

# FOR LEASE

8404 83rd Ave SW  
Lakewood, WA 98498



\* Images may be altered for presentation.



## OAKBROOK BUSINESS PLAZA

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

**OAKBROOK BUSINESS 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. Oakbrook Plaza is positioned to serve the growing Lakewood and Steilacoom communities.

**AVAILABLE**

**SUITE A: 1,800 SF \$21.00 PSF + NNN**

(Former Dentist - Available April 1, 2027)

**SUITE E: 1,320 SF \$15.00 PSF + NNN**

- Easy access to Steilacoom Blvd SW and Bridgeport Way SW
- Ample Parking
- Covered Walkways
- Lighted Signage (Potential for monument signage)
- Close proximity to Tacoma and surrounding Pierce County areas
- Minutes from Joint Base Lewis-McChord
- Steady local traffic
- Estimated NNN \$8.08 PSF (2026)



Population



Average HH Income

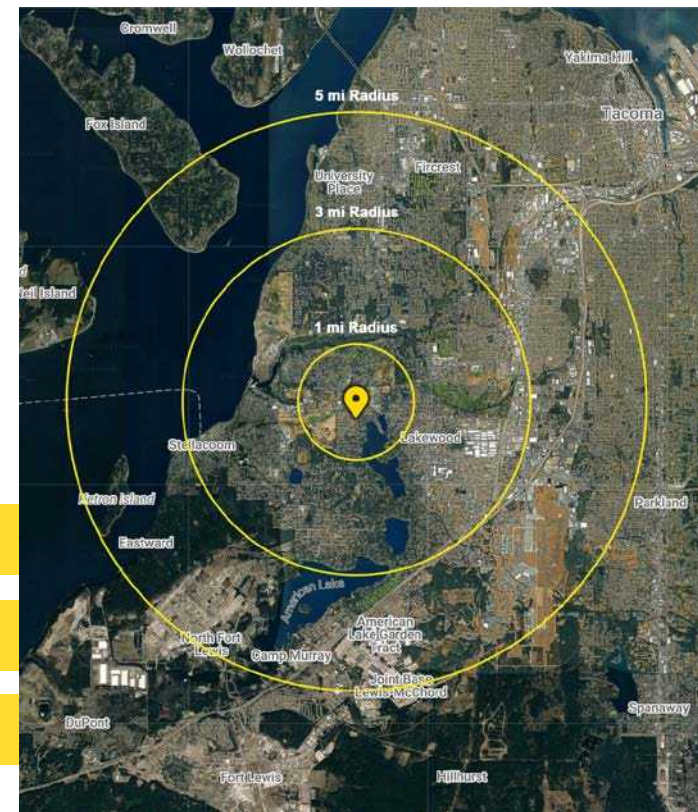


Daytime Population

Regis - 2026

	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

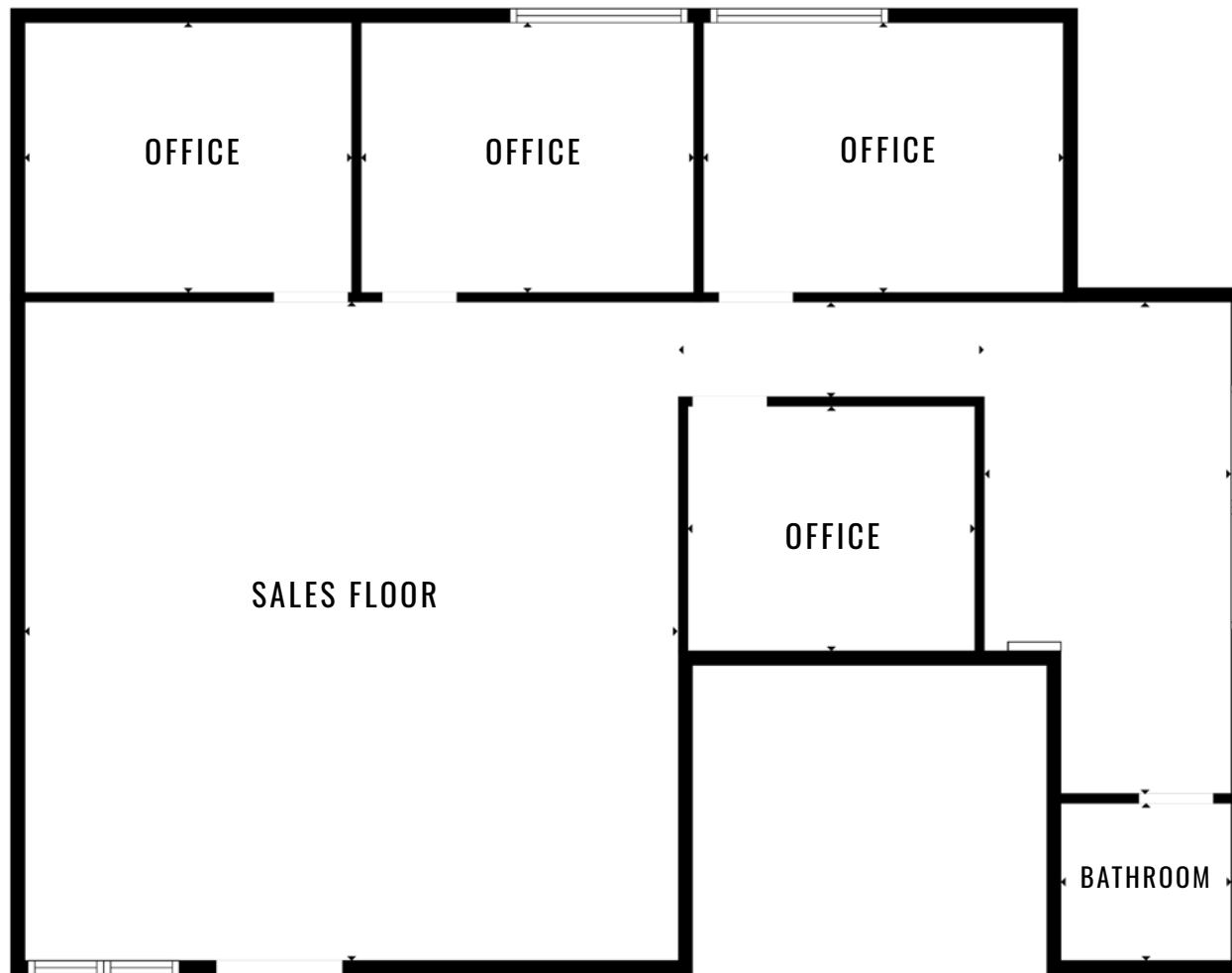
**NEARBY TENANTS**



SUITE A: 1,800 SF



SUITE E: 1,320 SF



SHOPPING CENTER PHOTOS



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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