



FOR LEASE

8123 Steilacoom Blvd SW
Lakewood, WA 98498



OAKBROOK PLAZA

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

OAKBROOK PLAZA offers a prime retail opportunity in a high-traffic area. With excellent visibility, ample parking, and a strong tenant mix, this property is ideal for businesses seeking a versatile space in a well-established shopping center. Perfect for retail, service, or office use, Oakbrook Plaza is positioned to serve the growing Lakewood and Steilacoom communities.

AVAILABLE

SUITE 6A: 4,795 SF \$16.00 PSF + NNN
(End-cap)

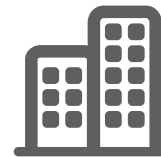
SUITE 7923: 1,014 SF \$14.00 PSF + NNN



Population



Average HH Income



Daytime Population

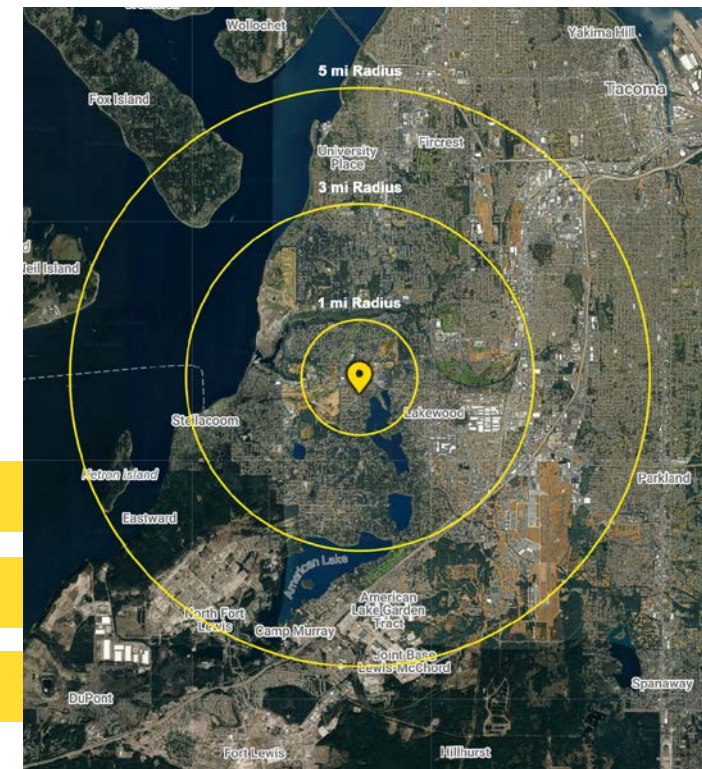
Regis - 2024

Mile 1	11,656	\$99,939	8,198
Mile 3	87,183	\$121,615	55,508
Mile 5	199,778	\$111,663	119,216

