

FOR SALE

LAKEWOOD VALUE-ADD OR OWNER-USER OPPORTUNITY



11717 BRIDGEPORT WAY SW, LAKEWOOD, WA

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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 **\$141.21** **9,560**

LIST PRICE

BUILDING PRICE/SF

BUILDING LOT SF

11717 BRIDGEPORT WAY SW, LAKEWOOD, WA

INVESTMENT HIGHLIGHTS

BRIDGEPORT WAY SW

SUBJECT PROPERTY

PACIFIC HWY SW

 **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.

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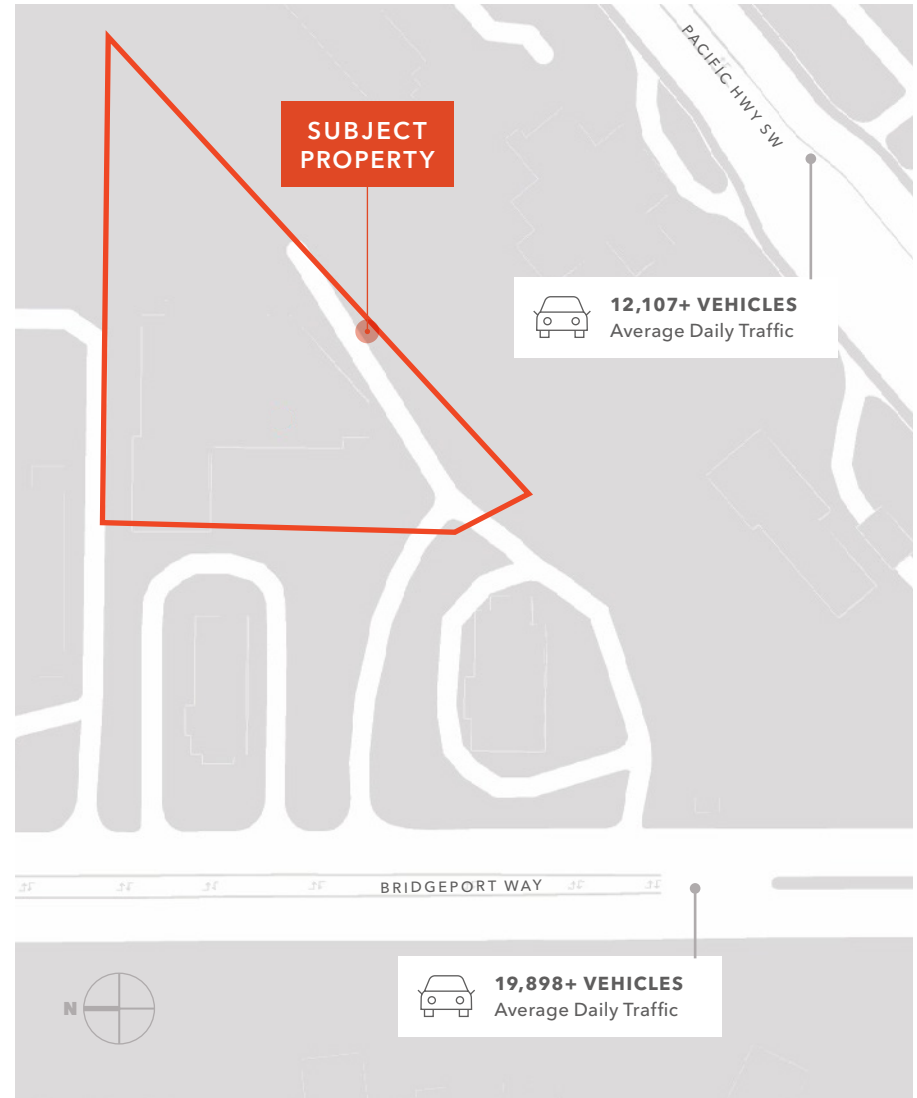
AVAILABLE FOR SALE

KIDDER MATHEWS

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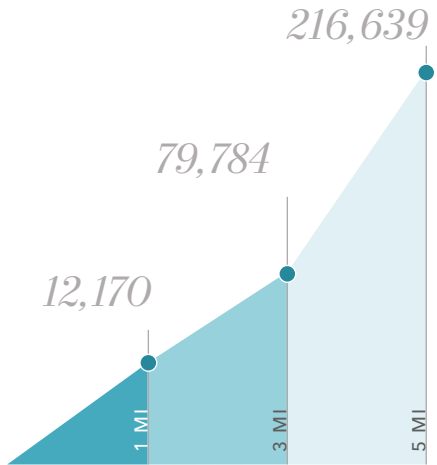
LOT OVERVIEW



