



FOR LEASE
8123 Steilacoom Blvd SW
Lakewood, WA 98498



OAKBROOK PLAZA

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

OAKBROOK PLAZA offers a prime retail opportunity in a high-traffic area. With excellent visibility, ample parking, and a strong tenant mix, this property is ideal for businesses seeking a versatile space in a well-established shopping center. Perfect for retail, service, or office use, Oakbrook Plaza is positioned to serve the growing Lakewood and Steilacoom communities.

AVAILABLE

800 SF	\$18.00 PSF	PLUS NNN
2,880 SF (2nd Gen Restaurant)	\$18.00 PSF	PLUS NNN
4,795 SF (End-cap)	\$16.00 PSF	PLUS NNN



Population



Average HH Income



Daytime Population

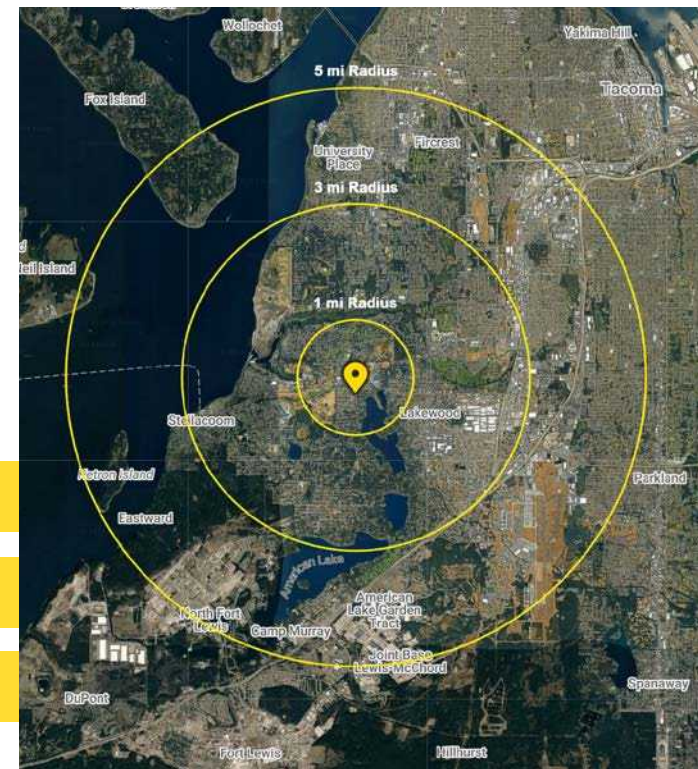
Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	11,656	\$99,939	8,198
Mile 3	87,183	\$121,615	55,508
Mile 5	199,778	\$111,663	119,216

TENANTS



NEARBY TENANTS





SITE PLAN



Suite	SF	Tenant
01	1,084	AFSCME Local #793
02	1,434	Fortune Clothing
04	1,040	Breeze Massage
07	1,800	Super Smoke
08	1,475	G's Collectables
09	5,750	Around the Clock Childcare
10	1,400	Queen Nail
11	1,400	Jamison Kane Enterprises
12	3,900	Fit Fight & Good Fit
15	21,000	Dollar Tree
16	10,000	Ace Hardware
17	4,560	Cranes Creations
18	1,500	Chang Thai
19	4,442	Access Technologies

Suite	SF	Tenant
20	1,300	Shears To You
21	2,300	Second Slice
22	800	AVAILABLE
23	1,699	Bandido Solutions
25	762	Oakbrook Nails
26	5,045	Key Bank
28	3,790	Oakbrook Bar & Grill
30		Mcdonald's
6A	4,795	AVAILABLE
6B	2,693	Rainbow Trading
6C	1,600	Hot Teriyaki
6D	2,880	AVAILABLE - 2nd Gen Restaurant
8A	2,245	Spin City Laundry
P		American Promotional Events