TENANTS



NEARBY TENANTS



AVAILABLE: 4,795 SF

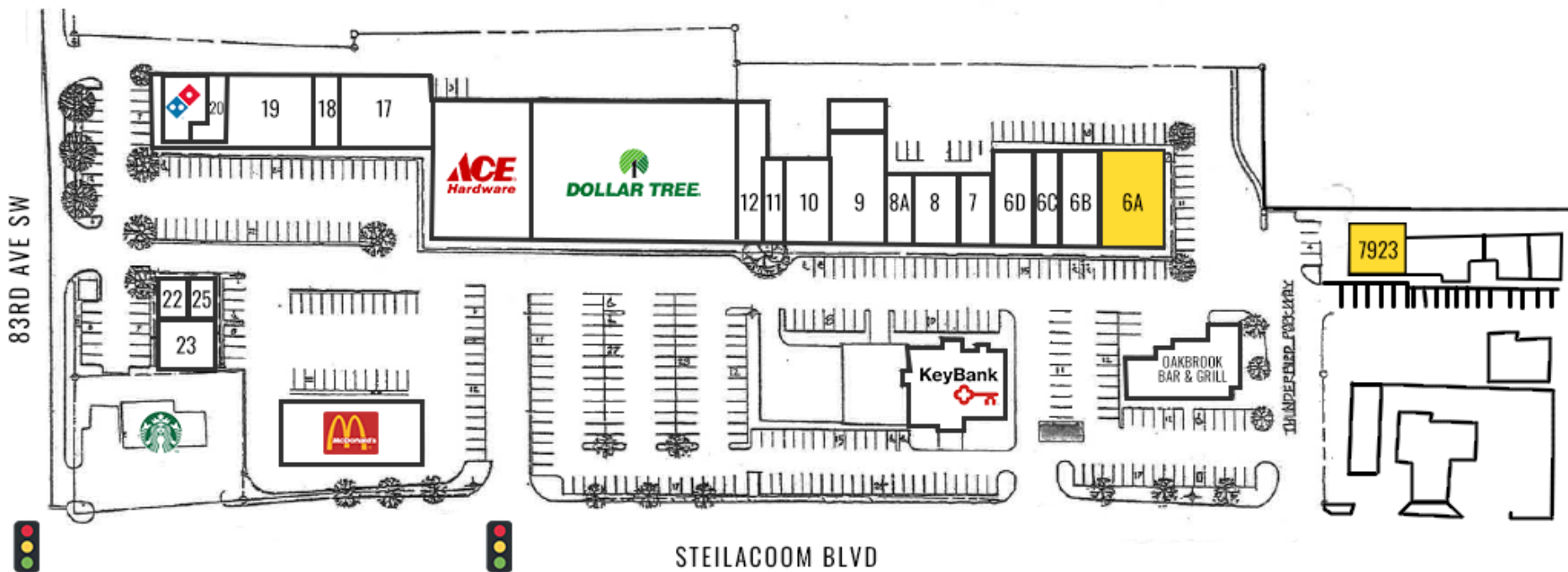


AVAILABLE: 1,014 SF



PHOTOS





Suite	SF	Tenant
01	1,084	AFSCME Local #793
02	1,434	Fortune Clothing
04	1,040	Breeze Massage
07	1,800	Super Smoke
08	1,475	G's Collectables
09	5,750	Around the Clock Childcare
10	1,400	Queen Nail
11	1,400	Jamison Kane Enterprises
12	3,900	Fit Fight & Good Fit
15	21,000	Dollar Tree
16	10,000	Ace Hardware
17	4,560	Cranes Creations
18	1,500	Chang Thai
19	4,442	Access Technologies
20	1,300	Shears to You

Suite	SF	Tenant
21	2,300	Second Slice
22	800	Oakbrook Nails
25	762	Oakbrook Nails
23	1,699	Bandido Solutions
26	5,045	Key Bank
28	3,790	Oakbrook Bar & Grill
30	---	Mcdonald's
6A	4,795	AVAILABLE
6B	2,693	Rainbow Trading
6C	1,600	Hot Teriyaki
6D	2,880	Mis Tres Amigos
8A	2,245	Spin City Laundry
P	---	American Promotional Events
7923	1,014	AVAILABLE

LOCATION DETAILS



Located conveniently between
Lakewood & Steilacoom



Surrounded by dense
residential neighborhoods



22,340 CPD
Steilacoom Blvd

LOCATION AERIAL



UNIVERSITY PLACE

Fred Meyer

Walmart

TACOMA

Home Depot

Bates

MOUNT TAHOMA
HIGH SCHOOL

Walgreens

O'Reilly
AUTO PARTS

SAFEWAY

ACE
Hardware

DOLLAR TREE

STEILACOOM

STEILACOOM
HIGH SCHOOL

PIERCE
COLLEGE

FORT STEILACOOM PARK

CLOVER PARK
ADVENTURE PARK

Chick-fil-A

LOWE'S

Worby
LOBBY

the Y

LAKEWOOD
INDUSTRIAL PARK

LAKEWOOD

LAKEWOOD TIME CENTER

TARGET

OLD NAVY

Burlington

DOLLAR TREE

SAFEWAY

amazing

CATAPULT
ADVENTURE PARK

BARNES & NOBLE

CLOVER PARK
HIGH SCHOOL

5

512



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

JAMESON SULLIVAN

📞 253.471.5508

✉️ jsullivan@firstwesternproperties.com

JACOB FORS

📞 253.472.0472

✉️ jfors@firstwesternproperties.com

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

