

FOR SALE

# LAKEWOOD VALUE-ADD OR OWNER-USER OPPORTUNITY



11717 BRIDGEPORT WAY SW, LAKEWOOD, WA

km Kidder Mathews

11717 BRIDGEPORT WAY SW, LAKEWOOD, WA

# VALUE-ADD OR OWNER-USER INVESTMENT OPPORTUNITY IN LAKEWOOD

## PROPERTY DETAILS

SITE ADDRESS 11717 Bridgeport Way SW, Lakewood, WA

FOR SALE \$1,350,000

OCCUPANCY Vacant

BUILDING SF ±9,560

LOT SF ±28,359

BUILDING PRICE/SF \$141.21

LOT PRICE/SF \$47.60

YEAR BUILT 1992/2022

PARCEL # 0219126017

ZONING TOC (Transit Oriented Commercial)

OWNERSHIP Fee Simple



*\$1.35M*

LIST PRICE

*\$141.21*

BUILDING PRICE/SF

*9,560*

BUILDING LOT SF

11717 BRIDGEPORT WAY SW, LAKEWOOD, WA

# INVESTMENT HIGHLIGHTS



**19,898+ VEHICLES**  
Average Daily Traffic



**12,107+ VEHICLES**  
Average Daily Traffic



## STRATEGIC LOCATION

The Property is located just off I-5, providing strong regional access and visibility, with proximity to Joint Base Lewis-McChord, one of the largest military bases in the country, and a surrounding base of national retailers.



## RARE PLUG-AND-PLAY OWNER-USER

±7,000 SF of fully built-out space ideal for an Asian market or convenience store operator, including an existing restaurant component. The space is turnkey with significant infrastructure in place, allowing a new operator to step in with minimal downtime and investment.



## PRICED WELL BELOW REPLACEMENT COST

Offered well below the cost to replicate, the Property provides a rare opportunity to acquire a fully built-out market and restaurant infrastructure at a substantial discount to today's construction costs.

