

FOR LEASE

15404 Union Ave SW
Lakewood, WA 98498



RETAIL/QSR PAD OPPORTUNITY

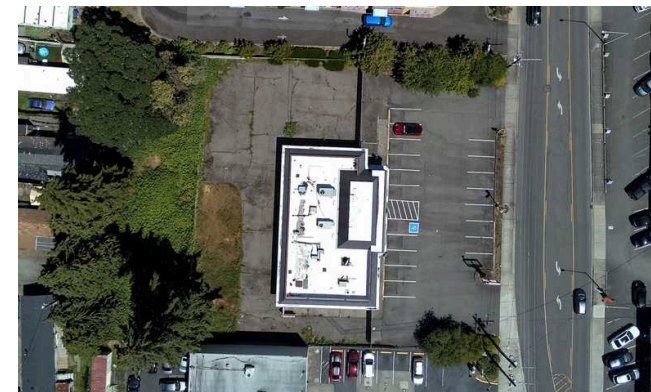
Jacob Fors

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









15404 UNION AVE SW is located in the Lakewood trade area, offers convenient access to major transportation corridors, including SR-512 and I-5. The property benefits from strong connectivity to surrounding residential neighborhoods, across the freeway from Joint Base Lewis-McChord, and located just minutes from Camp Murray, headquarters of the Washington National Guard. Its accessible location and proximity to a growing customer base make it well-positioned for a variety of commercial and service-oriented uses.

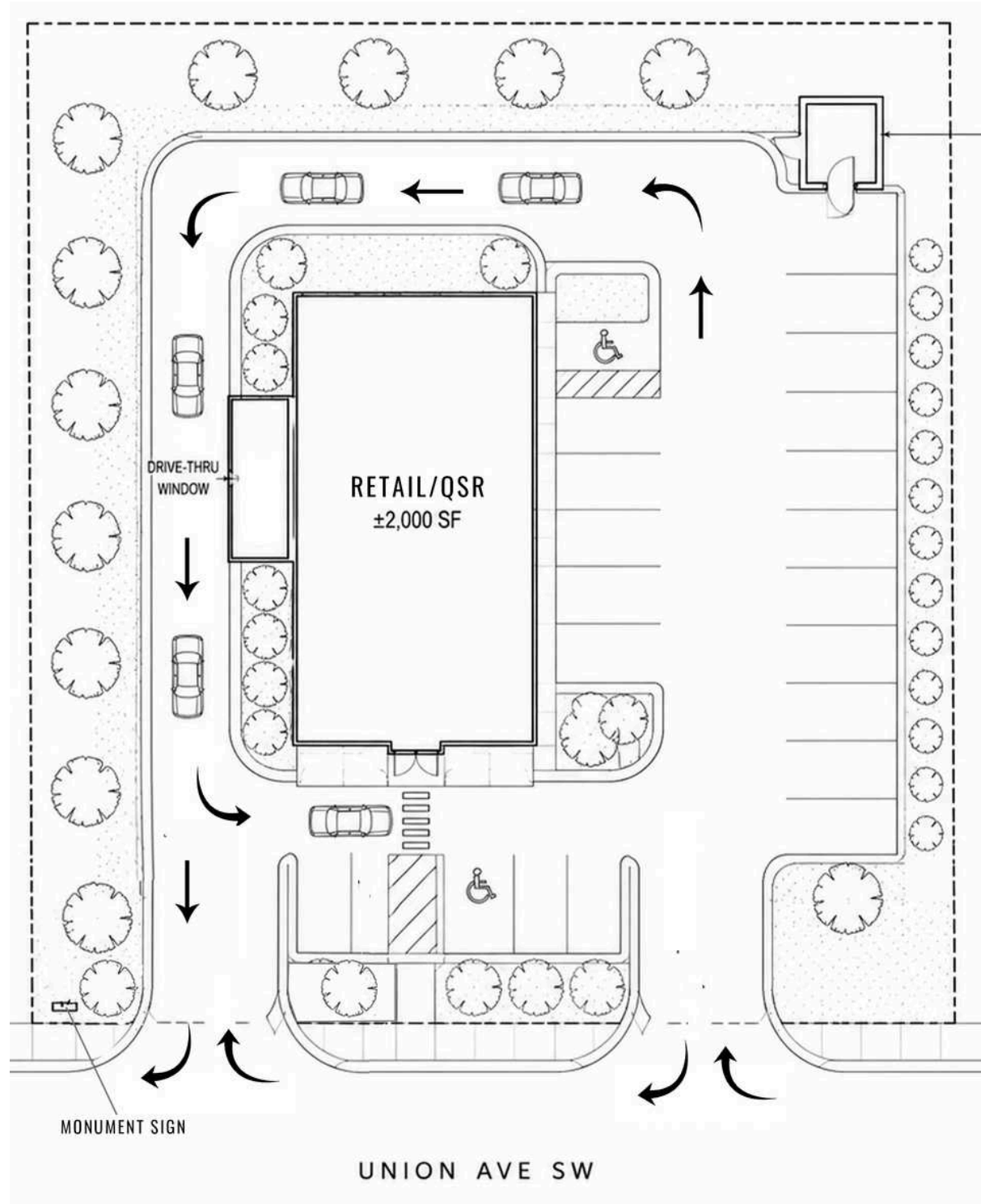
PARCEL NO.:	2200000990
LOT SIZE:	0.81 acre
CURRENT BLDG SIZE:	3,456 SF
ZONING:	<p>CBC – Community Business Center Retail & Commercial</p> <ul style="list-style-type: none"> • Restaurants, Cafés, Coffee Shops, QSR • Automotive Services • Grocery & Convenience Stores • Retail Stores & Shops • Personal & Professional Services • Banks & Financial Institutions • Fitness & Health Facilities • Entertainment & Recreation • Hotels & Lodging <p>Neighborhood Commercial (NC2), <i>(click for more details)</i></p> <p><i>(Refer to City of Lakewood Municipal Code for complete use list and development standards.)</i></p>
PRICE:	\$115,000/Year

