



Lakewood Square Shopping Center

Now leasing 9,394ft² retail endcap space, formerly The Bleu Note Restaurant and Lounge. The former event center is 4,940ft² with industrial features including an open floor plan, concrete floors, two restrooms, a main storefront glass door, a second storefront glass door, a side entrance and a rear alley entrance.

The former restaurant space is 4,375ft² and features an inviting courtyard, open floor plan, commercial kitchen with type-1 hood, and on-site grease interceptor. There is ample, lighted parking, and excellent access via entrances at Mt. Tacoma Drive and Lake Grove St. Lakewood Square boasts a fine tenant mix, including anchor tenant Goodwill Industries and PINN physical therapy.

Property Overview

- Separate dining room & lounge
- Large kitchen with type-1 hood
- Grease interceptor on site
- Ample, lighted parking and excellent access
- Monument signage at both entrances
- Zoning: CBD (Central Business District)
- Total space available: 9,394ft²
- Demised to 4,375ft² and 4,940ft²
- Lease rate: \$16.00/ft²/yr
- NNN estimate: \$5.48/ft²/yr

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.

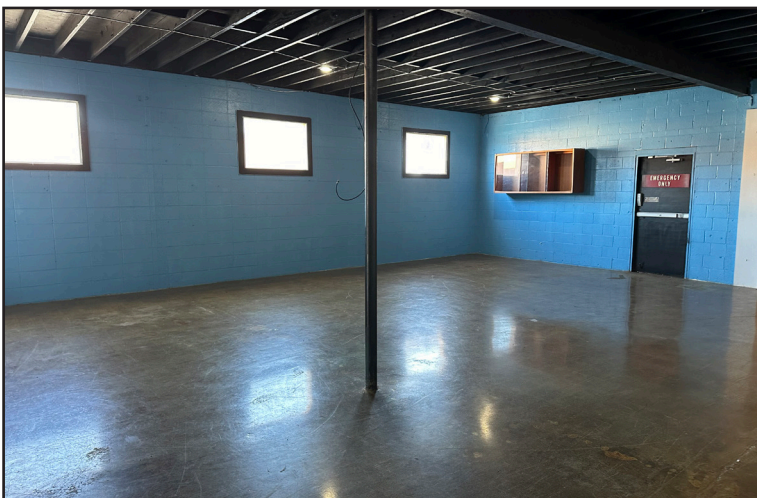




EXTERIOR PHOTOS



INTERIOR PHOTOS - FORMER EVENT SPACE - 4,940sf



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INTERIOR PHOTOS - FORMER RESTAURANT - 4,374sf



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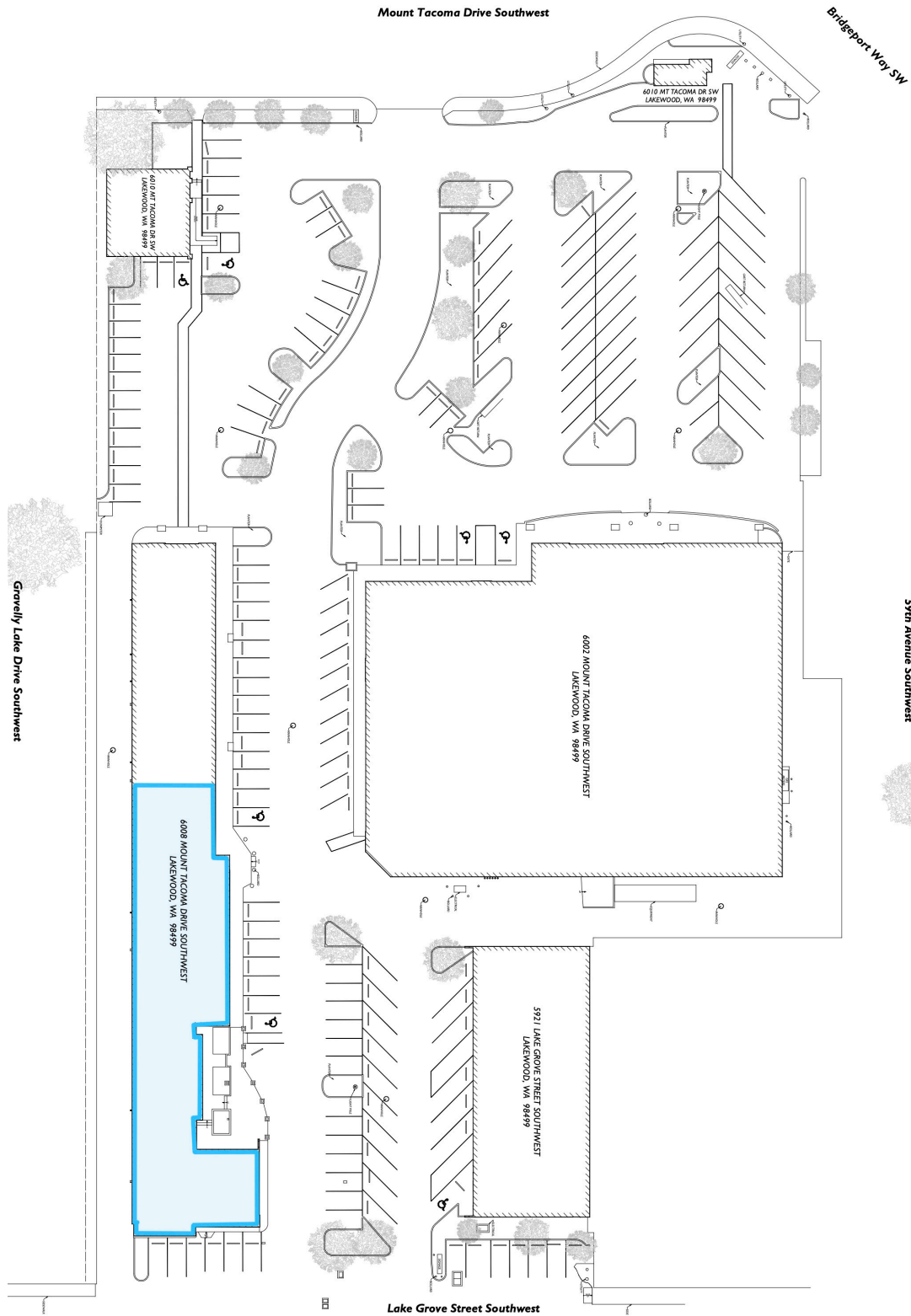
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SITE PLAN



