

FOR LEASE | 10222 SOUTH TACOMA WAY

LAKEWOOD, WA, 98499

Marcus & Millichap



Mike Horner // 360.620.5575 // Seattle, WA



33,703 VPD S TACOMA WAY / PACIFIC HWY SW

24 LANES OF TRAFFIC AT THE
INTERSECTION OF S TACOMA WAY/
PACIFIC HWY SW & HWY 512
WITH ACCESS TO SUBJECT
PROPERTY FROM EVERY DIRECTION

SUBJECT
PROPERTY



52,468 VPD



113,097 VPD





10222 S Tacoma Way, Lakewood

PROPERTY SUMMARY

19,640 SF

Gross Leasable Area

3000 SF

Mezzanine

1978 / 2007

Year Built / Renovated

C2

Zoning

LARGE PYLON SIGN

Available Pylon Sign

1.15 ACRES

Lot Size

\$22.00

Rent PSF

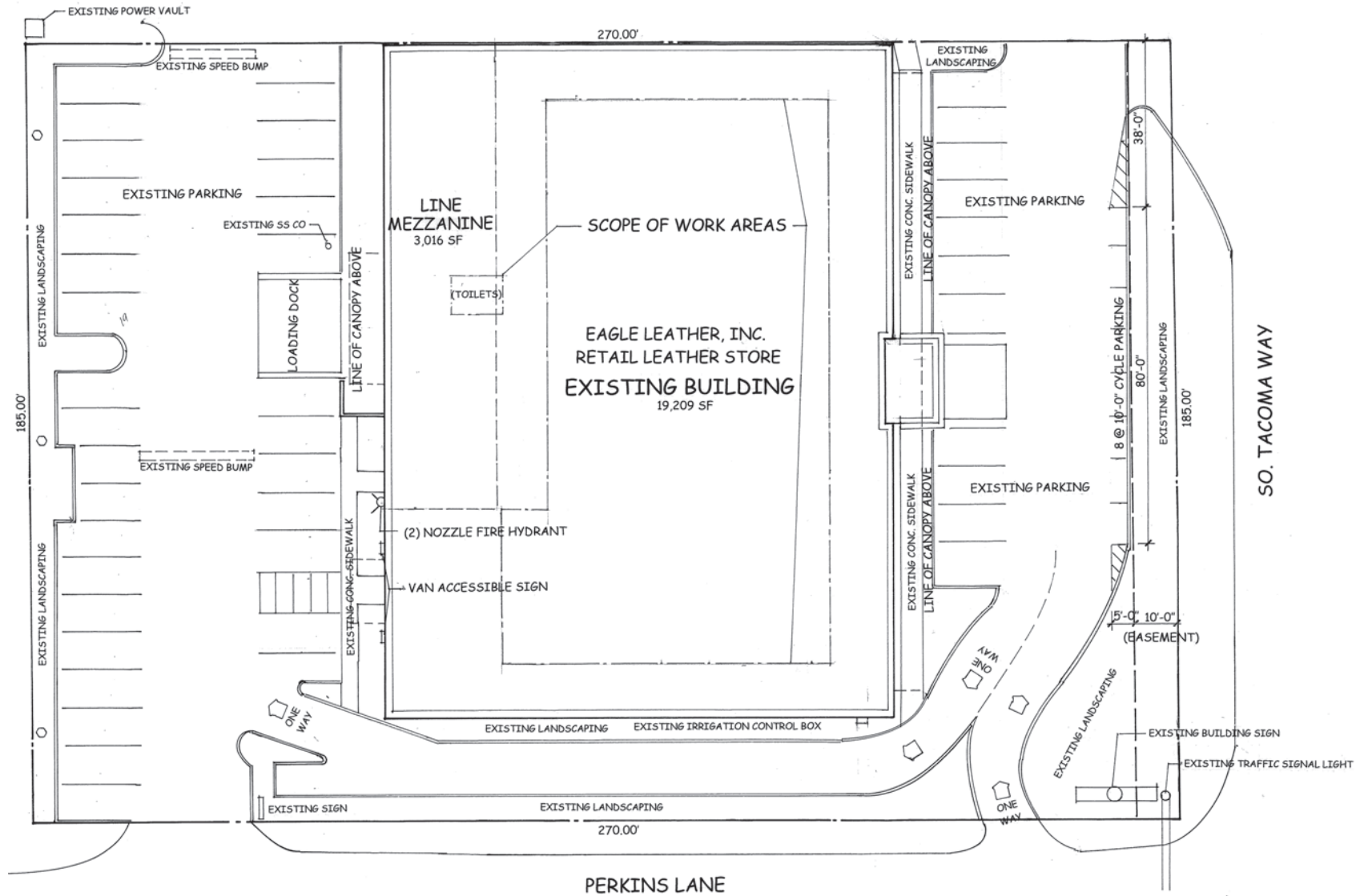
NNN

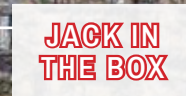
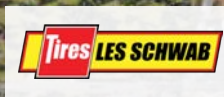
Lease Type