11717 BRIDGEPORT WAY SW, LAKEWOOD, WA



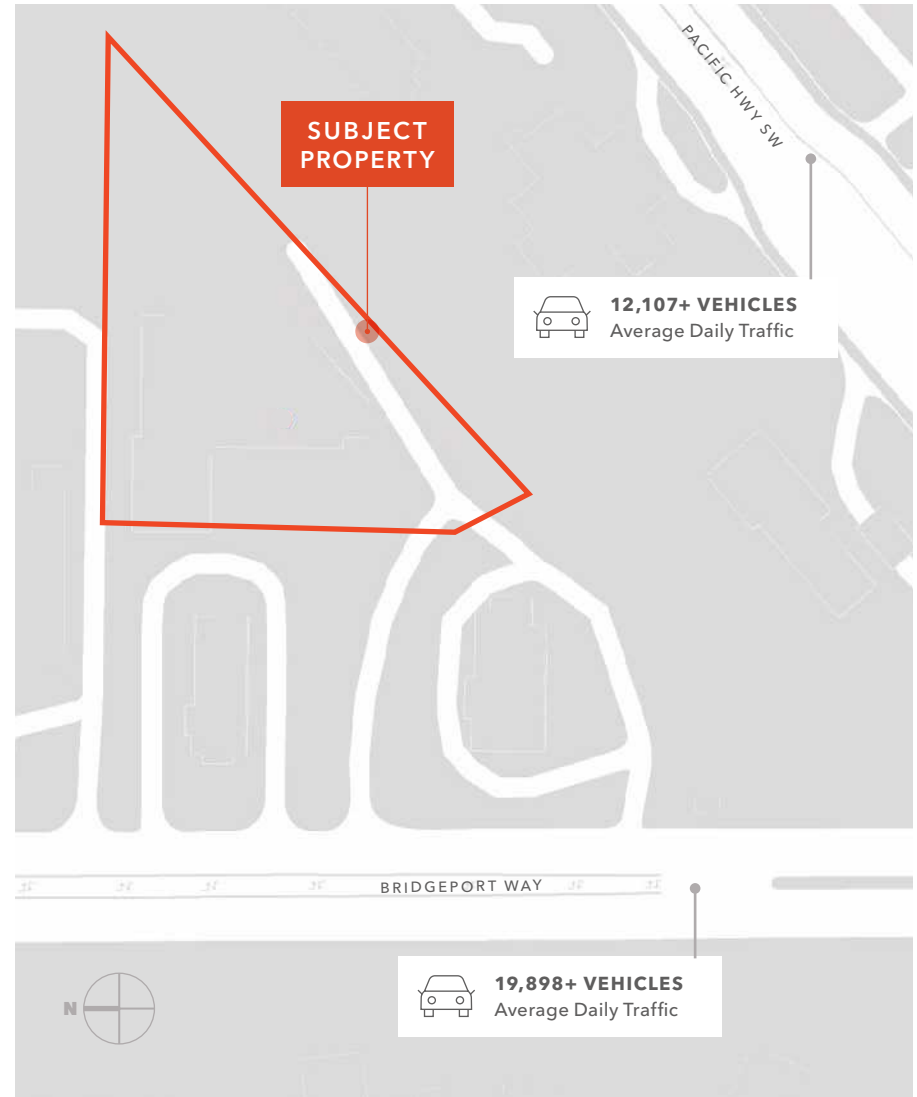
AVAILABLE FOR SALE

KIDDER MATHEWS

11717 BRIDGEPORT WAY SW, LAKEWOOD, WA



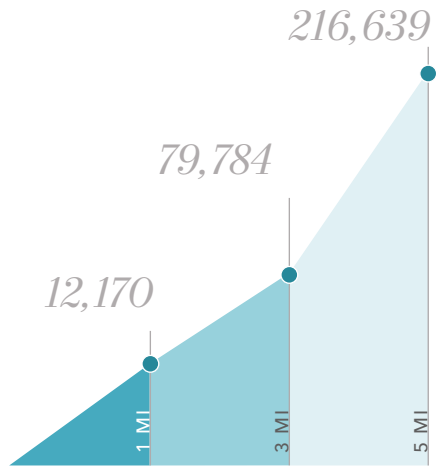
# LOT OVERVIEW



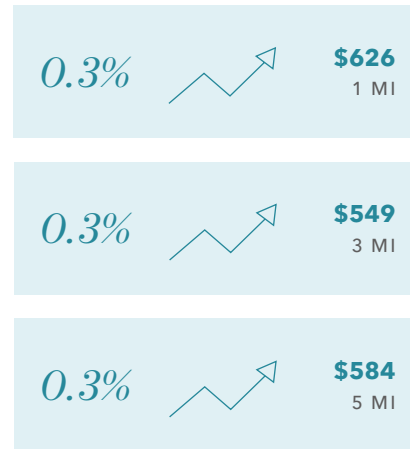
# DEMOGRAPHICS

Data Source: ©2025, Sites USA

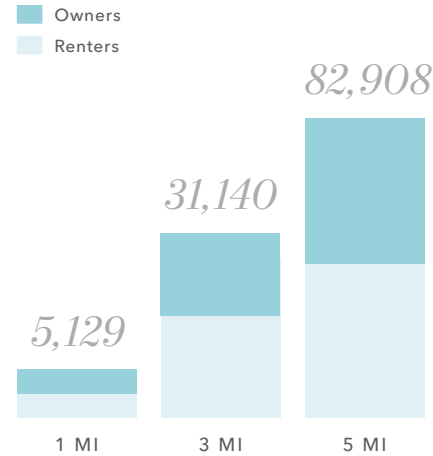
## 2025 POPULATION



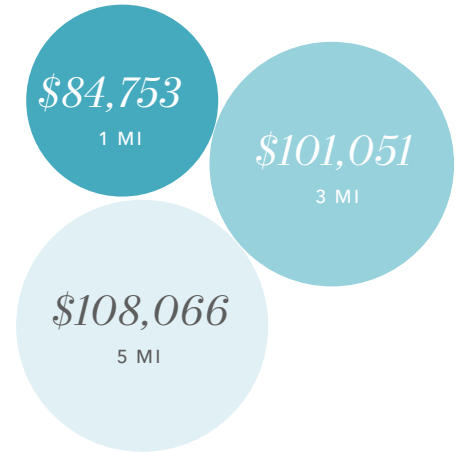
## 2025-2030 PER CAPITA



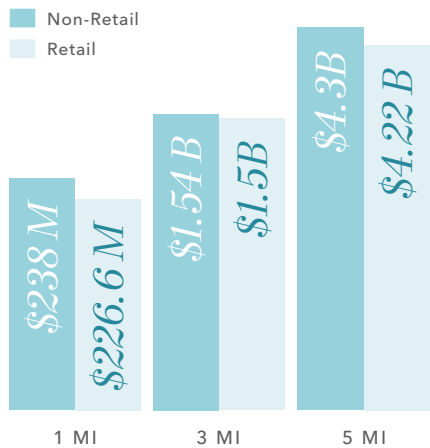
## HOUSEHOLDS



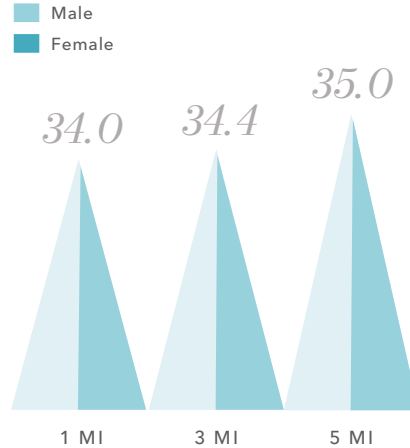
## AVERAGE HH INCOME



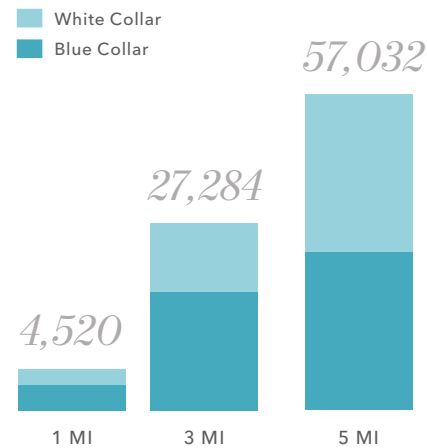
## 2025 CONSUMER SPENDING



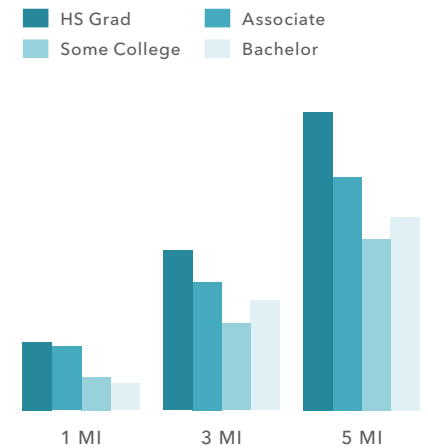
## MEDIAN AGE



## EMPLOYMENT



## EDUCATION OVERVIEW



*For more information, contact*

**ANDREW GRAFF**

Senior Vice President

425.218.3636

[andrew.graff@kidder.com](mailto:andrew.graff@kidder.com)

**KYLE GRAFF**

Senior Vice President

425.290.2247

[kyle.graff@kidder.com](mailto:kyle.graff@kidder.com)

[KIDDER.COM](http://KIDDER.COM)

