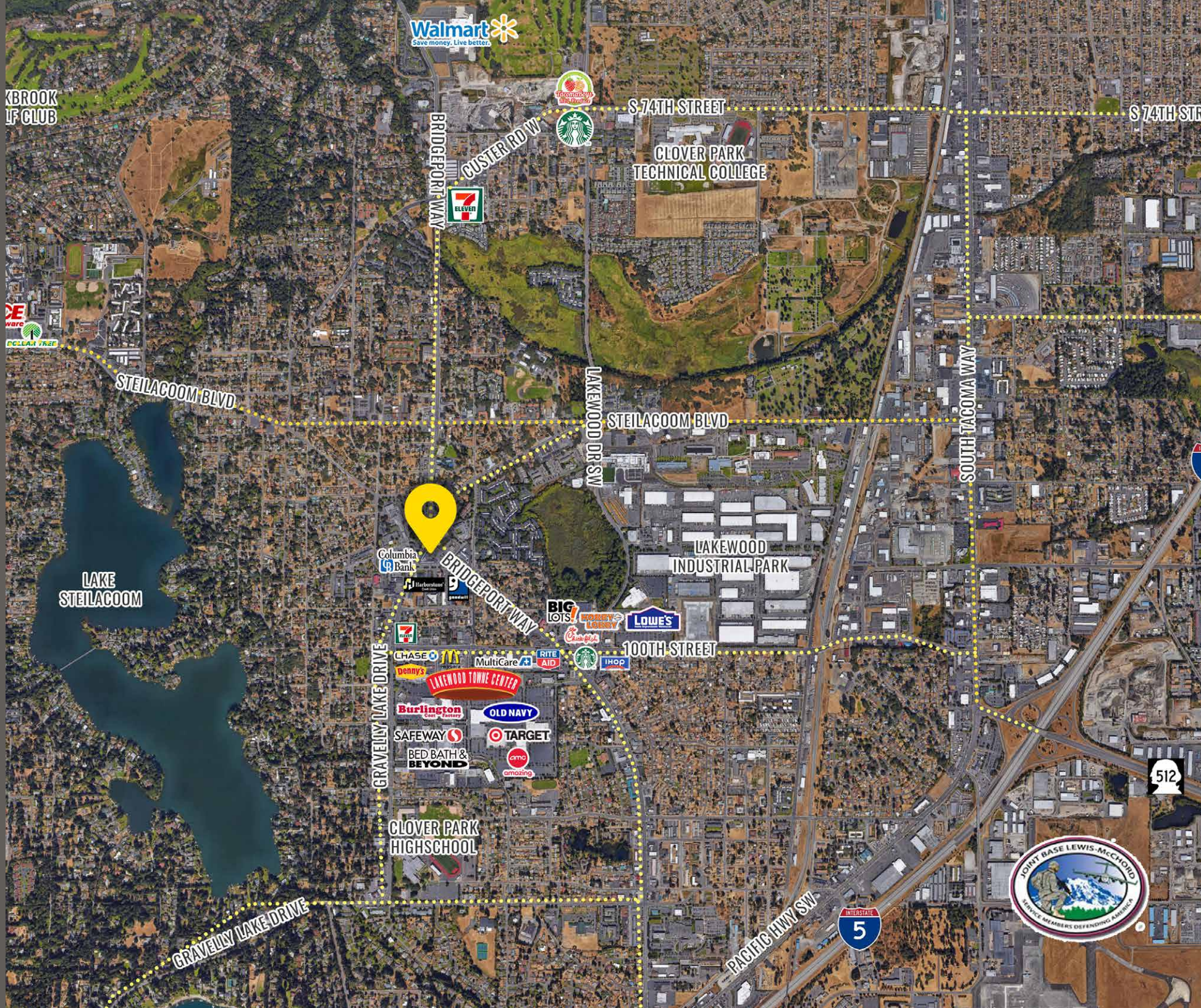
Central access to
Lakewood, Tacoma, and
University Place



Located .5 mile from
Lakewood Towne Center



LOCATION AERIAL



Walmart
Save money. Live better.

Starbucks

7-Eleven

CLOVER PARK
TECHNICAL COLLEGE

STEILACOOM BLVD

STEILACOOM BLVD

LAKE
STEILACOOM

LAKWOOD
INDUSTRIAL PARK

GRAVELLY LAKE DRIVE

BRIDGEPORT WAY

100TH STREET

CLOVER PARK
HIGHSCHOOL

GRAVELLY LAKE DRIVE

INTERSTATE
5

512



SITE PLAN



| Suite | SF | Tenant |
|--------------|--------|------------------------------|
| D121 / 9314 | 52,870 | Pending |
| D120 / 9320 | 3,766 | AVAILABLE |
| D119 / 9322 | 3,477 | AVAILABLE |
| D118 / 9326 | 1,375 | AVAILABLE |
| D117 / 9328 | 1,166 | AVAILABLE |
| D116 / 9330A | 1,166 | AVAILABLE |
| D115 / 9330B | 1,030 | AVAILABLE |
| D114 / 9330C | 1,030 | Cascade Bagel Baking Center |
| D113 / 9330D | 820 | AVAILABLE |
| D112 / 6115 | 1,995 | Cascade Bagel Deli |
| C111 / 9522 | 10,500 | AutoZone |
| C110 / 9521 | 3,650 | Olympic Sports & Spine |
| C108 / 9525 | 1,300 | AVAILABLE |
| C107 / 9529 | 1,479 | State Farm Insurance |
| C106 / 9533 | 800 | AVAILABLE |
| C104 / 6119 | 8,000 | CHI Franciscan Health Center |
| C102 / 6103 | 8,543 | Cohan Veterans Network |



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.

TACOMA | KIRKLAND | SEATTLE | PORTLAND



RETAIL FOCUSED. RESULTS DRIVEN.

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