HIGH TRAFFIC
COUNTS

Lighted Hard Corner

SITE PLAN





SUBJECT
PROPERTY





Days Inn
BY WYNDHAM

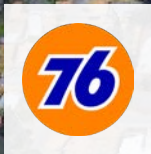
DAIRY QUEEN

ARCO

Since 1938
Leavitt's

enterprise

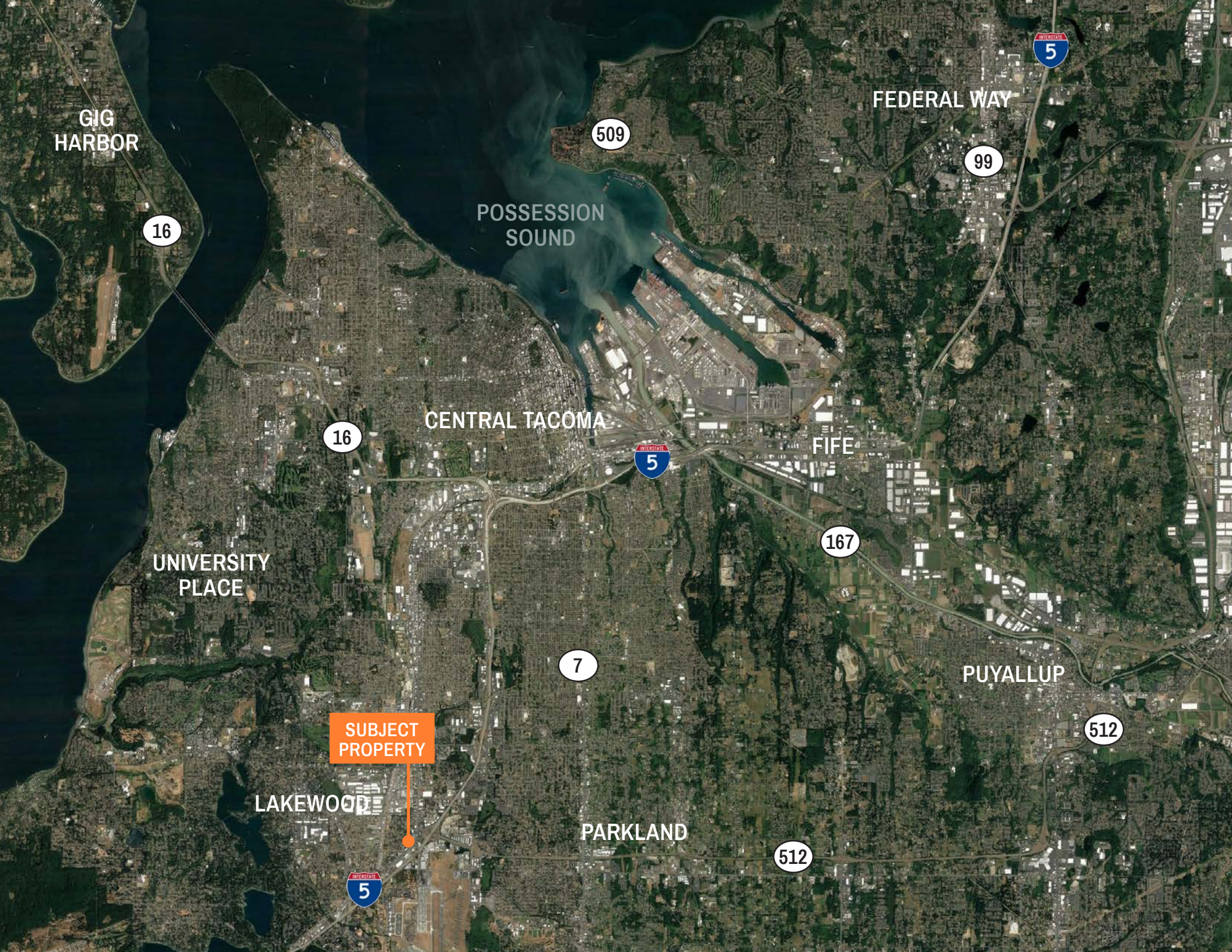
SUBJECT
PROPERTY



LAKEWOOD
PARK & RIDE



STACOMA WAY / PACIFIC HWY SW



GIG HARBOR

16

509

POSSESSION SOUND

FEDERAL WAY

99

5

16

CENTRAL TACOMA

5

FIFE

167

UNIVERSITY PLACE

7

PUYALLUP

512

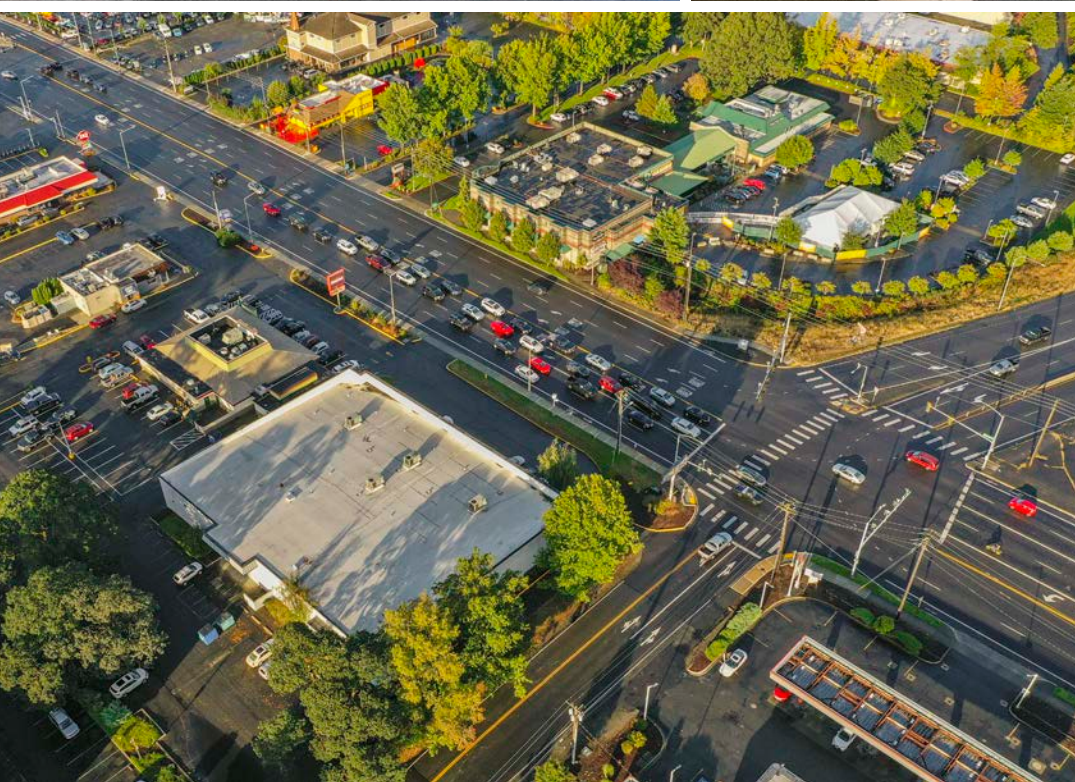
SUBJECT PROPERTY

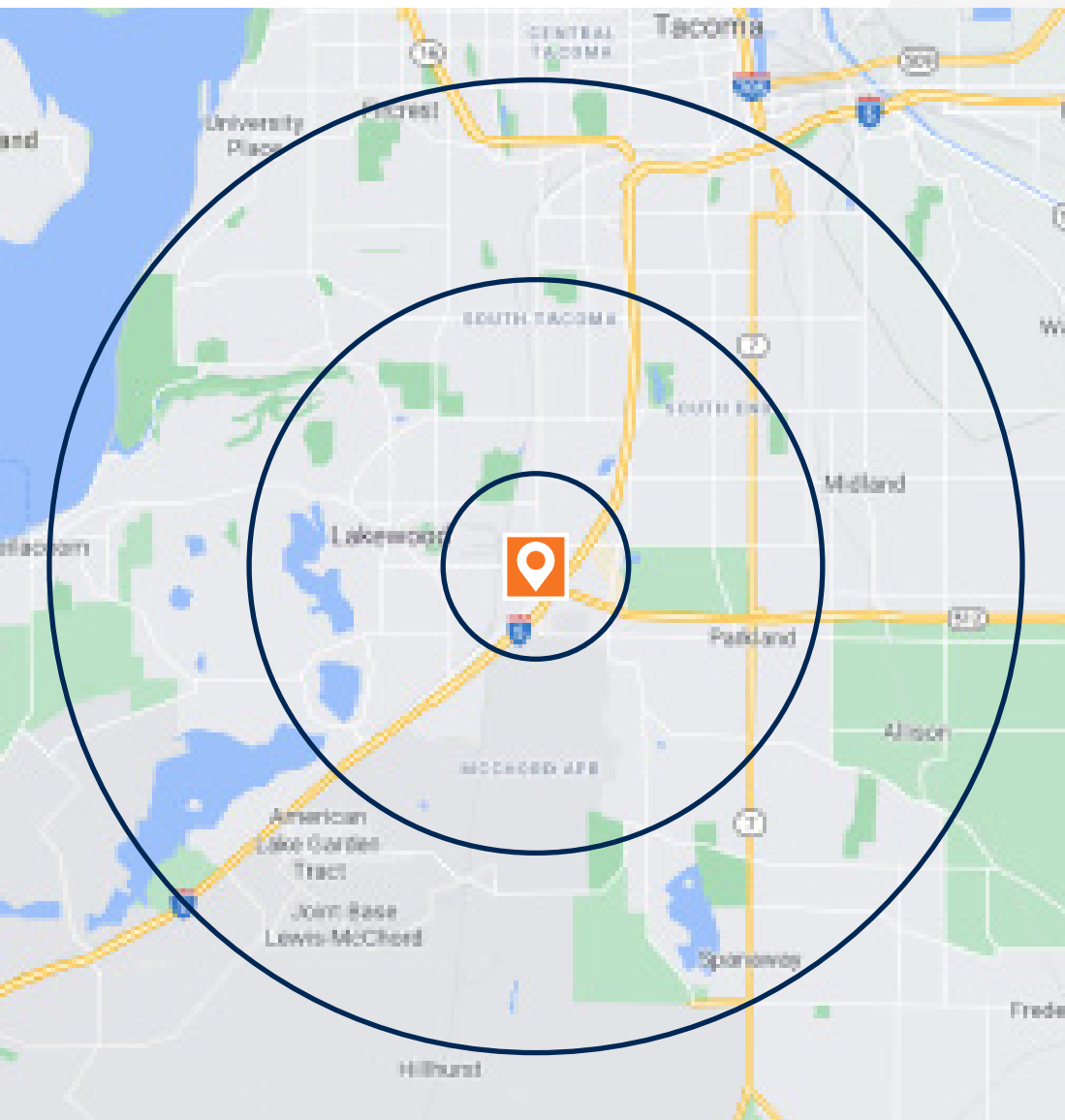
LAKEWOOD

PARKLAND

512

5





10222 S Tacoma Way, Lakewood NEIGHBORHOOD DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2025 Population	12,379	103,835	259,098
2020 Estimate	12,152	101,303	251,145
2010 Census	11,317	94,254	230,641
2000 Census	10,953	90,473	220,942

Income	1 Mile	3 Miles	5 Miles