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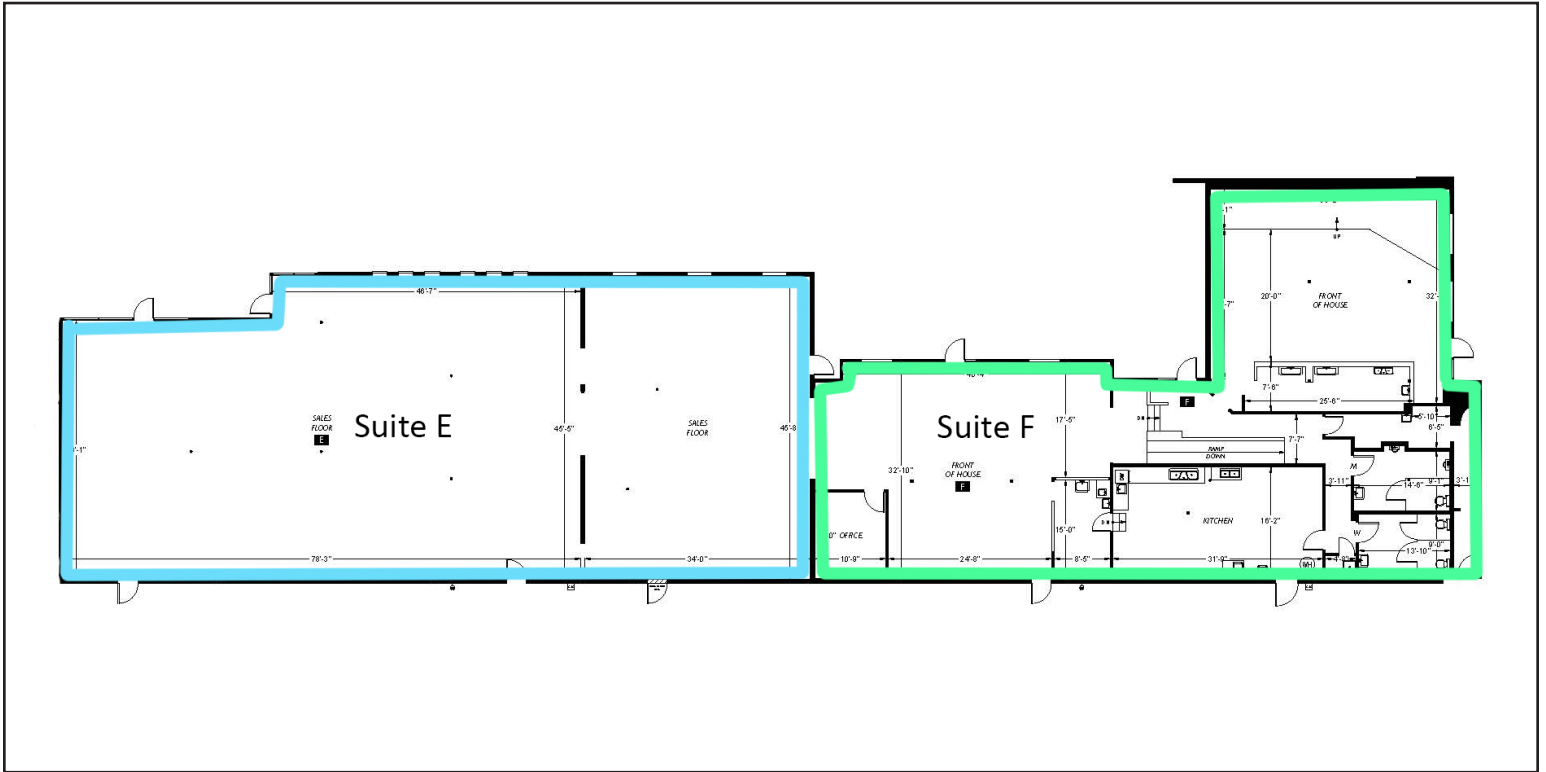
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