



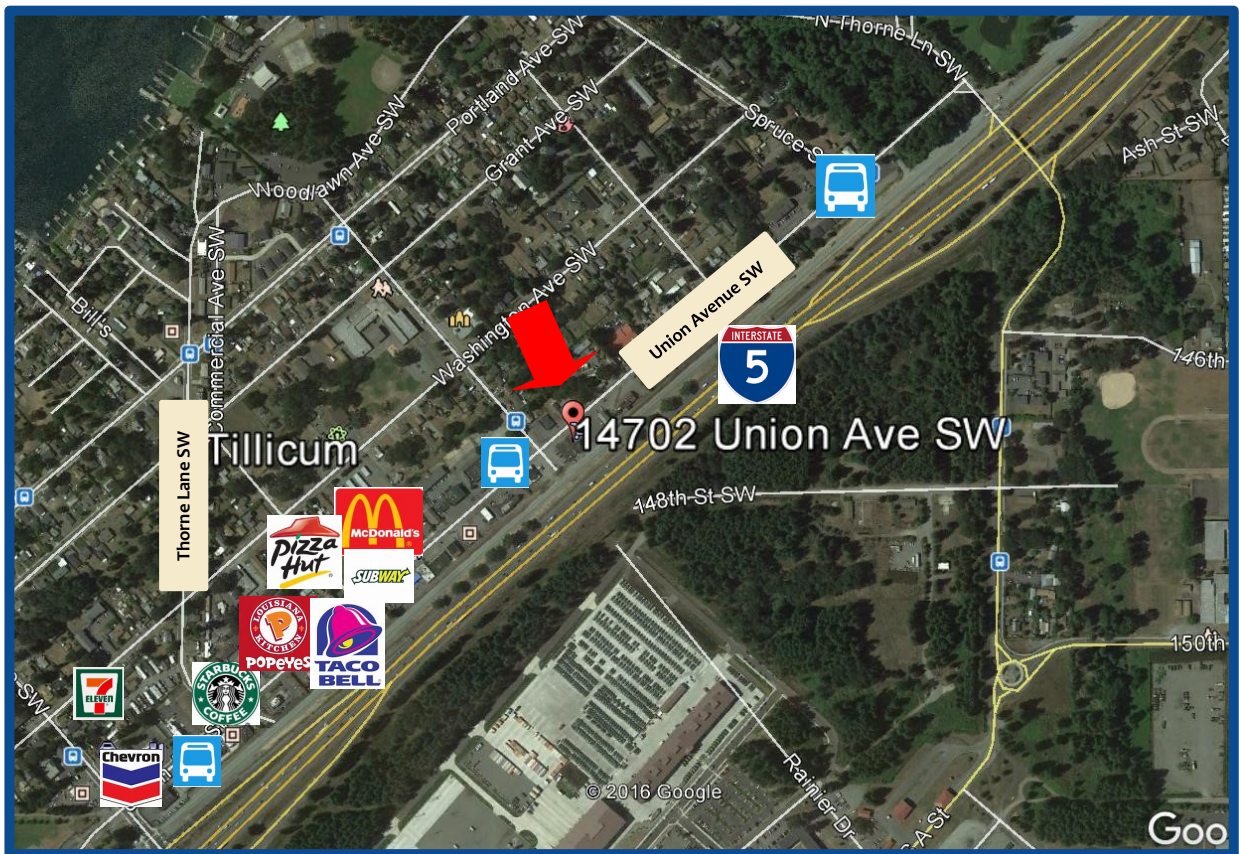
253-589-2222

Commercial/Industrial/Investment Real Estate Experts Since 1974

**14702 Union Avenue SW
Lakewood, WA**

For Sale

\$495,000



Linn Larsen, SIOR

Linn Larsen, LLC
Email: linn@linnlarsen.com
3906 South 74th Street
Tacoma, WA 98409
www.linnlarsen.com



The site consists of approx 1.2 acres and is located in the fast-growing Lakewood/Tillicum/JBLM trade area

- Situated off of Interstate 5 between two freeway interchanges, blocks from one of the main entrances to Joint Base Lewis-McChord (JBLM)
- Zoned Neighborhood Commercial 2 (NC2)
- Approx 12 miles south of Tacoma City Center
- Traffic Counts - November, 2016 (three months after all construction on the Berkeley bridge concluded) count just a block and a half NE of site hit 6,738 (Source: City of Lakewood Public Works)

Disclaimer: These statements are based upon information we believe to be correct and are obtained from sources we regard as reliable, but we assume no liability for errors or omissions therein.

FOR REFERENCE USE ONLY - USES TO BE CONFIRMED BY THE CITY OF LAKEWOOD

18A.30.430 Primary Permitted Uses - Neighborhood Business Zoning Districts.

The following uses are permitted within the Neighborhood Business zoning districts, subject to approval of a zoning certification and all applicable development permits:

NC2 Zoning District.

