Lakewood Retail Outparcel
For Sale, Lease or Build to Suit

11021 PACIFIC HIGHWAY SW, LAKEWOOD, WA 98499



LOCKEHOUSE
RETAIL GROUP

KEEGAN UDERITZ | 425-319-1070
kuderitz@lockehouse.com

PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	11021 Pacific Highway SW, Lakewood, WA 98499
LAND AREA	0.8 Acres | 34,848 SF
PARKING	100+ Parking stalls
APN	0219014069
ZONING	Transit Oriented Commercial (TOC)
ASKING RATE	Call for Rates

11021 Pacific Highway SW is a prime ±0.8 acre outparcel part of a commercial development adjacent to renovated retail fulfillment center with convenient access to Interstate 5 and Hwy 512. This outparcel has an abundant amount of parking for single or multiple users.



POPULATION

1 MILE	3 MILES	5 MILES
8,162	91,113	236,811



ESTIMATED HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,336	34,722	91,057



ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$79,068	$102,496	$108,031



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

1 MILE	3 MILES	5 MILES
$466,387	$766,699	$872,665



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
14.8%	22%	23.5%

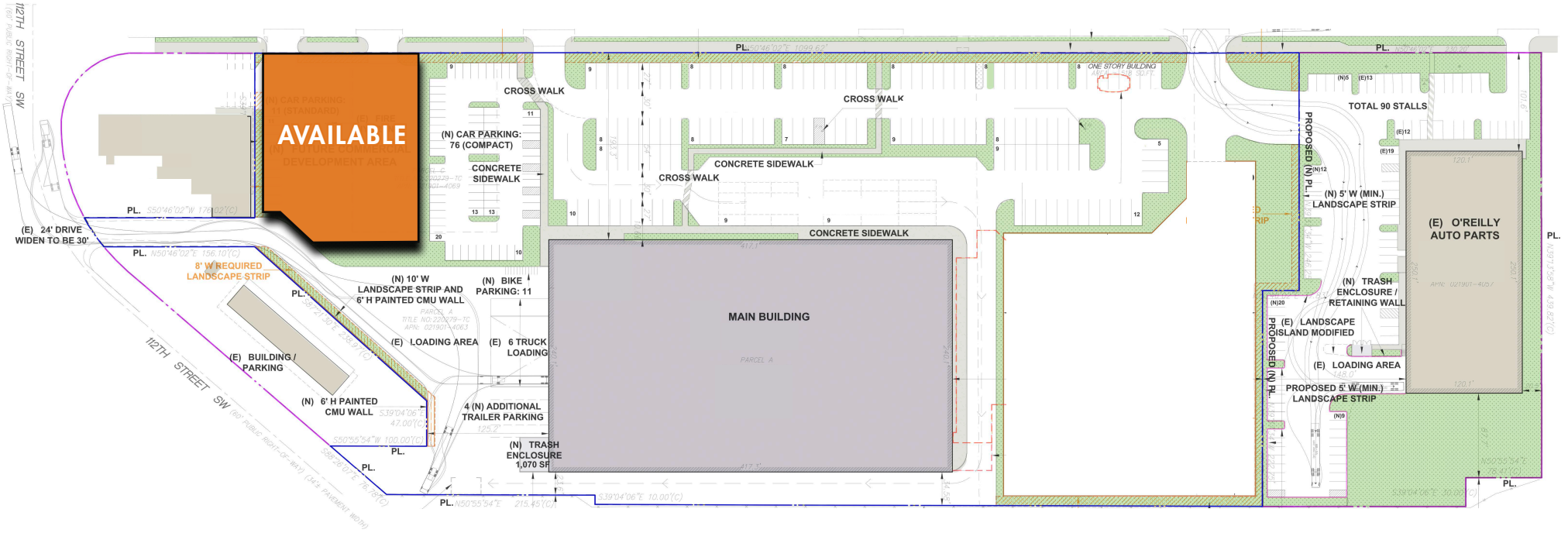


TOTAL RETAIL EXPENDITURES

1 MILE	3 MILES	5 MILES
$146.12 M	$1.71 B	$4.7 B

*Demographics Source: Regis Sites USA 08/27/25

SITE PLAN


112TH STREET SW
AVAILABLE
(N) FUTURE COMMERCIAL DEVELOPMENT AREA
(N) CAR PARKING: 11 (STANDARD)
(N) CAR PARKING: 76 (COMPACT)
CONCRETE SIDEWALK
CROSS WALK
CONCRETE SIDEWALK
CROSS WALK
CONCRETE SIDEWALK
ONE STORY BUILDING
MAIN BUILDING
(E) 24' DRIVE WIDEN TO BE 30'
8' W REQUIRED LANDSCAPE STRIP
(N) 10' W LANDSCAPE STRIP AND 6' H PAINTED CMU WALL
(N) BIKE PARKING: 11
(E) LOADING AREA
(E) 6 TRUCK LOADING
(E) BUILDING / PARKING
(N) 6' H PAINTED CMU WALL
4 (N) ADDITIONAL TRAILER PARKING
(N) TRASH ENCLOSURE 1,070 SF
112TH STREET SW
PROPOSED (N) PL
TOTAL 90 STALLS
(N) 5' W (MIN.) LANDSCAPE STRIP
(E) O'REILLY AUTO PARTS
(N) TRASH ENCLOSURE / RETAINING WALL
(E) LANDSCAPE ISLAND MODIFIED
(E) LOADING AREA
PROPOSED 5' W (MIN.) LANDSCAPE STRIP
PROPOSED (N) PL
PL.

