

LAKEWOOD CINEMA PLAZA

2402, 2410, 2510 S 84TH ST | LAKEWOOD, WA



THEATER-ANCHORED RETAIL CENTER OPPORTUNITY

THE OFFERING

Lee & Associates Commercial Real Estate Services LLC ("Lee & Associates") is pleased to present the opportunity to acquire Lakewood Cinema Plaza, a multi-tenant retail and entertainment center located in Lakewood, Washington, which serves the broader South Sound region including Tacoma and Joint Base Lewis-McChord. The property consists of 160,554 SF across five buildings and three pads on a highly visible site with excellent access to I-5.

The center is home to a dozen tenants, anchored by well-known regional and national operators including Regal Cinemas, Hair Art Beauty, Rodda Paint, BluePearl Veterinary, and Dollar Tree. This diverse tenant mix provides stable in-place income, as well as massive value-add upside.

A key component of the opportunity is the 65,466 square foot theater space currently occupied by Regal Cinemas. **While Regal continues to operate at the property, the theater represents a significant repositioning opportunity for a future owner.** Depending on the buyer's strategy, the space, including the significant parking field, could be renewed with Regal, re-tenanted with another entertainment or large-format retailer, or converted to alternative uses such as medical, grocery, fitness, education, or community-serving space.

Lakewood Cinema Plaza is a multi-tenant neighborhood shopping center located in rapidly growing Lakewood, Pierce County.

**1ST TIME
PROPERTY HAS
BEEN ON THE
MARKET**



Lakewood Cinema Plaza is a multi-tenant retail and entertainment center serving the Lakewood and Tacoma trade areas. The property sits along a well-traveled commercial corridor with strong access to Interstate 5 and surrounding residential neighborhoods.

The center is anchored by a large-format cinema space and supported by a diverse tenant mix including national and regional retailers, service providers, and neighborhood-oriented businesses. These tenants provide consistent foot traffic and stable income while reinforcing the property's role as a community retail destination.



ADDRESS	2402, 2410, 2510 S 84th St, Lakewood, WA 98499
NOI* (10/1/2026 - 9/30/2027)	\$1,769,352
BUILDING AREA	160,554 SF
YEAR BUILT	1988
OCCUPANCY	99.34%
WALT	3.7 Years
LAND AREA	723,531 SF / 16.6 AC
PARKING	1,111 owned stalls

Located directly off I-5 with exposure to approximately 185,989 daily travelers

DRIVE TIMES | MINUTES

SEATTLE	46
OLYMPIA	28
BELLEVUE	52
SEATAC INTERNATIONAL	32





TENANT	SF
REGAL CINEMA	65,466
TOP TEN FASHION	27,256
HAIR ART BEAUTY	21,690
BLUEPEARL	15,940
DOLLAR TREE	10,941
RODDA PAINT	8,793
THE PENALTY BOX	5,198
BLESSED DRIVING SCHOOL	1,055
PANDERIA LA PLASITA	1,053
GRISelda TALAVERO	1,050
HAIR SPA INTERNATIONAL	668
PASTOR RUFUS D. HOUSTON	387



SITE PLAN

FOR MORE INFORMATION

Thomas A. Brown
Principal
253.444.3024
tbrown@lee-associates.com

Kyle Prosser
Principal
253.444.3025
kprosser@lee-associates.com

Stuart Williams
Principal
425.417.5078
stuart@lee-associates.com

Alex Muir
Senior Vice President
253.303.1983
amuir@lee-associates.com

McCallum Mead
Associate
425.922.4160
mmead@lee-associates.com

170 120th Ave NE | Suite 203
Bellevue, WA 98005
425.454.4242