

ICONIC MID-CENTURY BANK BUILDING ON S. TACOMA WAY

8801 S. Tacoma Way, Lakewood, WA



10,660 SF FREE STANDING RETAIL BUILDING
FOR SALE OR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY OVERVIEW

[PROPERTY INFORMATION](#)

[FLOOR PLANS](#)

[PHOTOS](#)

[ZONING INFORMATION](#)

[PROPERTY AERIAL](#)

[SOUTH TACOMA WAY RETAIL CORRIDOR](#)

[AMENITIES MAP](#)

PROPERTY INFORMATION

Command attention with this striking former bank building featuring dramatic 20-foot ceilings throughout most of the main floor. The 4,376 SF main level offers open, light-filled space framed by classic glass-and-brick mid-century modern architecture, complemented by a 1,908 SF mezzanine overlooking the main floor – ideal for offices or creative workspace.

The property includes two drive-through lanes, a full basement for storage or potential expansion, and prime visibility at a signalized intersection along high-traffic S. Tacoma Way. This is a rare opportunity to repurpose an architecturally distinctive structure for retail, restaurant, financial, or professional use.



ADDRESS: 8801 S. Tacoma Way, Tacoma, WA

PARCEL NUMBER: 0320313113

LOT SIZE: 31,600 SF

ZONING: C2 City of Lakewood

YEAR BUILT: 1970

BUILDING SIZE: 10,660 SF

SQUARE FOOTAGE BREAKDOWN

FLOOR ONE: 4,376 SF

FLOOR TWO / MEZZANINE: 1,908 SF

BASEMENT / STORAGE: 4,376 SF

FOR SALE

SALE RATE: \$1,995,000

FOR LEASE

AVAILABLE SF: 6,284 - 10,660 SF

LEASE RATE: \$17.00 - \$18.00 PSF /YR, NNN
for 1st Floor and Mezzanine

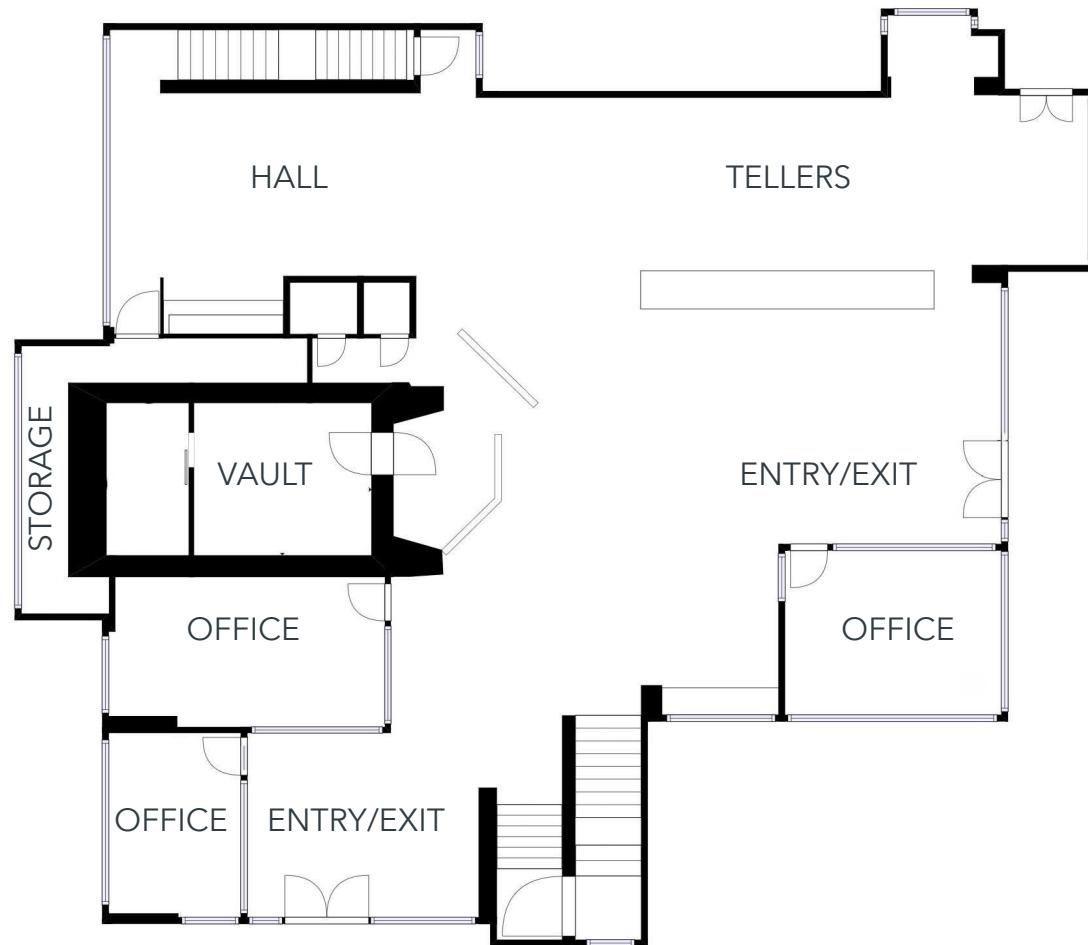
NNN EXPENSES: \$4.50 PSF/YR

OCCUPANCY: December 1, 2025

FLOOR PLANS

FLOOR ONE

4,376 SF



Square footage numbers are from the Pierce County Assessor's office.