RENDERING PHOTOS





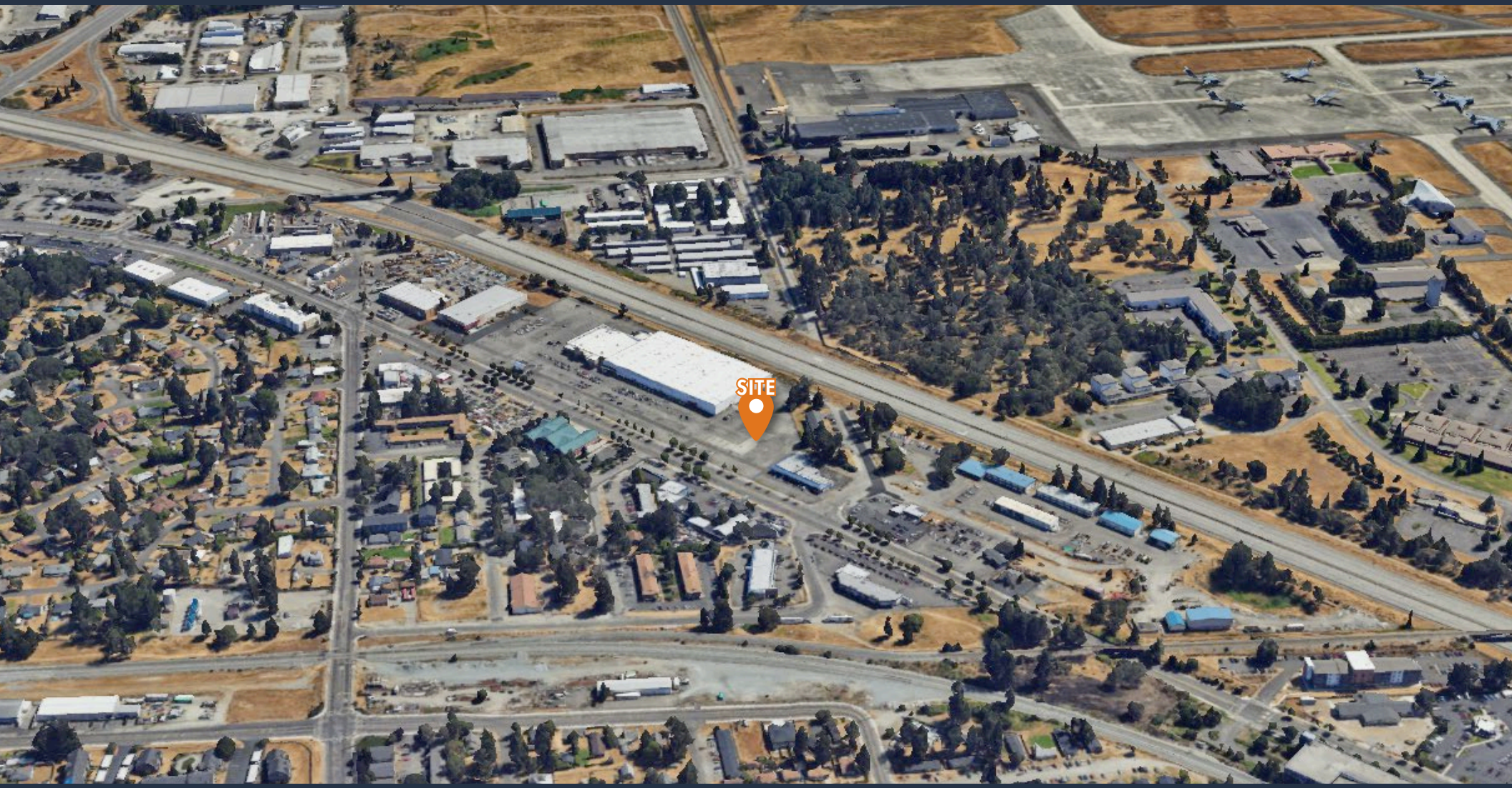


MARKET AERIAL



*Traffic Count Source: Regis Sites USA 08/27/25

11021 PACIFIC HWY SW, LAKEWOOD, WA



LOCKEHOUSE
RETAIL GROUP

KEEGAN UDERITZ | 425-319-1070
kuderitz@lockehouse.com