LOCATION DETAILS



Located conveniently between
Lakewood & Steilacoom

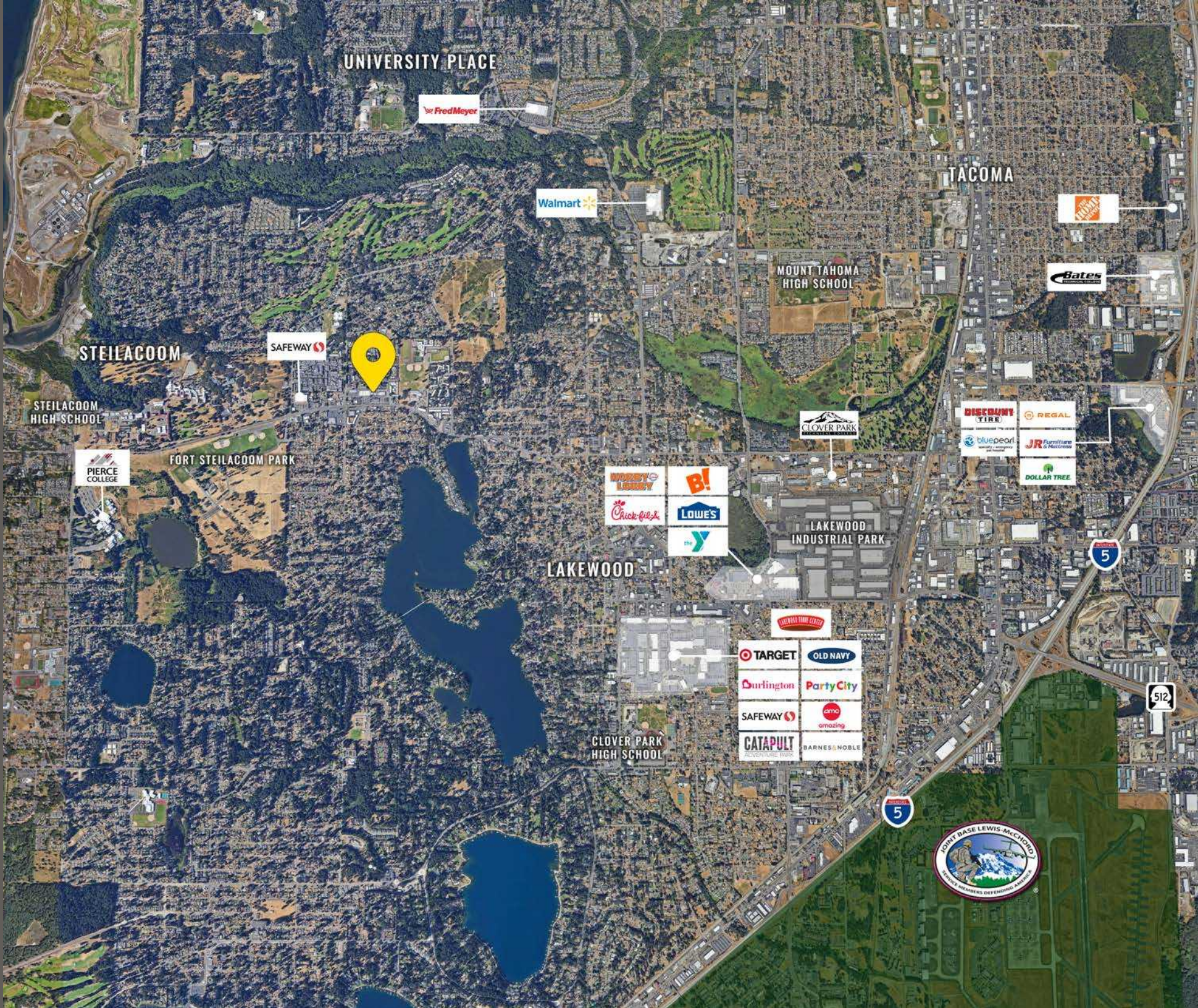


Surrounded by dense
residential neighborhoods



22,340 CPD
Steilacoom Blvd


LOCATION AERIAL



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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