



**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**

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



Population



Average HH Income



Daytime Population

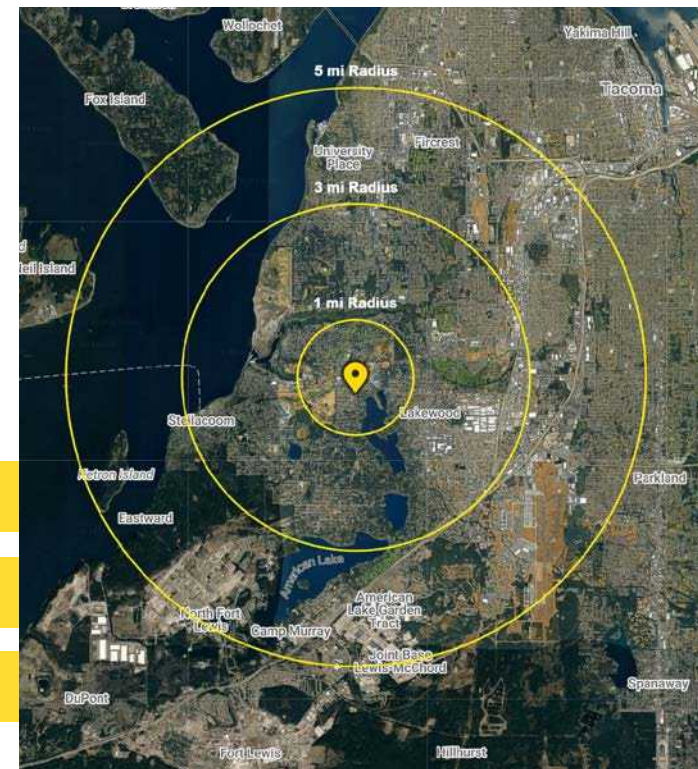
Regis - 2024

	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
<b>22</b>	<b>800</b>	<b>AVAILABLE</b>
23	1,699	Bandido Solutions
25	762	Oakbrook Nails
26	5,045	Key Bank
28	3,790	Oakbrook Bar & Grill
30		Mcdonald's
<b>6A</b>	<b>4,795</b>	<b>AVAILABLE</b>
6B	2,693	Rainbow Trading
6C	1,600	Hot Teriyaki
<b>6D</b>	<b>2,880</b>	<b>AVAILABLE - 2nd Gen Restaurant</b>
8A	2,245	Spin City Laundry
P		American Promotional Events



LOCATION DETAILS



Located conveniently between  
Lakewood & Steilacoom



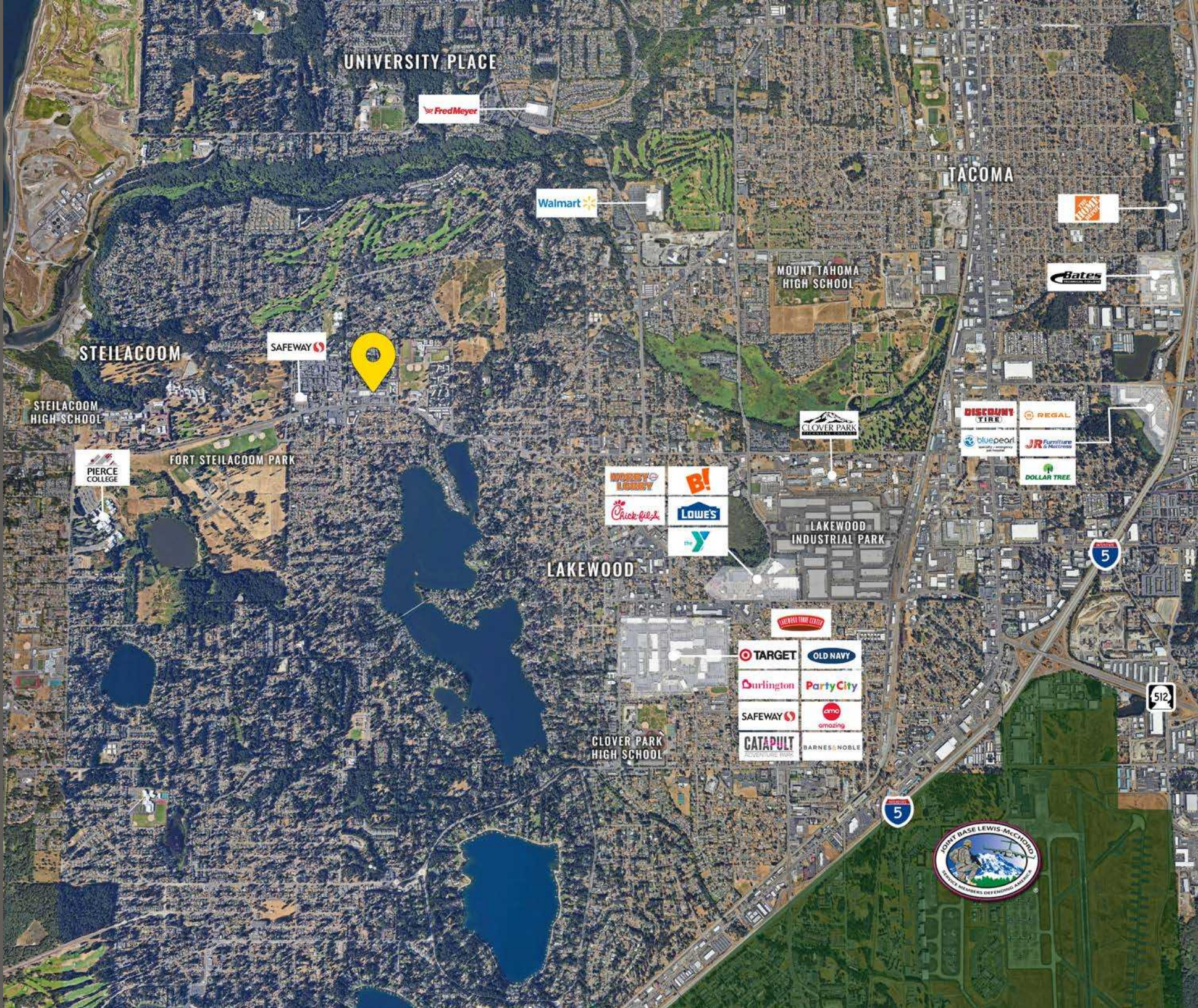
Surrounded by dense  
residential neighborhoods



22,340 CPD  
Steilacoom Blvd



LOCATION AERIAL



UNIVERSITY PLACE



TACOMA



STEILACOOM



MOUNT TAHOMA HIGH SCHOOL

STEILACOOM HIGH SCHOOL



FORT STEILACOOM PARK



LAKWOOD INDUSTRIAL PARK

LAKWOOD



CLOVER PARK HIGH SCHOOL





TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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