1. Single Family Residential (Level 2/3)
2. Multifamily Residential (Level 1/3)
3. Assisted Living Facilities
4. Continuing Care Retirement Community
5. Nursing Home
6. Government Administration Facilities (Level 1/2)
7. Community and Cultural Services (Level 1/2)
8. Daycare Facilities (Level 1/2)
9. Health Services
10. Outdoor Recreation (Level 1/2)
11. Postal Services (Level 1)
12. Public Maintenance Facilities (Level 1)
13. Religious Assembly (Level 1/2)
14. Social Services (Level 1/2)
15. Transportation (Level 1)
16. Communication Facilities (Level 1)
17. Electrical Facilities (Level 1)
18. Natural Gas Facilities (Level 1)
19. Sewage Collection Facilities
20. Stormwater Facilities (Level 1)
21. Waste Transfer Facilities (Level 1)
22. Water Supply Facilities (Level 1)
23. Amusement and Recreation (Level 1)
24. Building/Garden Supply and Nurseries (Level 1/2)
25. Business Services
26. Convenience Commercial (Level 1/2)
27. Eating and Drinking Establishment (Level 1/2/3)
28. Food Stores (Level 1)
29. Funeral Services (Level 1)
30. Personal Services (Level 1/2)
31. Pet Sales and Services (Level 1)

32. Private Training School (Level 1/2)
33. Professional Offices (Level 1/2)
34. Rental and Repair Services (Level 1)
35. Sales of General Merchandise (Level 1/2)
36. Sales of Secondhand Property (Level 1)
37. Limited Manufacturing/Assembly (Level 1)
38. Printing and Publishing (Level 1)
39. Residential Accessory Uses
40. Civic Accessory Uses
41. Commercial Accessory Uses (Ord. 483 § 15, 2008; Ord. 462 § 5, 2007; Ord. 412 § 12, 2006; Ord. 397 § 6, 2005; Ord. 277 § 1 (part), 2002; Ord. 264 § 1 (part), 2001.)

18A.30.440 Administrative Uses - Neighborhood Business Zoning Districts.

The following uses are permitted within the Neighborhood Business zoning districts, subject to approval of an administrative use permit and all applicable development permits:

C. NC2 Zoning District.

1. Multifamily Residential (Level 2), limited solely to sites that do not front onto a classified principal arterial street and whose dimensions are such that the average length of side property lines is twenty (20) percent or greater than the length of the property line at the street frontage; provided, that the resulting housing shall be limited in perpetuity to persons fifty-five (55) or more years of age.
2. Type 2 Group Home (Level 3)
3. Public Maintenance Facilities (Level 2)
4. Convenience Commercial (Level 3)
5. Drive-Through Facilities (Ord. 567 § 1 (part), 2013; Ord. 462 § 6, 2007; Ord. 397 § 7, 2005; Ord. 264 § 1 (part), 2001.)

18A.30.450 Conditional Uses - Neighborhood Business Zoning Districts.

The following uses are permitted within the Neighborhood Business zoning districts, subject to approval of a conditional use permit and all applicable development permits:

C. NC2 Zoning District.

1. Type 3 Group Home (Level 1/2)
2. Public Safety Services (Level 1)
3. Communication Facilities (Level 2)
4. Electrical Facilities (Level 2)
5. Pipelines
6. Stormwater Facilities (Level 2/3)
7. Water Supply Facilities (Level 2/3)
8. Food Stores (Level 2)
9. Motor Vehicles Sales and Rental (Level 1)
10. Motor Vehicles Service and Repair (Level 2) (Ord. 567 § 2 (part), 2013; Ord. 483 § 16, 2008; Ord. 397 § 8, 2005; Ord. 264 § 1 (part), 2001.)

A. Density. The maximum density for the Neighborhood Business zoning districts is the maximum number of dwelling units allowed per gross acre (dua) and shall be as follows:

1. ARC zoning district: 15 dua
2. NC1 zoning district: 22 dua
- 3. NC2 zoning district: 35 dua**

B. Lot Size. The minimum lot size for the ARC zoning district is five thousand (5,000) gross square feet (gsf), plus 2,750 gsf for each dwelling unit over one (1) unit, where applicable.

C. Lot Coverage. All building coverage and impervious surface maximums stated herein for the Neighborhood Business zoning districts may be reduced at the time they are applied, because of stormwater requirements. The maximum lot coverage standards for the Neighborhood Business zoning districts shall be as follows:

1. ARC zoning district.
 - a. Building coverage: 50%
 - b. Impervious surface: 60%
2. NC1 zoning district.
 - a. Building coverage: 70%
 - b. Impervious surface: 80%
- 3. NC2 zoning district.**
 - a. Building coverage: 80%**
 - b. Impervious surface: 90%**

E. Building Height. The maximum building height, not including any applicable height bonus, in the Neighborhood Business zoning districts shall be as follows:

1. ARC zoning district: 40 feet
2. NC1 zoning district: 50 feet
- 3. NC2 zoning district: 60 feet**