



# LAKEWOOD CINEMA PLAZA

2410 84th Street S, Lakewood, WA 98499

FOR  
LEASE



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

6402 Tacoma Mall Blvd, Tacoma, WA 98409

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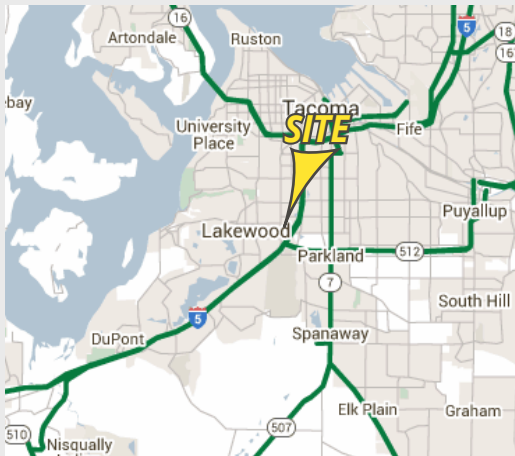
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## LOCATION DETAILS

- Moments From Exit 128 Off of I-5
- Two Access Points Off of 84th Street S
- Great Parking Field
- Traffic Counts
  - I-5: 160,000 CPD
  - 84th Street S: 20,000 CPD
- Two Pylon Signs Available



## AVAILABLE

- Small Box and Inline Space Available Immediately
- 11,802 SF Available
- \$14.00 Per Square Foot, Plus NNN
- (2) Pads with I-5 Frontage Available For Lease, Purchase, or Build to Suit
- Call for Details!

## PROPERTY HIGHLIGHTS

- Anchored by Regal Cinemas, JR Furniture, Factory Direct, Dollar Tree, Discount Tires, and Hair Art Beauty Supply
- Incredible I-5 Visibility
- Digital Pylon Sign Facing I-5 Available

## TENANTS



DEMOGRAPHICS	Mile 1	Mile 3	Mile 5
Population	17,073	120,468	255,524
Average HH Income	\$43,744	\$53,220	\$97,483
Daytime Population	10,686	87,324	186,722



**First Western Properties - Tacoma, Inc.**  
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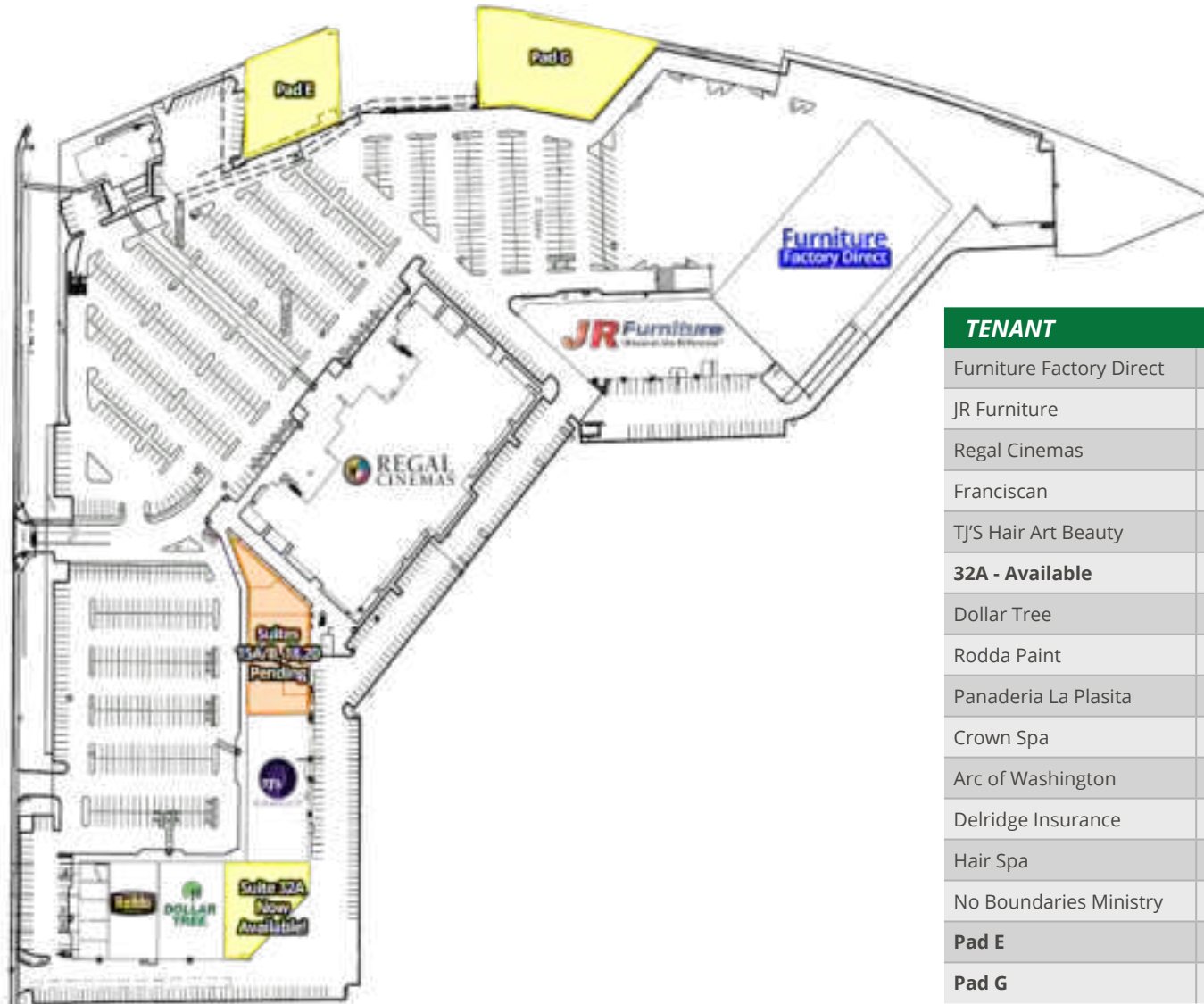
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TENANT	SQ. FT.	RATE
Furniture Factory Direct	50,000	LEASED
JR Furniture	27,256	LEASED
Regal Cinemas	65,466	LEASED
Franciscan	9,528	PENDING
TJ'S Hair Art Beauty	19,682	LEASED
<b>32A - Available</b>	<b>11,802</b>	<b>\$14.00 PSF, NNN</b>
Dollar Tree	11,053	LEASED
Rodda Paint	8,793	LEASED
Panaderia La Plasita	1,053	LEASED
Crown Spa	1,057	LEASED
Arc of Washington	1,050	Leased
Delridge Insurance	1,050	LEASED
Hair Spa	668	LEASED
No Boundaries Ministry	387	LEASED
<b>Pad E</b>	<b>20,355</b>	<b>\$65,000/YR</b>
<b>Pad G</b>	<b>22,216</b>	<b>\$75,000/YR</b>

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