

OFFERING MEMORANDUM

LAKEWOOD COMMERCIAL PLAZA

*Multi-Tenant Retail Center
with Freeway Visibility to
142,000+ Vehicles per Day*



12930 PACIFIC HWY SW, LAKEWOOD, WA 98499

km Kidder
Mathews

PREMIER MULTI-TENANT *RETAIL* CENTER IN LAKEWOOD

The Verger Team at Kidder Mathews is pleased to present Lakewood Commercial Plaza, a 100% occupied, 3-tenant NNN investment opportunity located in Lakewood, WA.

The 5,192 SF center is occupied by Anything Insurance, CARSTAR, and Pacific NW Gaming and Collectibles, providing investors with diversified income from a mix of service-oriented tenants. All leases include annual rent escalations based on CPI, providing built-in income growth and a hedge against inflation.

Strategically positioned along Pacific Hwy SW, the property benefits from prominent I-5 visibility to 142,000+ vehicles per day. The property is located near joint Base Lewis-McChord, one of the area's largest employment centers, and just 1.5 miles from Lakewood Station.

With highly leasable suite sizes, on-site parking, and flexible zoning, the property is well positioned to maintain its long-term appeal and benefit from continued growth throughout the Lakewood market.



\$940K
SALE PRICE

7.00%
CAP RATE

\$181
PRICE PER SF

PROPERTY DETAILS

LIST PRICE	\$940,000
CAP RATE	7.00%
OCCUPANCY	100%
PRICE/SQFT	\$181/SF
YEAR BUILT	1962
GROSS LEASABLE AREA	5,192 SF
BUILDING SQFT	5,516 SF
LOT SQFT	15,901 SF
PARKING SPACES	±17 3.27/1,000
YEAR BUILT	1962/2000
ZONING	LKWD (Lakewood)
PARCEL #	0219142097

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



Fully Leased NNN Investment

100% occupied by 3-tenants under NNN leases, reducing landlord expense exposure while providing diversified income.



Annual Rental Escalations

All leases include annual rent escalations based on CPI, providing built-in income growth and a hedge against inflation.



Exceptional I-5 Visibility

Prominent exposure to 142,000+ vehicles per day along I-5, with convenient access from Pacific Hwy SW.



Nationally Recognized Tenant Exposure

The tenant mix includes CARSTAR, a nationally recognized auto collision-repair operator with 700+ locations across the USA.



Highly Leasable Suite Sizes

The property's 3-suites range from approximately 1,287 to 2,370 SF, sizes that appeal to a broad range of local and regional tenants.



Strategic Location Near JBLM

Located along a major commercial corridor near Joint Base Lewis-McChord, one of the region's largest employment centers with more than 62,000 employees.

VALUATION

PRICE	\$940,000
CAP RATE	7.00%
PRICE PER SF	\$181

Cash flow summary for the period of 09/01/2026 - 08/31/2027

INCOME

Scheduled Base Rent		\$75,969
Operating Expense Reimbursement		\$33,341
Scheduled Gross Income		\$109,309
Vacancy Factor	5%	(\$5,465)
Total Effective Gross Income (EGI)		\$103,844

EXPENSES

CAMS		\$16,681
Property Taxes		\$11,119
Insurance		\$5,540
Management Fee	4.0% of EGI	\$4,154
Reserves		\$519
Total Operating Expenses		\$38,013
Net Operating Income		\$65,830



RENT ROLL

Tenant Name	Suite	SF	Occupied	Lease Commencement	Lease Expiration	Lease Type	Monthly Base Rent	Annual Rent PSF	Rent Increase	Date	Options
Anything Insurance	Unit A	2,370	46%	9/1/2023	8/31/2028	NNN	\$2,451	\$12.41	CPI	9/1/2027	1,5-Yr
Exclusive use: landlord shall not lease any space in any building within one mile of the premises, to any person(s) engaged in a business similar or identical to Tenant's business.											
Carstar	Unit B	1,287	25%	1/1/2024	4/30/2027	NNN	\$1,988	\$18.53	CPI		1,3-Yr
Lease consist of 1,287 SF of indoor office space and an additional 540 SF of outdoor secure storage. Exclusive use: landlord shall not lease any space in any building within one mile of the premises, to any person(s) engaged in a business similar or identical to Tenant's business.											
Pacific NW Gaming & Collectibles	Unit C	1,535	30%	5/1/2024	4/30/2029	NNN	\$1,892	\$14.79	CPI		
Exclusive use: landlord shall not lease any space in any building within one mile of the premises, to any person(s) engaged in a business similar or identical to Tenant's business.											
Totals		5,192	100%				\$6,330.72	\$14.63			