FLOOR PLANS

FLOOR 2 / MEZZANINE

1,908 SF

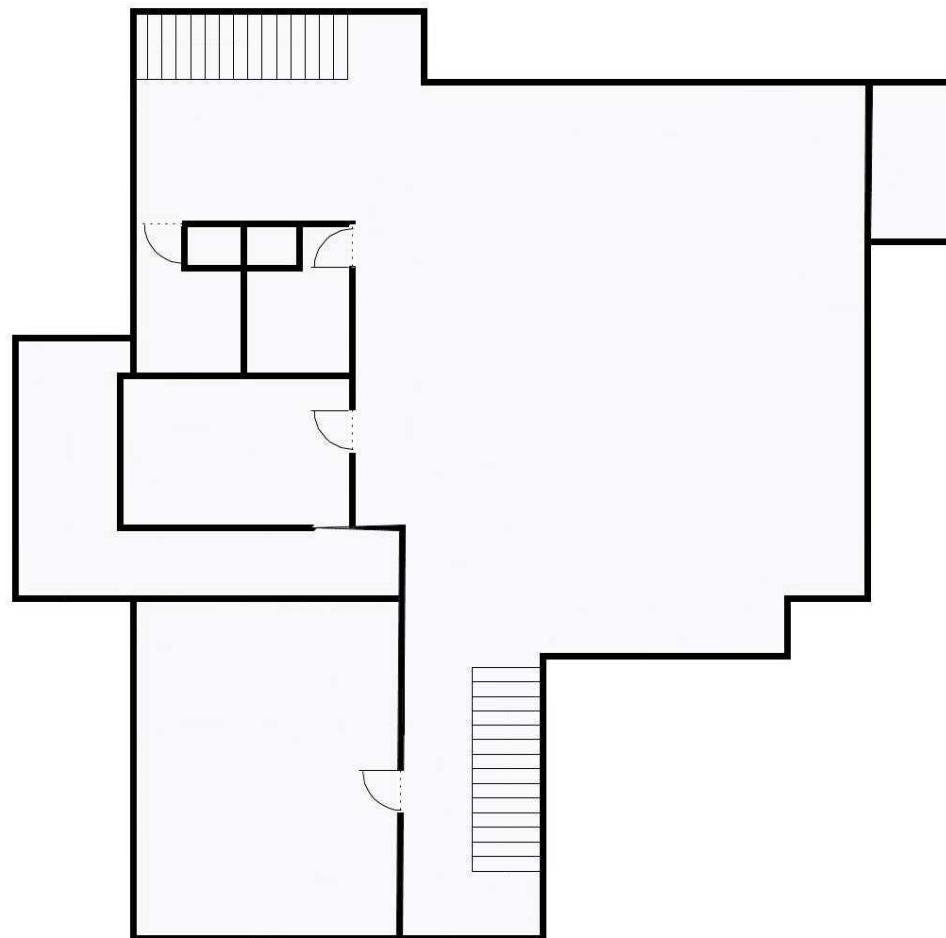


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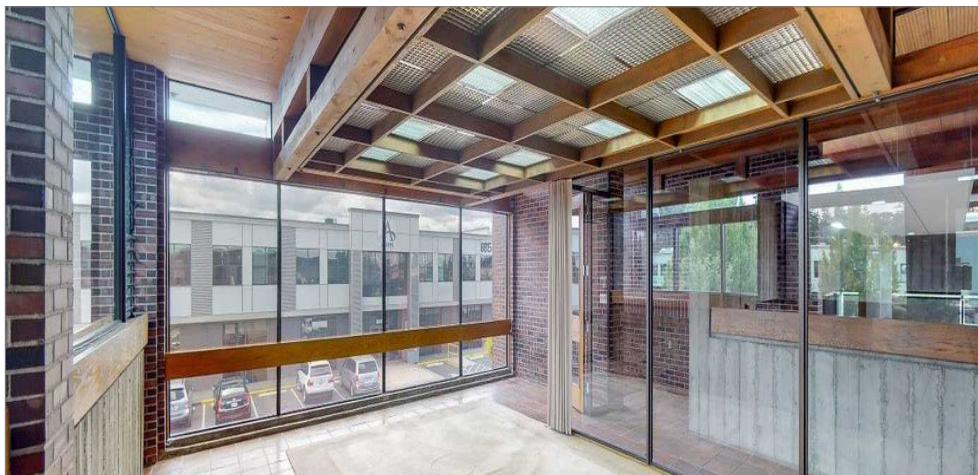
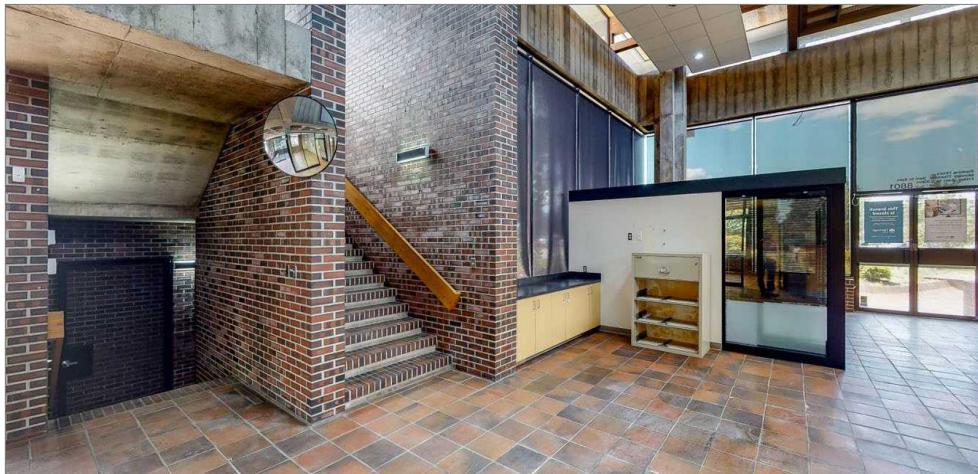
FLOOR PLANS

BASEMENT / STORAGE

4,376 SF



BUILDING PHOTOS



PROPERTY PHOTO



ZONING INFORMATION

● C2 - Commercial 2

This zoning is for commercial areas that support a wide range of uses, including employment, services, and retail. The C2 district is designed to be near major transportation networks and allows for uses that serve a broader area than just a single neighborhood, as opposed to the more limited C1 zoning. Specific uses in a C2 zone can include professional offices, personal services, restaurants, general retail, and auto repair.

For more information regarding zoning:

Function and Location Criteria

Permitted Uses

EXAMPLES OF ALLOWED USES

- » Retail sales
- » Professional and business services
- » Eating and drinking establishments
- » Motor vehicle service and repair
- » Auto sales
- » General merchandise sales
- » Personal services
- » Drive through permitted
- » Convenience store/gas stations
- » Veterinary clinic
- » Medical office
- » Daycare



PROPERTY AERIAL

Former Heritage Bank building at signalized intersection on S. Tacoma Way has no bank/financial restriction. Impressive brick and glass construction with double drive through lanes, partial mezzanine and full basement. Great pylon and building signage.



RETAIL CORRIDOR

SOUTH TACOMA WAY



- » "Mid-century modern" style architecture gives strong identity
- » Double drive through is easily converted to additional parking
- » Bonus basement adds storage or additional square footage

This major arterial connects downtown Tacoma to State Route 512, where it turns into Pacific Highway SW and terminates at Joint Base Lewis/McChord.

This iconic brick and glass building is in the heart of Lakewood's International District, a vibrant community "influenced by Korean, Vietnamese, Latino and other cultures"

(<https://www.nearcation.com/international-district>).