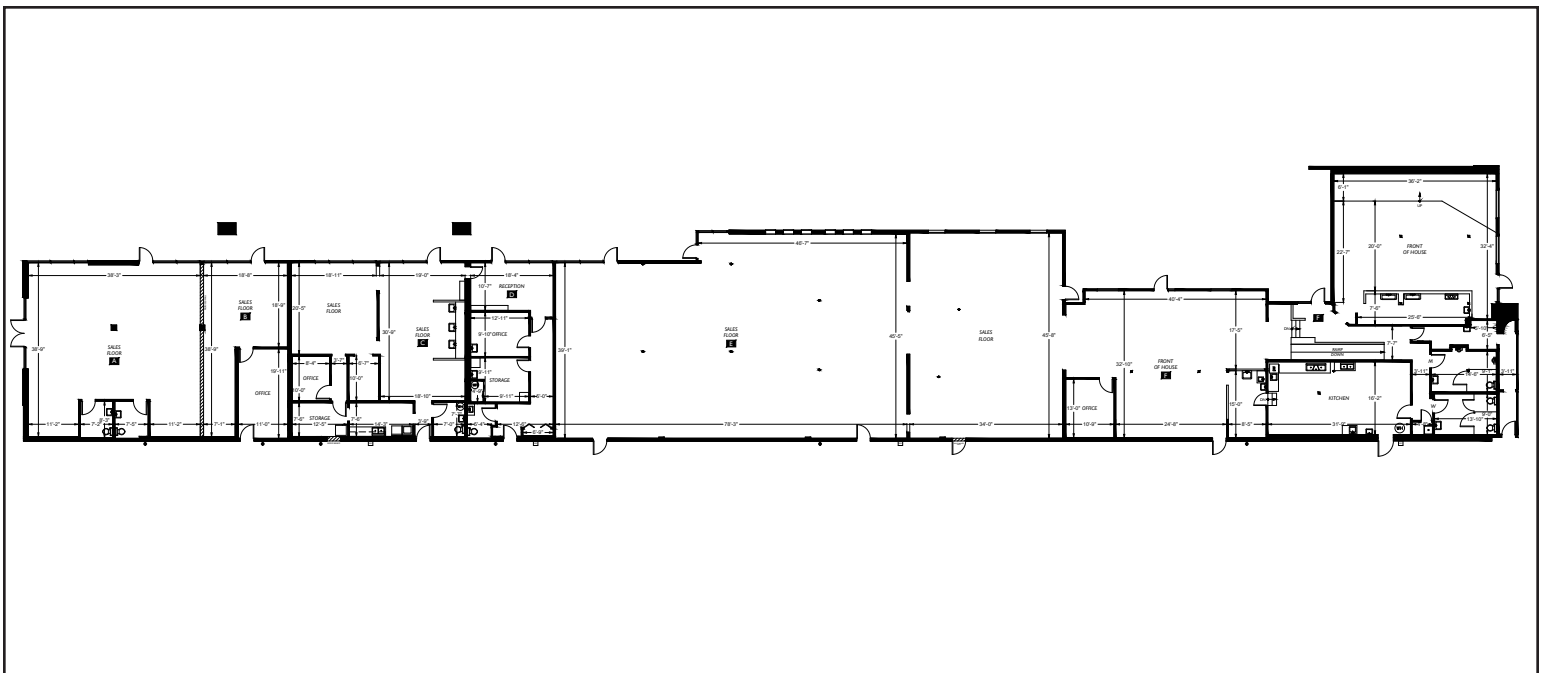
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FLOOR PLAN – SUITE E & F



