FOR LEASE

8404 83rd Ave SW
Lakewood, WA 98498

** Images may be enhanced for presentation.*

FIRST WESTERN PROPERTIES

OAKBROOK BUSINESS PLAZA

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

SUMMARY

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)

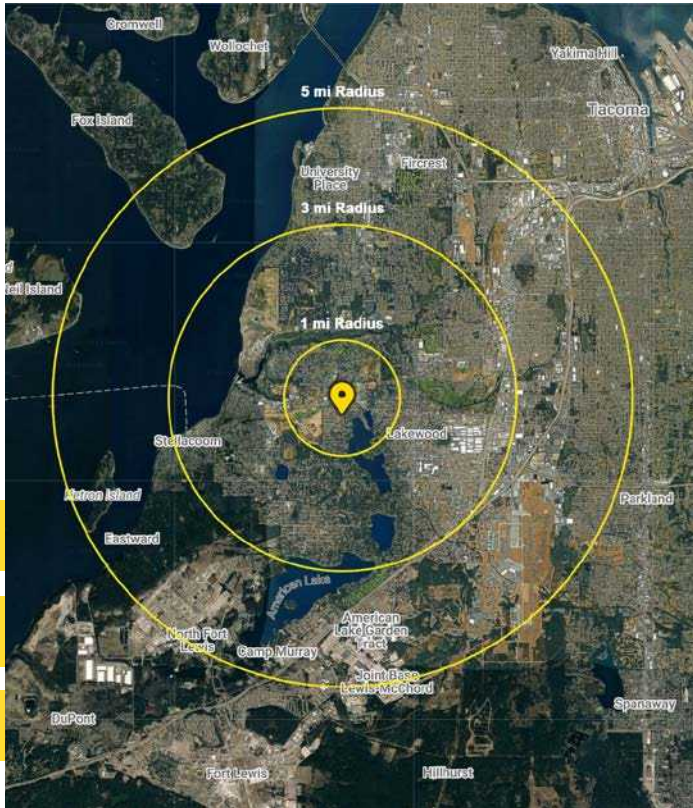
SUITE E: 1,320 SF $15.00 PSF + NNN

- 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)

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

McDonald's, ACE Hardware, KeyBank, DOLLAR TREE, Walgreens, SAFEWAY



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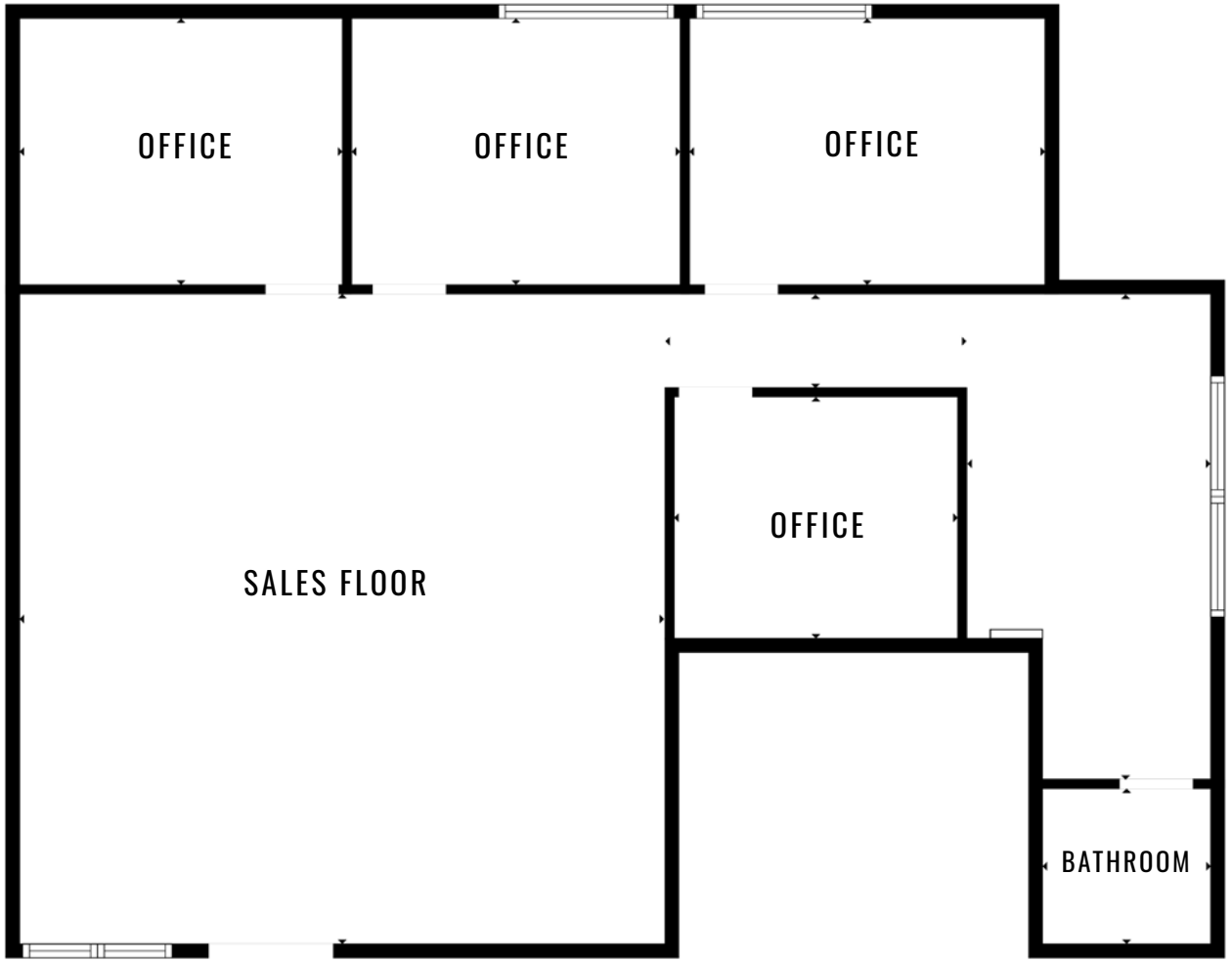

FIRST WESTERN PROPERTIES

SHOPPING CENTER PHOTOS

FIRST WESTERN PROPERTIES

LOCATION DETAILS

Located conveniently between Lakewood & Steilacoom

Surrounded by dense residential neighborhoods

22,340 CPD Steilacoom Blvd

FIRST WESTERN PROPERTIES

LOCATION AERIAL

FIRST WESTERN PROPERTIES

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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