



Tillicum Single Tenant Building

This single tenant building at 15404 Union Ave, Lakewood WA 98498, is available Nov. 2025. Formerly occupied by a 7-Eleven convenience store, the building offers a fantastic footprint of 3,456sf on a 35,340sf lot. The building interior is a retail-type open space floor plan with a bank of glass doors opening to the refrigeration section. The storage is ample and has a three-compartment sink. There are also two restrooms, a utility room, and two offices.

There is spacious parking in the front of the building, and the rear parking is fenced. A tall and highly visible pole sign is provided for the tenant's use on Union Ave. Union Ave runs parallel to I-5, and the building is conveniently situated just off I-5 toward Thorne Lane.

Property Overview

- Open space plan
- Grocery/refrigeration cold room walk-in
- 3-compartment sink
- Former 7-Eleven franchise
- Paved and fenced back loading area
- Large pole sign on Union Ave
- Total Building Size: 3,456ft²
- Total Lot Size: 35,340ft²
- Lease Rate: \$26.00/ft²/yr absolute net
- Available November 1st, 2025

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.





INTERIOR PHOTOS



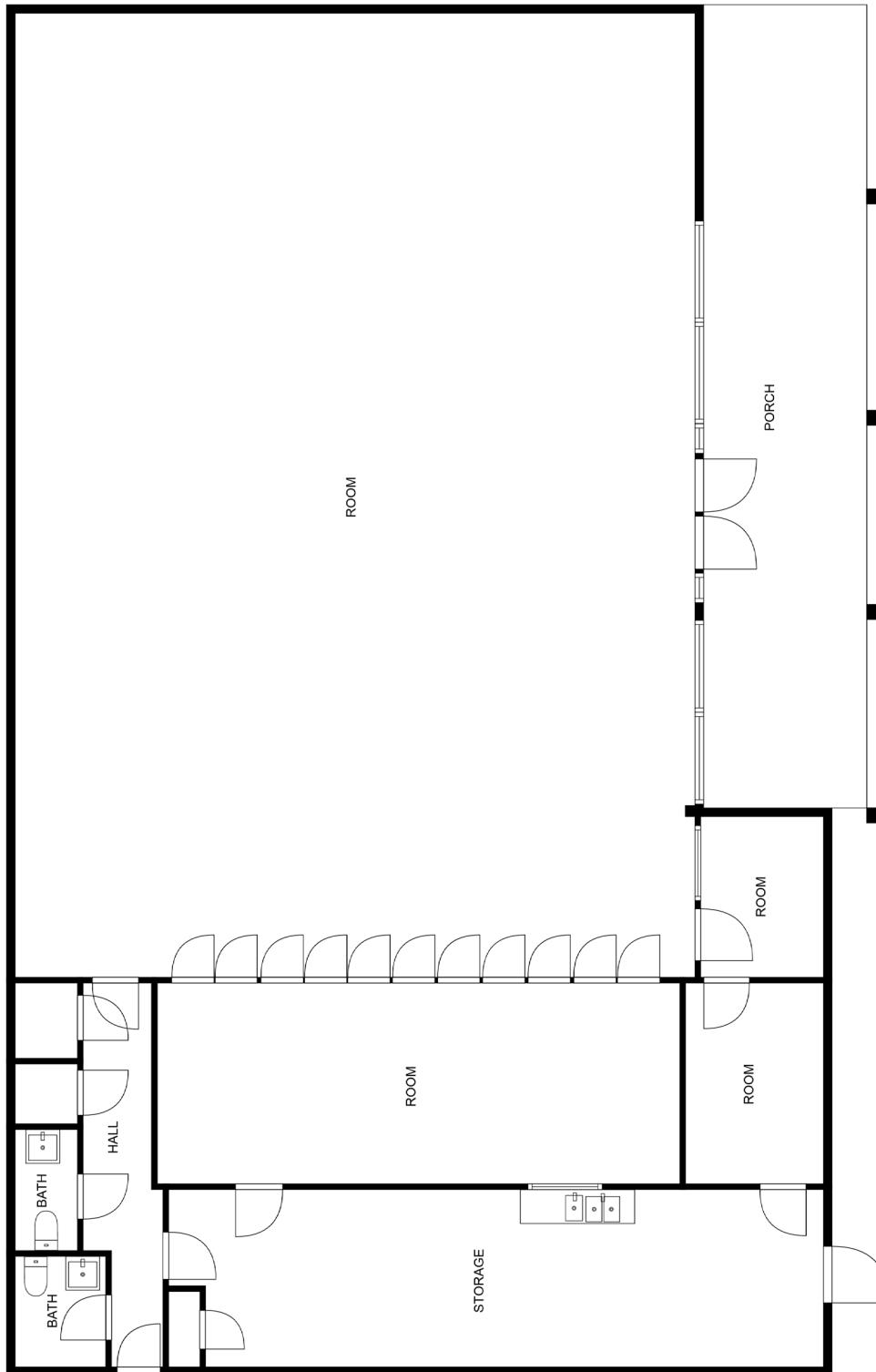
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FLOOR PLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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DEMOGRAPHICS