OPERATING EXPENSES

	ANNUAL OPERATING EXPENSES			REIMBURSEMENTS
	Total	PSF	Notes	In-Place
Common Area Maintenance (CAMs)	\$16,681	\$3.21	1	\$16,681
Real Estate Taxes	\$11,119	\$2.14	2	\$11,119
Insurance	\$5,540	\$1.07	1	\$5,540
Management Fee	\$4,154	\$0.80	3	\$0
Reserves	\$519	\$0.10	4	\$0
Total Operating Expenses	\$38,013	\$7.32		\$33,341

NOTES:

1) Based on 2025 P&L.

3) Based on 4% of EGI.

2) Based on 2026 Pierce County Tax Assessment.

4) Based on \$0.10/SF on gross leasable area.

REIMBURSEMENTS

Tenant Name	Pro Rata	CAMs	Real Estate Taxes	Insurance	Management	Reserves	Total	Notes
Annual Operating Expenses		\$16,681	\$11,119	\$5,540	\$4,154	\$519	\$38,013	
Anything Insurance	46%	\$7,614	\$5,076	\$2,529	\$0	\$0	\$15,219	1
Carstar	25%	\$4,135	\$2,756	\$1,373	\$0	\$0	\$8,264	1
Pacific NW Gaming & Collectibles	30%	\$4,932	\$3,287	\$1,638	\$0	\$0	\$9,857	1
Tenant Reimbursement Total	100%	\$16,681	\$11,119	\$5,540	\$0	\$0	\$33,341	

NOTES:

1) Analysis assumes that tenants do not reimburse for management fees.



LOCATION OVERVIEW



TRAFFIC COUNTS



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 TOTAL	7,829	49,936	173,241
2031 PROJECTION	7,592	49,388	172,251
2020 CENSUS	8,392	50,605	175,284
MEDIAN AGE	34.1	35.2	34.6

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2026 AVERAGE HH INCOME	\$122,907	\$114,944	\$114,148
TOTAL BUSINESSES	243	2,365	5,777
TOTAL EMPLOYEES	1,650	21,550	47,669

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.9%	6.9%	6.7%
HIGH SCHOOL DIPLOMA	26.3%	26.8%	28.3%
SOME COLLEGE	21.0%	24.8%	23.6%
ASSOCIATE	14.9%	13.4%	12.2%
BACHELOR'S	19.3%	14.3%	16.0%
GRADUATE	10.5%	10.2%	9.5%