Average	\$47,009	\$65,901	\$74,203
Median	\$36,956	\$50,351	\$57,523
Per Capita	\$19,092	\$26,051	\$28,991

Housing	1 Mile	3 Miles	5 Miles
2020	\$164,580	\$231,941	\$263,819

Employment	1 Mile	3 Miles	5 Miles
2020 Population	11,460	97,891	230,265
2020 Unemployment	6.81%	5.98%	2.91%
2020 Median Time Traveled	28	28	30

Market Overview

PIERCE COUNTY



900K

People



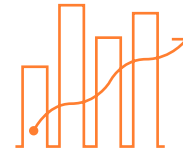
\$75,407

Median Household Income



426,648

Number of Employees



7.0%

Population growth predicted
between 2019-2024



3.0

Average Family Size



323,296

Households



36.4

Median Age



30%

Have a college degree

Market Overview

JOBS / ECONOMY

SEATTLE-TACOMA METRO ECONOMY

- The most common industries in Pierce County, WA, by number of employees, are Health Care & Social Assistance, Retail Trade and Manufacturing.
- Compared to other counties, Pierce County, WA has an unusually high number of Public Administration Transportation & Warehousing, and Management of Companies & Enterprises industries
- The highest paying industries in Pierce County, WA, by median earnings, are Utilities Mining, Quarrying, & Oil & Gas Extraction, and Public Administration

66,330 EMPLOYEES

Health Care & Social Assistance Jobs

47,492 EMPLOYEES

Retail

37,103 EMPLOYEES

Manufacturing

39,340 EMPLOYEES

Office & Administrative

39,012 EMPLOYEES

Sales Jobs

4.82%

Employment Growth Over One Year

\$81,645

Median Pay for Utilities Jobs

\$78,250

Median Pay for Oil Jobs

\$69,163

Median Pay for Public Administration Jobs

Marcus & Millichap



EXCLUSIVELY REPRESENTED BY

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