FLOOR PLAN – ENTIRE BUILDING



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DEMOGRAPHICS



Executive Summary

6008 Mount Tacoma Dr SW, Lakewood, Washington, 98499
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 47.16901
Longitude: -122.51747

	1 mile	3 miles	5 miles
Population			
2010 Population	10,895	90,557	208,557
2020 Population	12,370	99,274	232,847
2023 Population	12,762	100,907	236,859
2028 Population	13,217	102,839	242,308
2010-2020 Annual Rate	1.28%	0.92%	1.11%
2020-2023 Annual Rate	0.96%	0.50%	0.53%
2023-2028 Annual Rate	0.70%	0.38%	0.46%
2020 Male Population	48.3%	49.1%	49.2%
2020 Female Population	51.7%	50.9%	50.8%
2020 Median Age	35.3	35.7	35.2
2023 Male Population	48.8%	49.1%	49.3%
2023 Female Population	51.2%	50.9%	50.7%
2023 Median Age	35.5	35.7	35.6

In the identified area, the current year population is 236,859. In 2020, the Census count in the area was 232,847. The rate of change since 2020 was 0.53% annually. The five-year projection for the population in the area is 242,308 representing a change of 0.46% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	44.3%	45.6%	49.6%
2023 Black Alone	16.5%	14.5%	12.8%
2023 American Indian/Alaska Native Alone	1.3%	1.3%	1.4%
2023 Asian Alone	11.8%	11.3%	10.5%
2023 Pacific Islander Alone	4.6%	3.9%	3.2%
2023 Other Race	6.4%	9.5%	8.1%
2023 Two or More Races	15.1%	13.9%	14.4%
2023 Hispanic Origin (Any Race)	15.5%	18.3%	16.6%

Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	62	75	79
2010 Households	4,656	36,075	81,252
2020 Households	5,092	38,487	88,675
2023 Households	5,278	39,336	90,655
2028 Households	5,480	40,153	92,951
2010-2020 Annual Rate	0.90%	0.65%	0.88%
2020-2023 Annual Rate	1.11%	0.67%	0.68%
2023-2028 Annual Rate	0.75%	0.41%	0.50%
2023 Average Household Size	2.41	2.52	2.56

The household count in this area has changed from 88,675 in 2020 to 90,655 in the current year, a change of 0.68% annually. The five-year projection of households is 92,951, a change of 0.50% annually from the current year total. Average household size is currently 2.56, compared to 2.57 in the year 2020. The number of families in the current year is 56,447 in the specified area.

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Mortgage Income			
2023 Percent of Income for Mortgage	40.4%	40.2%	37.7%
Median Household Income			
2023 Median Household Income	\$62,404	\$66,358	\$69,764
2028 Median Household Income	\$73,141	\$76,571	\$79,895
2023-2028 Annual Rate	3.23%	2.90%	2.75%
Average Household Income			
2023 Average Household Income	\$86,428	\$92,124	\$95,308
2028 Average Household Income	\$102,815	\$107,812	\$111,648
2023-2028 Annual Rate	3.53%	3.20%	3.22%
Per Capita Income			
2023 Per Capita Income	\$35,585	\$35,948	\$36,463
2028 Per Capita Income	\$42,336	\$42,125	\$42,787
2023-2028 Annual Rate	3.54%	3.22%	3.25%
GINI Index			
2023 Gini Index	40.5	39.3	39.0
Households by Income			
Current median household income is \$69,764 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$79,895 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$95,308 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$111,648 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$36,463 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$42,787 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	59	60	64
2010 Total Housing Units	5,159	39,337	88,384
2010 Owner Occupied Housing Units	1,838	16,461	40,367
2010 Renter Occupied Housing Units	2,818	19,615	40,885
2010 Vacant Housing Units	503	3,262	7,132
2020 Total Housing Units	5,337	40,642	93,398
2020 Owner Occupied Housing Units	1,986	17,148	42,797
2020 Renter Occupied Housing Units	3,106	21,339	45,878
2020 Vacant Housing Units	255	2,164	4,756
2023 Total Housing Units	5,484	41,299	95,125
2023 Owner Occupied Housing Units	1,970	17,827	45,088
2023 Renter Occupied Housing Units	3,308	21,509	45,567
2023 Vacant Housing Units	206	1,963	4,470
2028 Total Housing Units	5,665	42,007	97,179
2028 Owner Occupied Housing Units	2,166	18,919	47,515
2028 Renter Occupied Housing Units	3,314	21,234	45,435
2028 Vacant Housing Units	185	1,854	4,228
Socioeconomic Status Index			
2023 Socioeconomic Status Index	41.5	42.8	43.5

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