Executive Summary

15404 Union Ave SW, Lakewood, Washington, 98498
Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 47.11993

Longitude: -122.55750

	1 mile	3 miles	5 miles
Population			
2010 Population	3,496	31,705	82,659
2020 Population	3,548	37,792	96,365
2024 Population	3,547	37,955	96,634
2029 Population	3,527	38,484	98,325
2010-2020 Annual Rate	0.15%	1.77%	1.55%
2020-2024 Annual Rate	-0.01%	0.10%	0.07%
2024-2029 Annual Rate	-0.11%	0.28%	0.35%
2020 Male Population	50.1%	54.1%	52.8%
2020 Female Population	49.9%	45.9%	47.2%
2020 Median Age	28.4	27.4	30.3
2024 Male Population	50.6%	54.4%	53.3%
2024 Female Population	49.4%	45.6%	46.7%
2024 Median Age	28.6	28.0	31.1

In the identified area, the current year population is 96,634. In 2020, the Census count in the area was 96,365. The rate of change since 2020 was 0.07% annually. The five-year projection for the population in the area is 98,325 representing a change of 0.35% annually from 2024 to 2029. Currently, the population is 53.3% male and 46.7% female.

Median Age

The median age in this area is 31.1, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	49.9%	52.1%	51.6%
2024 Black Alone	11.3%	13.0%	12.7%
2024 American Indian/Alaska Native Alone	1.5%	1.4%	1.3%
2024 Asian Alone	5.8%	6.2%	8.6%
2024 Pacific Islander Alone	4.1%	3.9%	3.5%
2024 Other Race	11.7%	8.6%	7.9%
2024 Two or More Races	15.8%	14.7%	14.6%
2024 Hispanic Origin (Any Race)	24.7%	20.8%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 19.6% 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 77.9 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	62	79	84
2010 Households	1,273	11,262	31,210
2020 Households	1,274	12,152	33,587
2024 Households	1,261	12,334	34,159
2029 Households	1,253	12,521	34,831
2010-2020 Annual Rate	0.01%	0.76%	0.74%
2020-2024 Annual Rate	-0.24%	0.35%	0.40%
2024-2029 Annual Rate	-0.13%	0.30%	0.39%
2024 Average Household Size	2.81	2.75	2.57

The household count in this area has changed from 33,587 in 2020 to 34,159 in the current year, a change of 0.40% annually. The five-year projection of households is 34,831, a change of 0.39% annually from the current year total. Average household size is currently 2.57, compared to 2.59 in the year 2020. The number of families in the current year is 22,428 in the specified area.

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Mortgage Income			
2024 Percent of Income for Mortgage	34.8%	56.1%	49.1%
Median Household Income			
2024 Median Household Income	\$55,507	\$65,363	\$72,928
2029 Median Household Income	\$61,205	\$76,106	\$83,903
2024-2029 Annual Rate	1.97%	3.09%	2.84%
Average Household Income			
2024 Average Household Income	\$82,235	\$96,005	\$101,026
2029 Average Household Income	\$101,563	\$113,698	\$119,309
2024-2029 Annual Rate	4.31%	3.44%	3.38%
Per Capita Income			
2024 Per Capita Income	\$29,295	\$32,364	\$36,826
2029 Per Capita Income	\$36,133	\$38,093	\$43,323
2024-2029 Annual Rate	4.29%	3.31%	3.30%
GINI Index			
2024 Gini Index	40.9	40.0	39.0
Households by Income			
Current median household income is \$72,928 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$83,903 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$101,026 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$119,309 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$36,826 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$43,323 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	70	44	50
2010 Total Housing Units	1,470	12,464	34,284
2010 Owner Occupied Housing Units	287	4,011	13,556
2010 Renter Occupied Housing Units	986	7,252	17,654
2010 Vacant Housing Units	197	1,202	3,074
2020 Total Housing Units	1,441	13,386	36,145
2020 Owner Occupied Housing Units	371	4,238	14,136
2020 Renter Occupied Housing Units	903	7,914	19,451
2020 Vacant Housing Units	163	1,254	2,546
2024 Total Housing Units	1,439	13,485	36,510
2024 Owner Occupied Housing Units	402	4,588	15,299
2024 Renter Occupied Housing Units	859	7,746	18,860
2024 Vacant Housing Units	178	1,151	2,351
2029 Total Housing Units	1,441	13,697	37,225
2029 Owner Occupied Housing Units	438	4,986	16,611
2029 Renter Occupied Housing Units	815	7,535	18,220
2029 Vacant Housing Units	188	1,176	2,394
Socioeconomic Status Index			
2024 Socioeconomic Status Index	41.9	46.9	46.8

Currently, 41.9% of the 36,510 housing units in the area are owner occupied; 51.7%, renter occupied; and 6.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 36,145 housing units in the area and 7.0% vacant housing units. The annual rate of change in housing units since 2020 is 0.24%. Median home value in the area is \$571,808, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.53% annually to \$647,794.

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