

**FOR SALE**

9412 Front Street  
Lakewood, WA 98499

96TH ST - 13K CPD

FRONT ST S



177K CPD



**9412 FRONT STREET**

Patric Grissom

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

**9412 FRONT STREET** is the perfect owner/user purchase opportunity offering I-5 frontage. Easy access to freeways and 16 ft high ceilings.

**AVAILABLE:**

**PARCEL # 0320314026**

**PRICE: \$1,300,000**

- .83 Acres
- 2 warehouse buildings:
  - Building 1: 4,500 SF Warehouse, 880 SF Office on two floors.
  - Building 2: 5,000 SF Warehouse, 1,056 SF Office on two floors.
- Both tenants on short term leases - Please do not disturb.



Population



Average HH Income

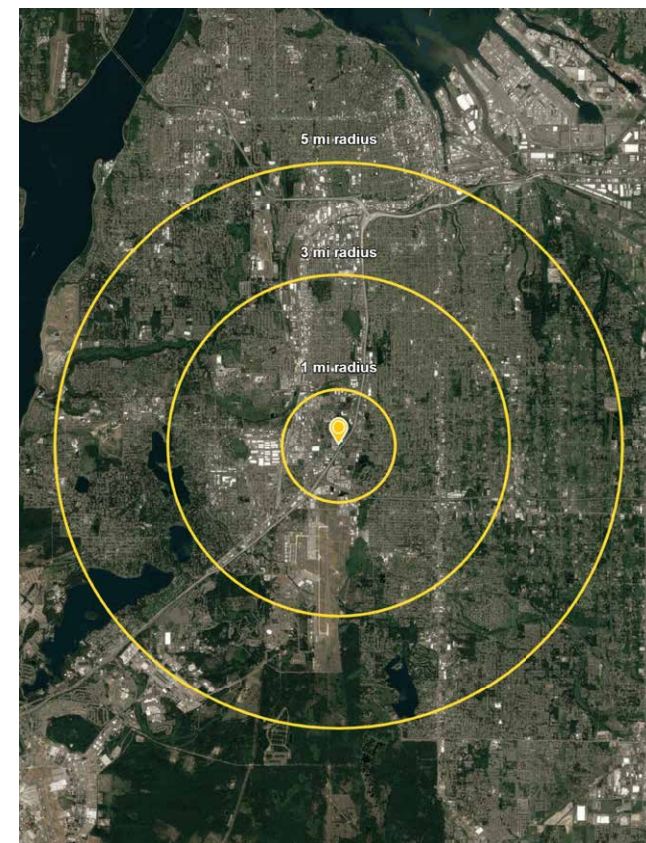


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	17,712	\$51,855	13,994
Mile 3	117,330	\$66,058	80,162
Mile 5	260,855	\$74,722	182,300