NEARBY RETAIL



SITE HIGHLIGHTS

- 
 Configurable for coffee, QSR, or small retail user.
- 
 Pad-ready concept for redevelopment or ground-up construction
- 
 Flat, usable parcel for efficient site planning
- 
 On-site parking for approx. 18–22 vehicles
- 
 Excellent ingress/egress from Union Avenue
- 
 Drive-thru lane could accommodate stacking
- 
 Surrounded by residential density and commuter traffic
- 
 Ideal for national or regional QSR operators



NEARBY BUSINESSES



JBLM
0.6 MILES
AWAY FROM PAD



CAMP MURRAY
APPROX. 0.3 MILES
AWAY FROM PAD



TACO BELL
ANNUAL VISITS: 101.4K
NATIONWIDE RANK: TOP 10%



AutoZone
ANNUAL VISITS: 101.4K
NATIONWIDE RANK: TOP 20%



POPEYES
LOUISIANA KITCHEN



ANNUAL VISITS: 689.1K
NATIONWIDE RANK: TOP 20%

PROPERTY AERIAL



Located moments from JBLM



Easy access to Interstate 5



7,233 CPD Union Ave SW



134,133 CPD Interstate 5

LOCATION AERIAL



AMERICAN LAKE

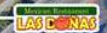
SILCOX ISLAND

THORNEWOOD CASTLE



PARK

TILlicum ELEMENTARY



~110K = DAILY ON-BASE POPULATION
~295K = TOTAL JBLM COMMUNITY FOOTPRINT
SOURCE: [HTTPS://HOME.ARMY.MIL/LEWIS-MCCHORD/ABOUT](https://home.army.mil/lewis-mcchord/about)



