



## STEILACOOM BLVD PLAZA

8520 Steilacoom Blvd SW, Lakewood, WA 98498

**FOR  
LEASE**

**LAST SPACE AVAILABLE!**



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

6402 Tacoma Mall Blvd, Tacoma, WA 98409

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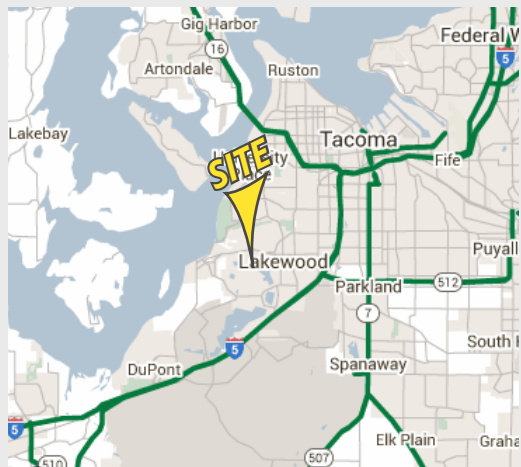
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## LOCATION DETAILS

- Frontage on Major Street - Steilacoom Blvd
- Neighboring Major Retail - Albertson's, 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
- **LAST REMAINING SPACE!**
- Tenant Improvements Available
- Up to 6 months free rent on qualifying lease (tenant pays NNN only)
- Coming Soon - Pacific Northwest Towns & Sounds Real Estate

## PROPERTY HIGHLIGHTS

- Mixed Use - Retail and Office
- Co-Tenants Include: Jimmy John's, Rainier Family Eye Care, Dr. Kerr - General Dentistry, Anytime Fitness, North Harbor PT, & 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



**First Western Properties - Tacoma, Inc.**  
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P (253) 472-0404 F (253) 472-0541