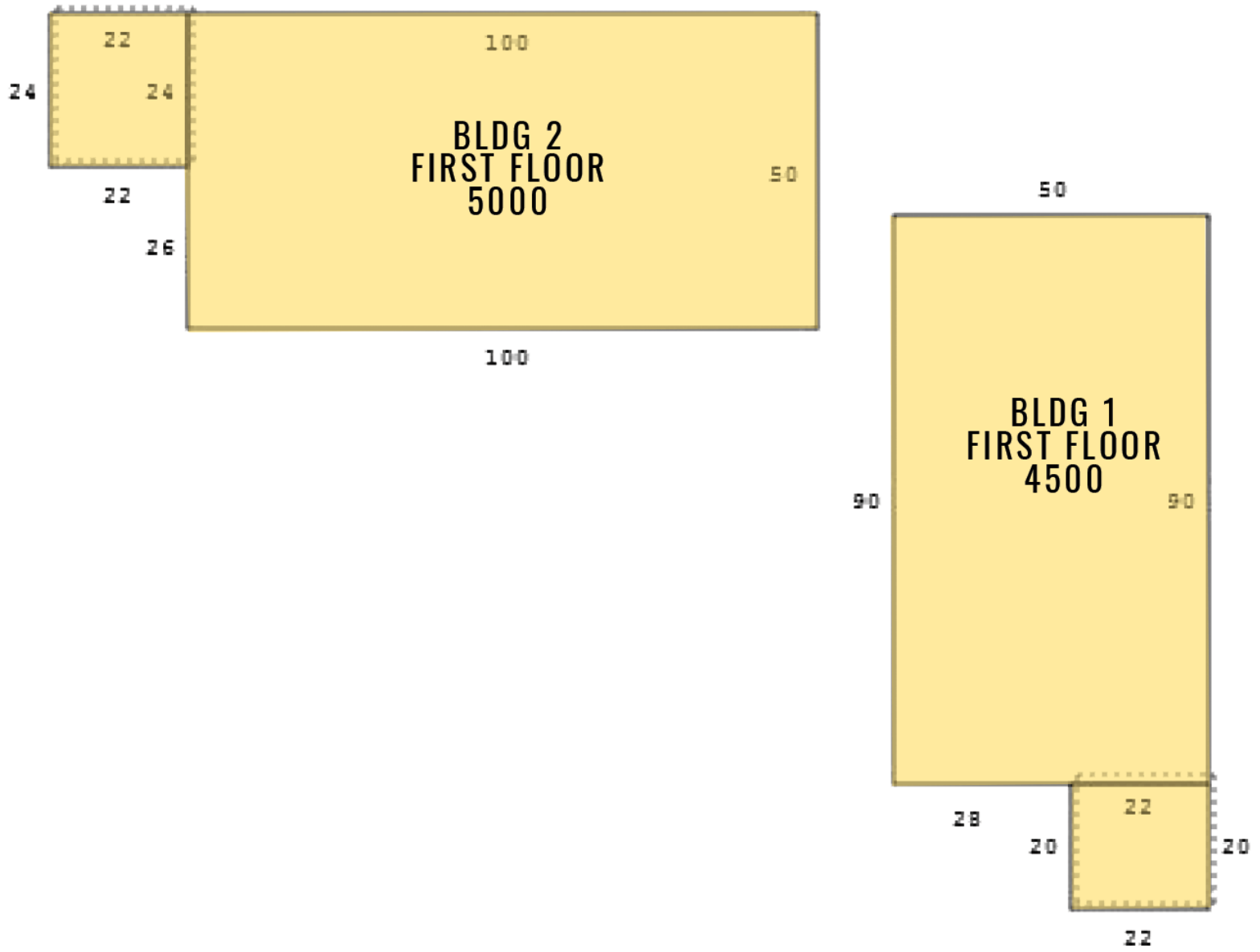
**NEARBY TENANTS**



SUMMARY

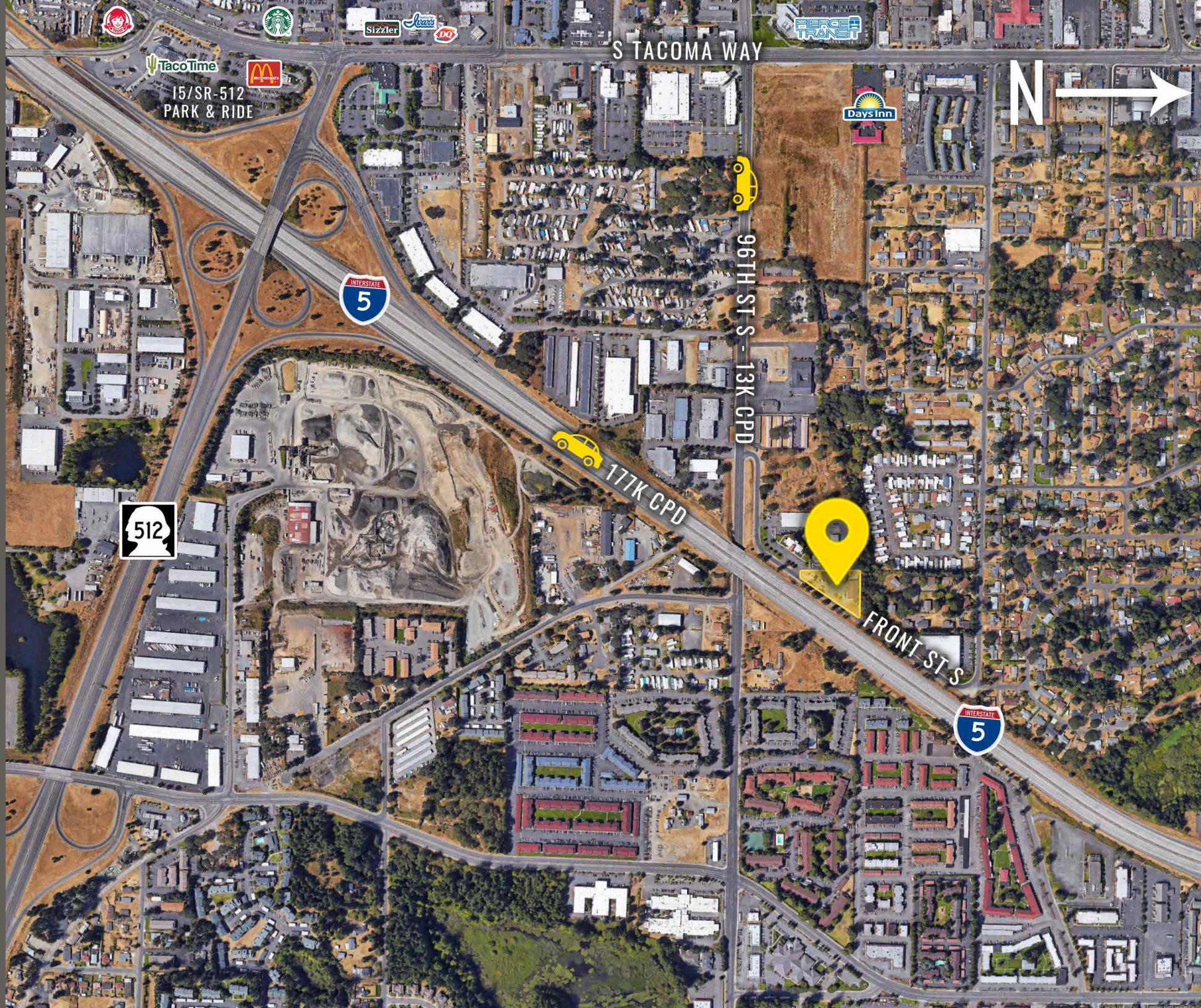


SITE PLAN



FRONT ST S

LOCATION AERIAL



TacoTime

15/SR-512  
PARK & RIDE



Sizzler



DQ

S TACOMA WAY



177K CPD



96TH ST S - 13K CPD



FRONT ST S





**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 | PORTLAND | SEATTLE



**RETAIL FOCUSED. RESULTS DRIVEN.**

**PATRIC GRISSOM**

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