EVERGREEN ELEMENTARY



DEMOGRAPHICS

POPULATION

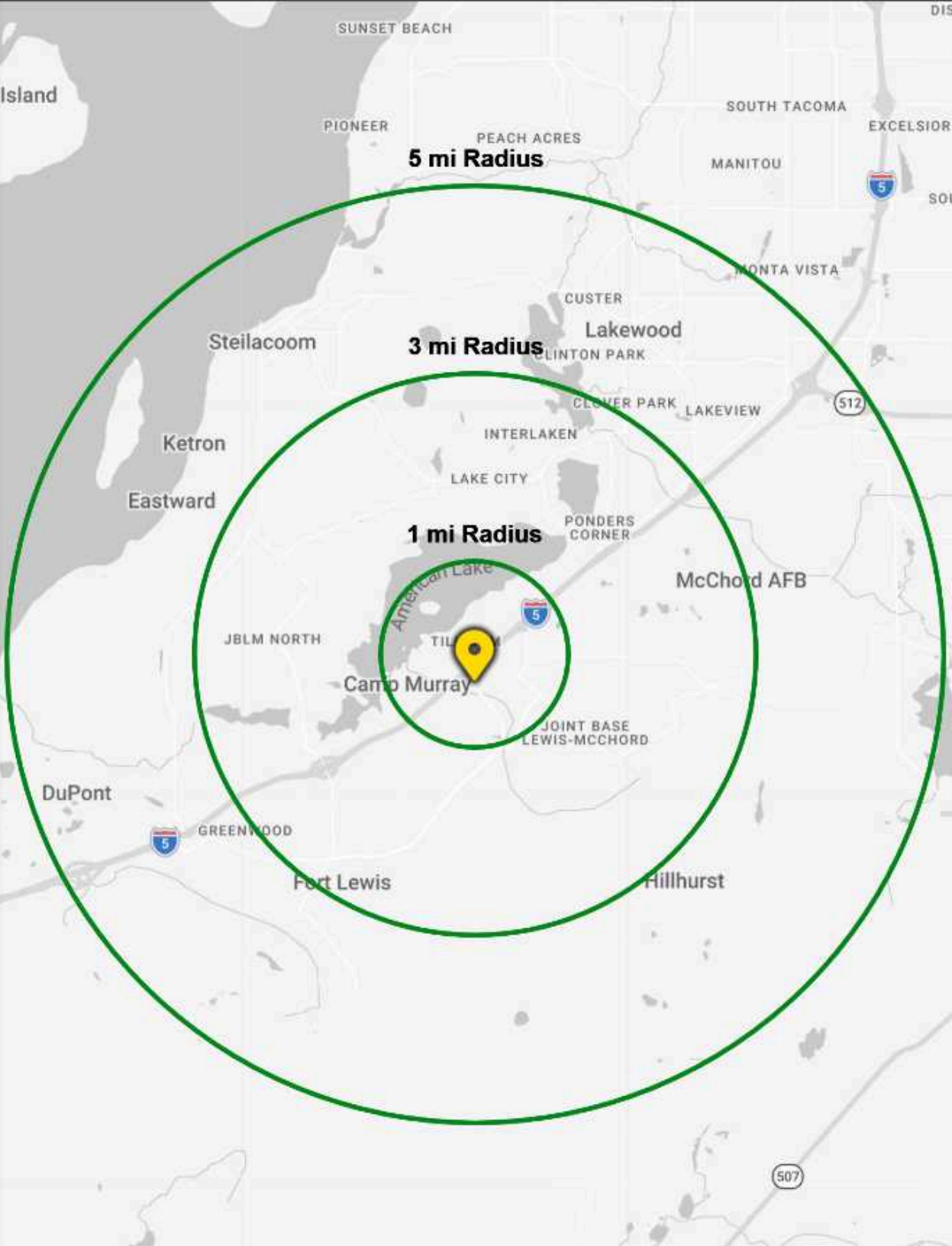
1 MILE	3 MILES	5 MILES
2,914	40,416	99,102

AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$75,222	\$111,425	\$111,827

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
1,651	14,301	56,736



TRADE AREA



JOINT BASE LEWIS-MCCHORD (JBLM) 110,000 DAILY VISITORS



Home to JBLM, one of the largest military installations on the West Coast.



100,000+ Military family members and retirees in the region.



Military spending contributes billions of dollars annually to the local economy.



Strong year-round consumer base driven by military and civilian employment.



Major Employer in Pierce County.

CAMP MURRAY 1,500-2,000 DAILY VISITORS



Washington National Guard Headquarters located at Camp Murray.



Consistent economic impact supporting South Sound businesses and housing demand.



The Washington Army and Air National Guard contribute to a stable workforce and consistent economic activity within the trade area.



\$13B+ Annual Regional Economic Impact.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JACOB FORS

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