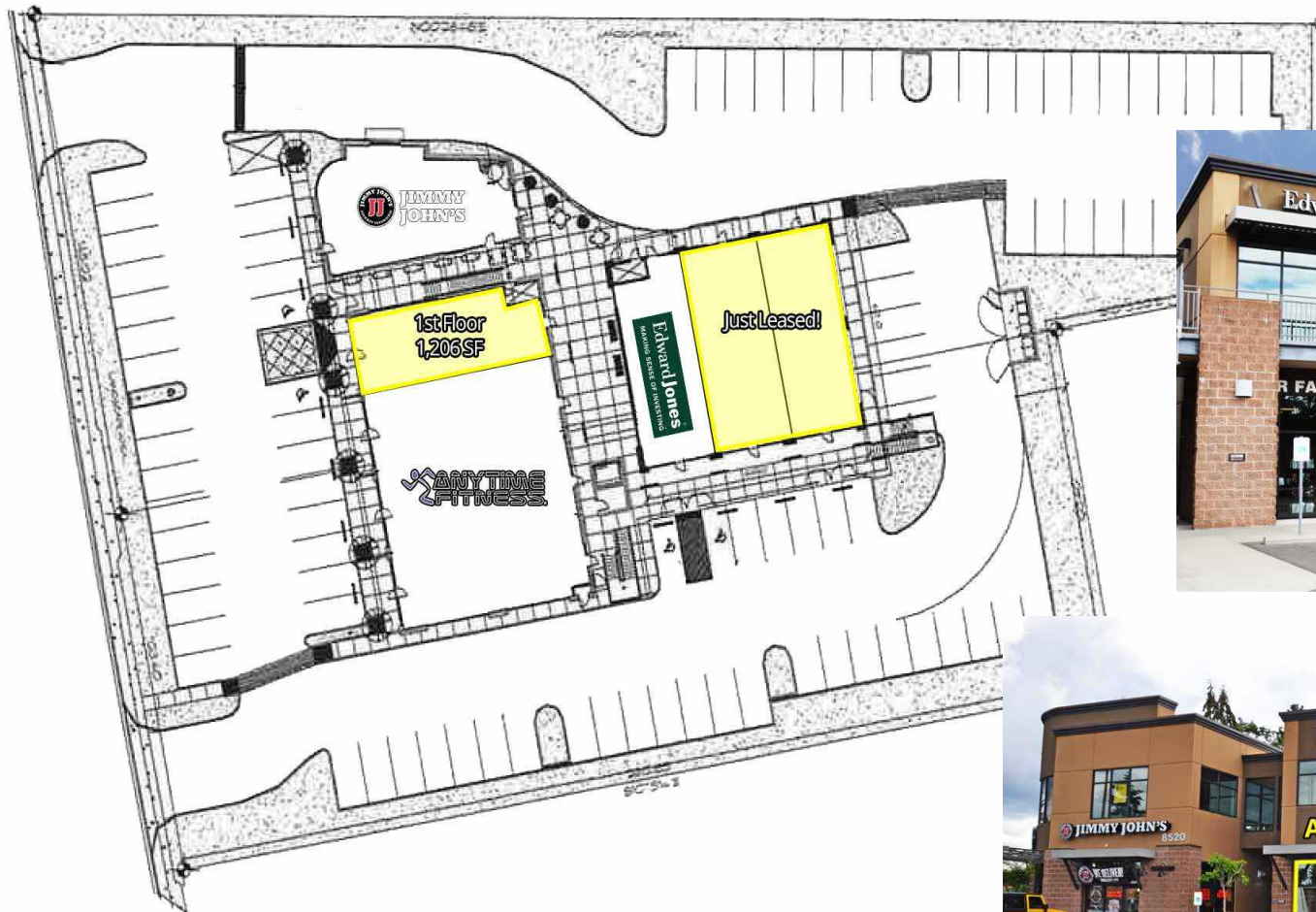
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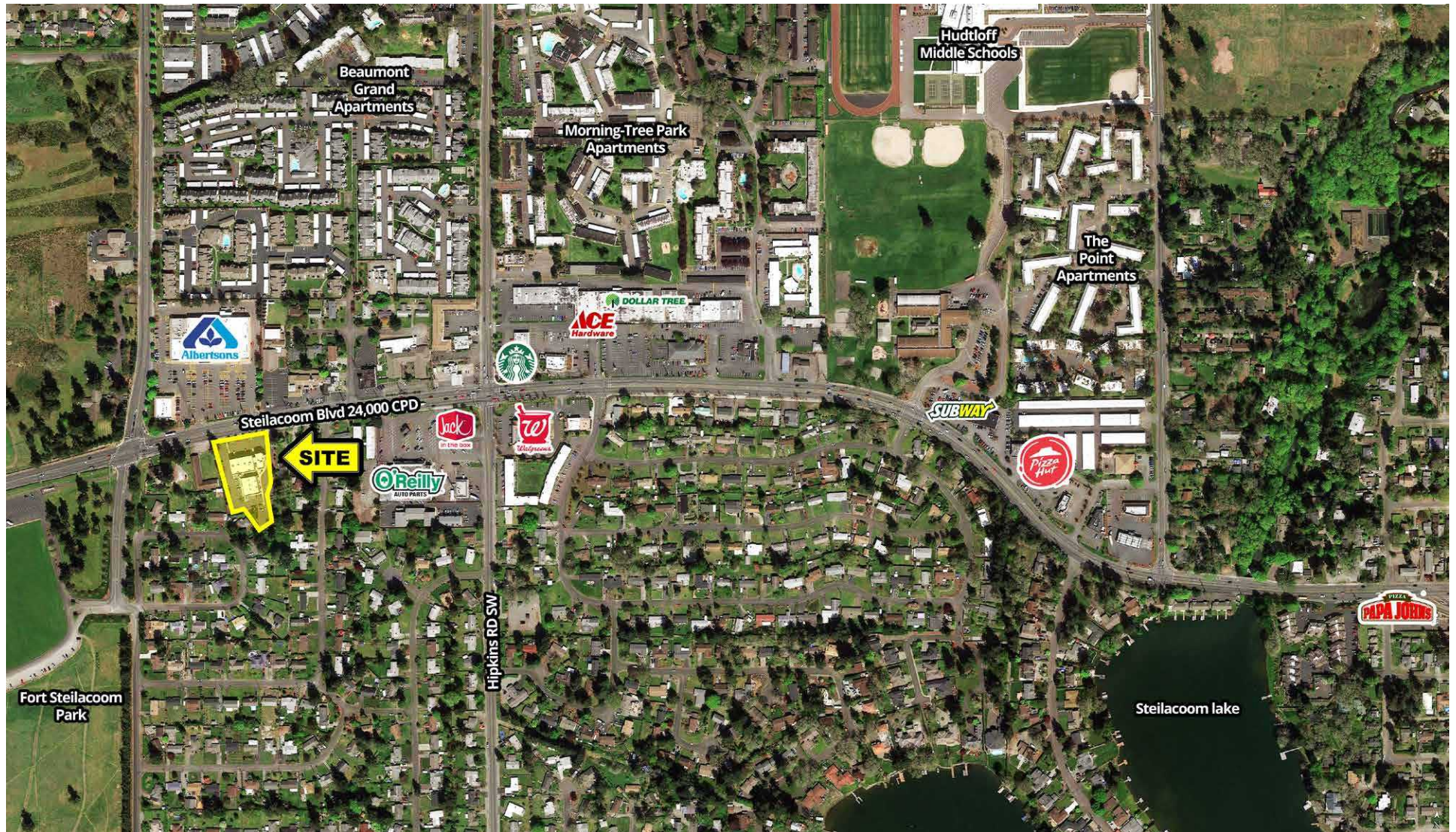
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