DEMOGRAPHICS

Data Source: ©2025, Sites USA

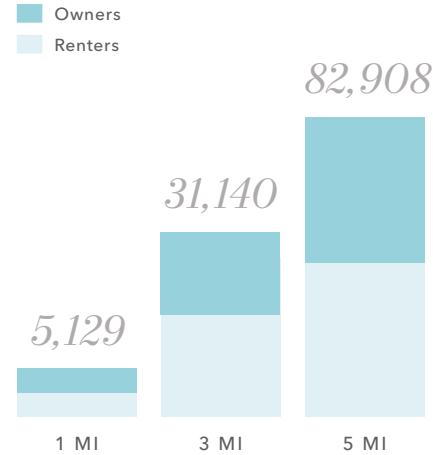
2025 POPULATION



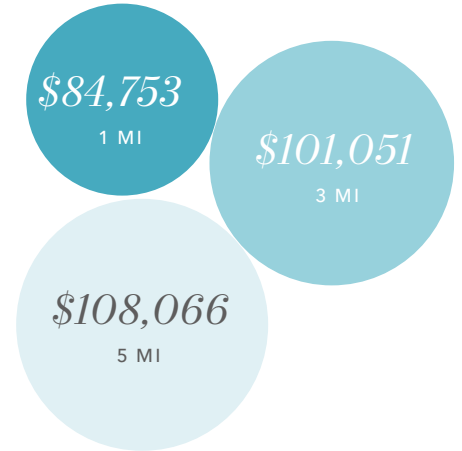
2025-2030 PER CAPITA



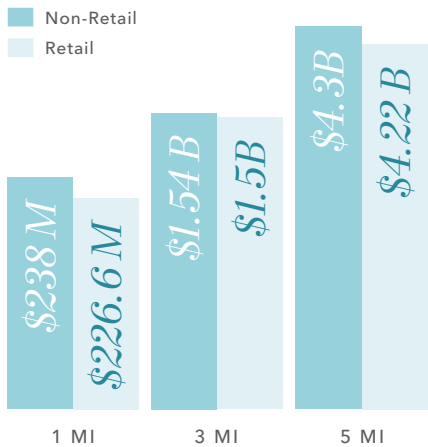
HOUSEHOLDS



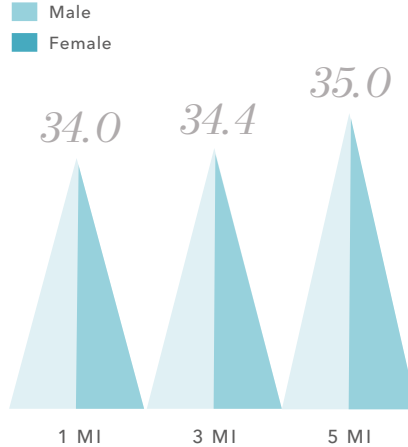
AVERAGE HH INCOME



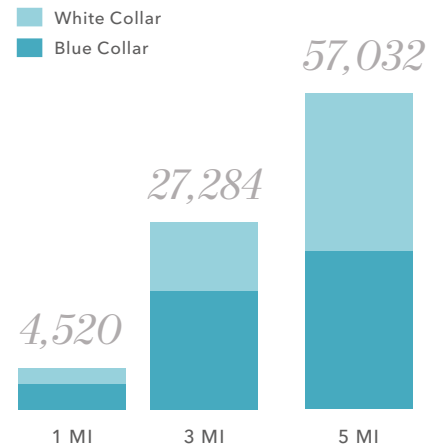
2025 CONSUMER SPENDING



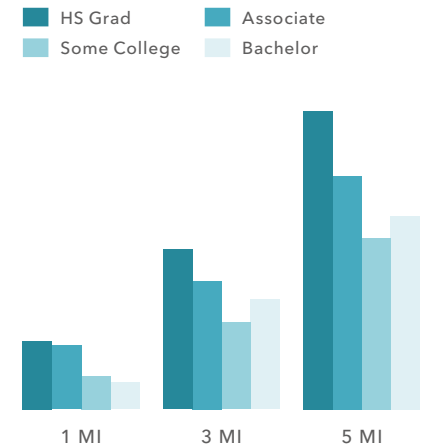
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



For more information, contact

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