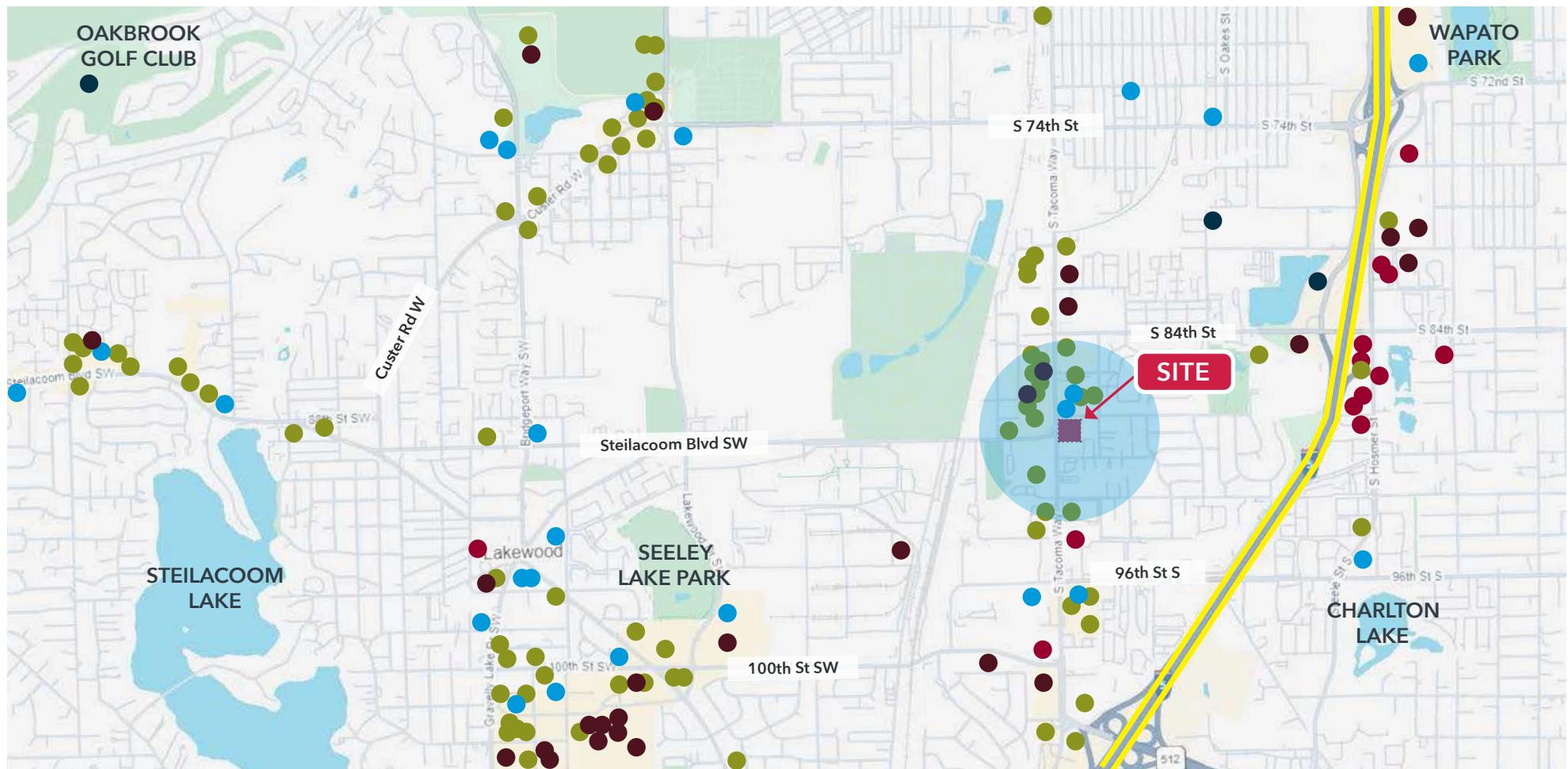
Located less than one mile from the SR 512/I-5 Interchange, and close to numerous retail, dining and other retail shops, the area also boasts a growing business park/industrial market.

The area is experiencing continued commercial and industrial growth, supported by a strong local and military presence.

AMENITIES MAP

RETAIL LEGEND

- Restaurants, Eateries, Breweries, Coffee Shops
- Retail, Boutiques, Book Stores
- Popular Destinations
- Fitness / Wellness / Medical
- Hotels / Lodging





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