



# 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**

SUITE 7923: 1,014 SF  
\$14.00 PSF + NNN



Population



Average HH Income



Daytime Population

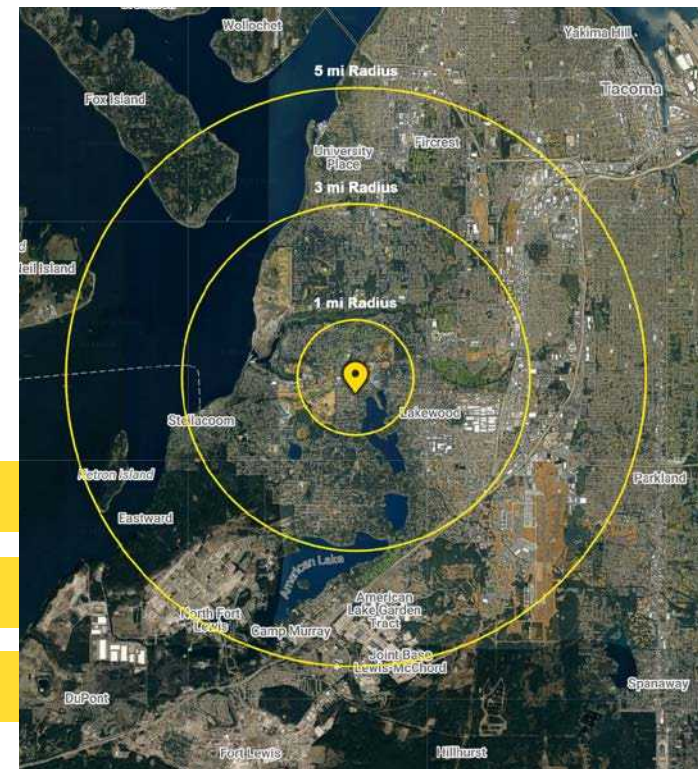
Regis - 2025

	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**



AVAILABLE: 1,014 SF



PHOTOS



# SITE PLAN

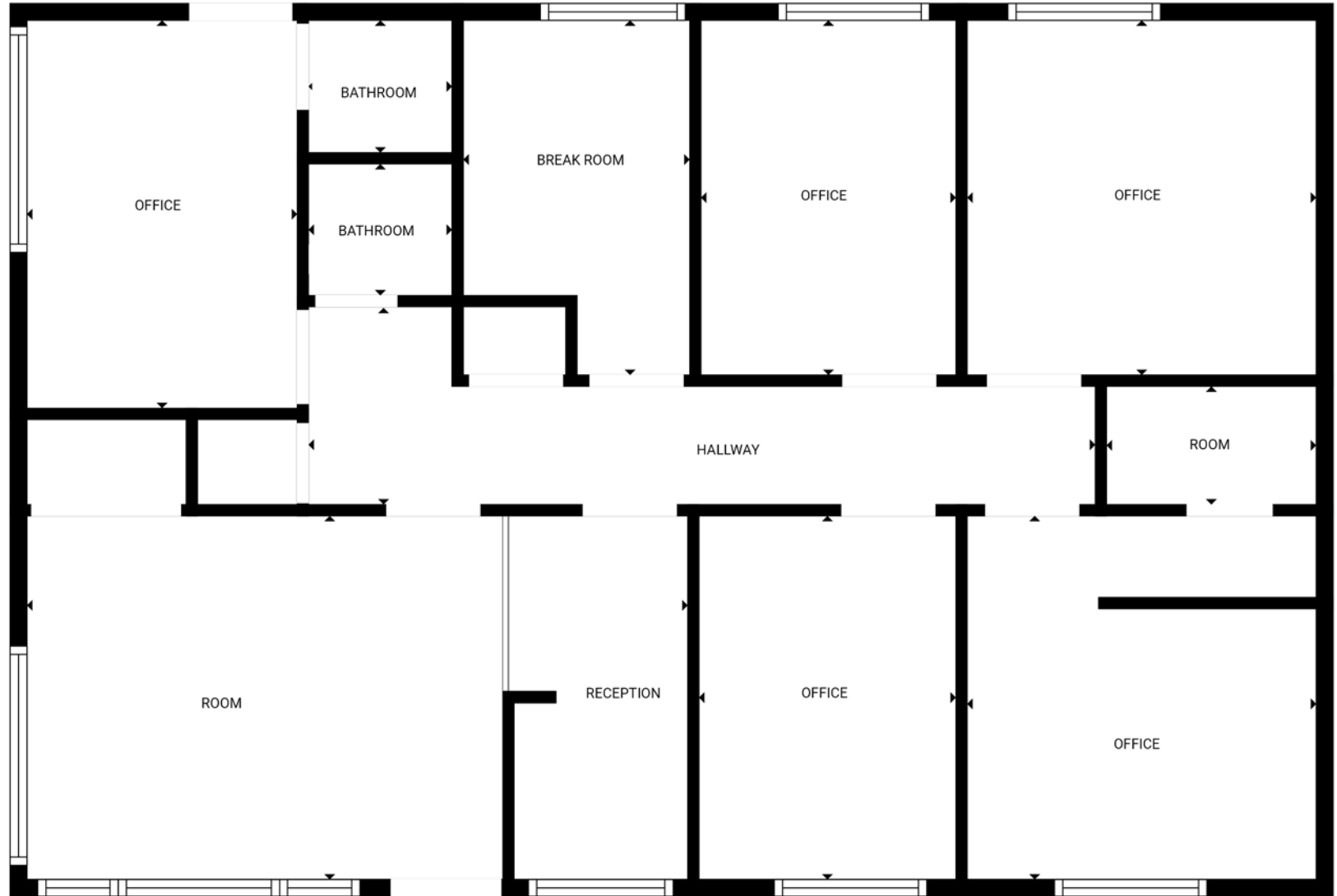


Suite	SF	Tenant
01	1,084	AFSCME Local #793
02	1,434	Fortune Clothing
04	1,040	Breeze Massage
07	1,800	Super Smoke
08	1,475	G's Collectables
09	5,750	Around the Clock Childcare
10	1,400	Queen Nail
11	1,400	Jamison Kane Enterprises
12	3,900	Fit Fight & Good Fit
15	21,000	Dollar Tree
16	10,000	Ace Hardware
17	4,560	Cranes Creations
18	1,500	Chang Thai
19	4,442	Access Technologies
20	1,300	Shears to You

Suite	SF	Tenant
21	2,300	Second Slice
22	800	Oakbrook Nails
25	762	Oakbrook Nails
23	1,699	Bandido Solutions
26	5,045	Key Bank
28	3,790	Oakbrook Bar & Grill
30	---	Mcdonald's
6A	4,795	Fresh Folds Laundry (Coming Soon!)
6B	2,693	Rainbow Trading
6C	1,600	Hot Teriyaki
6D	2,880	Mis Tres Amigos
8A	2,245	Spin City Laundry
P	---	American Promotional Events
<b>7923</b>	<b>1,014</b>	<b>AVAILABLE</b>

SUITE 7923: 1,014 SF

FLOOR PLAN





FORT STEILACOOM PARK



83RD AVESW 5 800 CPD



STEILACOOM BLVD 22,340 CPD

LOCATION DETAILS



Located conveniently between Lakewood & Steilacoom



Surrounded by dense residential neighborhoods



22,340 CPD Steilacoom Blvd



LOCATION AERIAL



UNIVERSITY PLACE



TACOMA



STEILACOOM



STEILACOOM HIGH SCHOOL



FORT STEILACOOM PARK

MOUNT TAHOMA HIGH SCHOOL



LAKWOOD

LAKWOOD INDUSTRIAL PARK




CLOVER PARK HIGH SCHOOL



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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