HOUSEHOLDS

3,043
1 MILE

19,950
3 MILES

65,338
5 MILES

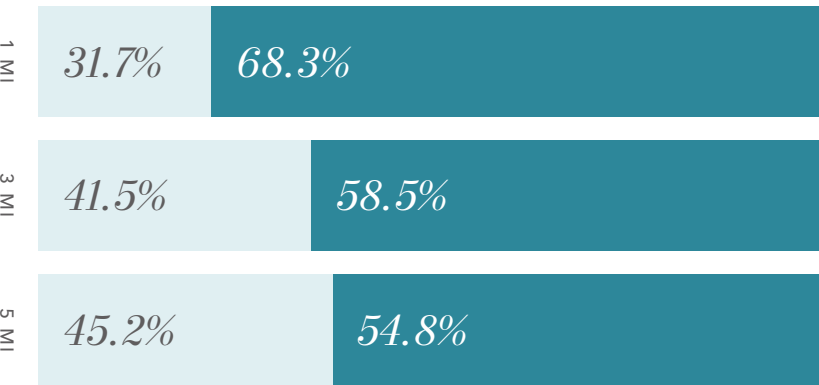
AVERAGE HOUSEHOLD INCOME

\$122,907
1 MILE

\$114,944
3 MILES

\$114,148
5 MILES

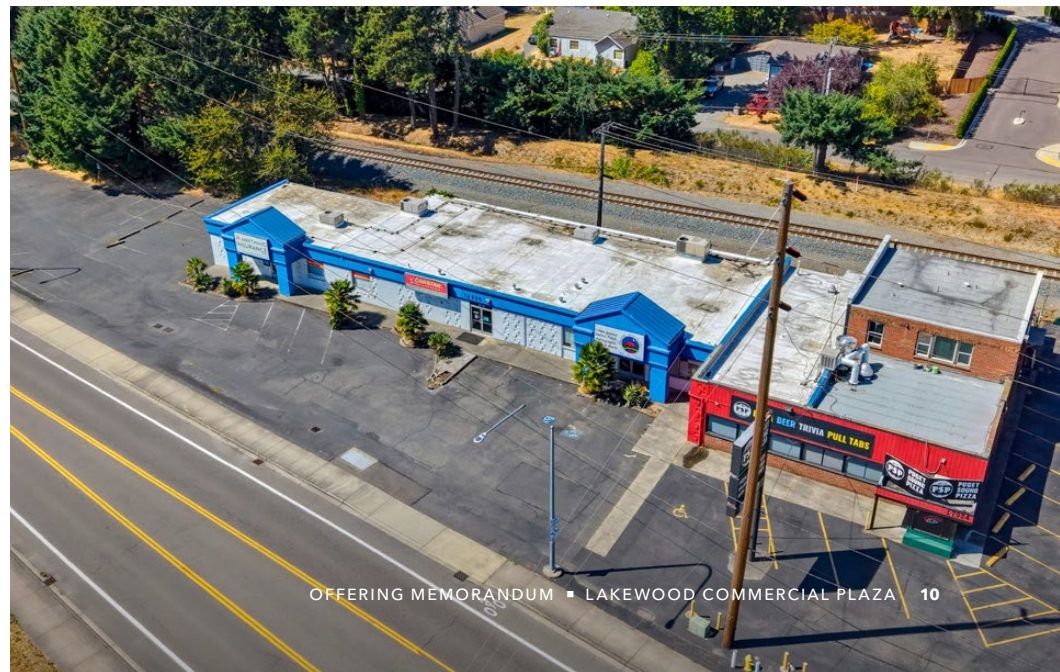
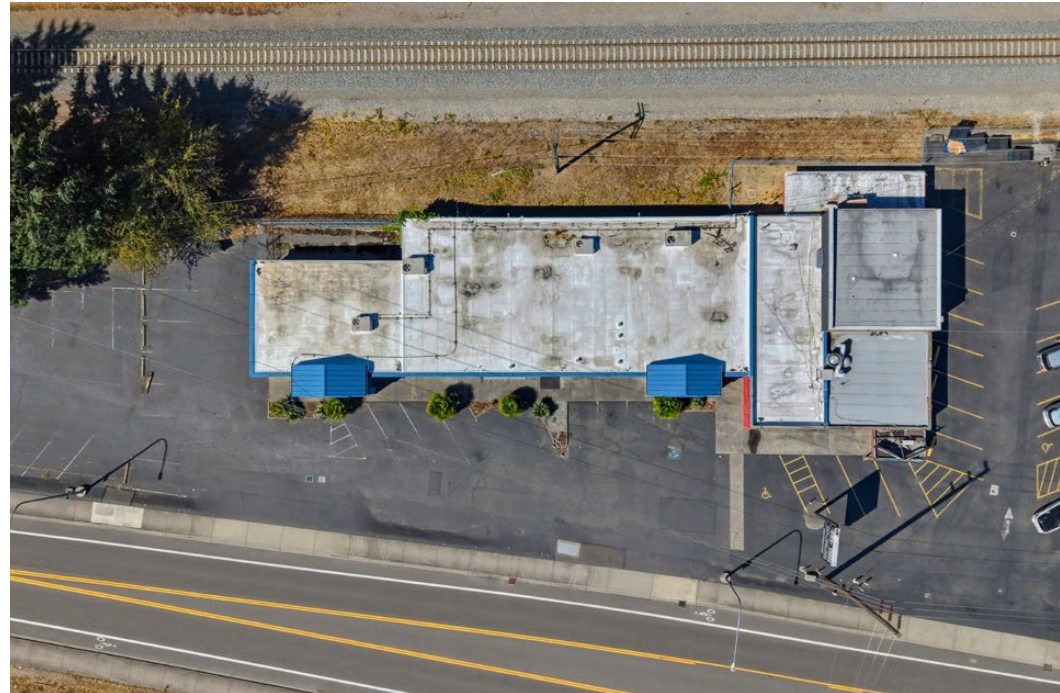
OWNER VS. RENTER OCCUPIED



OWNER RENTER

Data Source: ©2026, Sites USA

LOCATION OVERVIEW





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