

Lakewood, WA

www.cityoflakewood.us

FACT SHEET

September 2021

About Lakewood

Incorporated in 1996, Lakewood is the second-largest city in Pierce County and the 18th-largest in the state of Washington. It is the host community to Joint Base Lewis-McChord, the largest joint base on the West Coast and one of the largest in the U.S. Lakewood is strategically located along the I-5 corridor bordering JBLM, Camp Murray and Tacoma. Lakewood also is a hub for activity at the Ports of Tacoma, Olympia and Seattle.

General Demographics/Statistics

Incorporated	1996
Govt Style	Council-Manager
Bond Rating	AA
Square Miles	19.0
Land Area	17.2
Water Area	1.8
Veterans	9,611
Population Density	3,494
Median Age	35.7
Daytime Population	66,535
Daytime Pop. (3 mi radius)	94,508
Total Households	24,725
Businesses (local)	3,228
Doing Business in Lakewood	5,085
Med. Home Value	\$461,011
Residents W/4-yr degree+	26.0%
Assessed Property Value	\$6 Billion
Total Budget	\$91.5 Million
Neighborhood Associations	4
Citizen Advisory Boards	10

Culture/Recreation/Public Safety

Libraries	2
Developed Parks	14
Natural Area Parks	11
Parks & Open Space Acreage	617
Fort Steilacoom Park Acreage	340
Golf Courses	2
Adult Community Centers	1
Police Officers	95
Fire Personnel	187

Public Schools (K-12)

Clover Park School District
88.3% graduation rate

Higher Education

Clover Park Technical College
Pierce College

Private Schools (K-12)

St. Francis Cabrini School
Lakewood Lutheran School
St Mary's Christian School

Population

Total Population	60,111*
Male	30,355
Female	29,756
Under 5 (7.1%)	4,243
5 to 9 years (6.4%)	3,831
10 to 14 years (4.8%)	2,879
15 to 19 years (4.3%)	2,598
20 to 24 years (8.4%)	5,073
25 to 34 years (18.0%)	10,811
35 to 44 years (11.5%)	6,929
45 to 54 years (10.5%)	6,314
55 to 59 years (6.0%)	3,621
60 to 64 years (7.5%)	4,525
65 to 74 years (8.9%)	5,368
75 to 84 years (4.7%)	2,824
85 years + (1.8%)	1,095

*Census: ACS 5-Year Estimates

<u>Race</u>	<u>Total</u>	<u>%</u>
White	35,421	58.9%
Black	7,667	12.8%
American/Alaska	839	1.4%
Asian	5,176	8.6%
Hawaiian/Pacific	1,538	2.6%
Other Race	3,630	6.0%
Two or more	5,840	9.7%

Below Poverty Rate

Individuals 16.6%; Families 13.1%

ACS Income Data

Median HH Income	\$51,972
Average HH Income	\$69,522
Average Family Income	\$80,160

Household Data

Units	26,956
Owner Occupied	10,740
Renter Occupied	13,985
Multifamily Vacancy	4.8%

Tax Rates

<u>Sales Tax</u>	<u>Rate</u>
(Local Sales Tax & Use Rate of 10.0%)	
City of Lakewood	1.0%
Pierce Transit	0.6%
Sound Transit	1.4%
Pierce County Juvenile Fac.	0.1%
Zoo/Parks	0.1%
South Sound 911	0.1%
Criminal Justice	0.1%
State of Washington	6.5%
County Mental Health	0.1%

<u>Property Tax</u>	<u>Rate</u>
(Total Property Tax Rate = \$12.6303)	
City of Lakewood	\$0.9140
Emergency Medical	\$0.4877
Flood Control	\$0.1002
Pierce County	\$0.9849
Port of Tacoma	\$0.1732
Rural Library	\$0.4362
School District	\$3.7364
Sound Transit	\$0.1971
Washington State	\$2.9347
West Pierce Fire	\$2.6659



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Local Taxable Retail Sales

2019	\$1.372 B
2020	\$1.383 B

Largest Employers

<i>Private</i>	<i>Employed</i>
St Clare Hospital	598
Aero Precision	589
Korean Woman's Association	510
Aacres WA LLC	450
Walmart Supercenter	450
McLane Northwest	400
Greater Lakes Health	365
Harborstone Credit Union	247
Target	245
Great American Casino	168
Chips Casino	162
Burkhart Dental Supply	145
Tactical Tailor	135
Print NW	116

<i>Public</i>	<i>Employed</i>
JBLM	54,000
Western State Hospital	2,600
Clover Park School District	1,782
Pierce Transit	987
Pierce College	822
Clover Park Tech	370
City of Lakewood	216

Permit Predictability*

<i>Type</i>	<i>Review Times</i>
First Review:	
Single Family Residence	4-6 weeks
New Commercial Bldg	6-8 weeks
Tenant Improvement	4-6 weeks
Land Use	20 days
Site Development	45 days
Right-of-Way	6 days
Resubmittals:	
Planning and Building	14 days
Land Use	20 days
Site Development	30 days

*Dependent upon client responses

Employment by Industry Sector

Full Time Jobs (2020)	
Total	31,426
Health Care	11,133
Educational Services	2,529
Retail Trade	3,329
Accomm & Food Service	2,481
Trans & Warehousing	2,449
Wholesale Trade	949
Construction	1,674
Manufacturing	987
Prof., Scientific, Tech	1,169
Admin & Waste Mgmt	823
Finance & Insurance	597
Arts & Entertainment	778
Real Estate	707
Public Administration	457
Information	154
Utilities	78
Management of Companies	18
Ag, Forestry, Fish & Hunting	57
Other Services	1,058

Developer Incentives

Local Incentives
 Strategically Located
 No Local B&O Tax
 No Development Impact Fees
 (except for Downtown traffic mitigation)
 Free Construction Watch Program
 Free Business Watch Program
 Low Business Licensing Fee
 Within Foreign Trade Zone 86
 HUD Section 108 Lending Program
 HUB Zone, EB5, NMTX eligible
 Workforce Customized Training
 Sounder Commuter Rail to Seattle
 Multifamily Tax Exemption
 Site Selection; Business Assistance

State/Federal Incentives
 Three Opportunity Zones
 No Corporate or Personal Inc. Tax
 Sales Tax & Manufacturing Credits

Events and Attractions

Events

Martin Luther King Jr., Jan
 Father Daughter Dance, Feb
 Park Appreciation Day, April
 Ray Evans Fishing Event, May
 Farmers Market, June-Sept
 SummerFEST, July
 Running Races, July
 Summer Concert Series, July-Aug
 Asian Film Festival, Aug
 Truck & Tractor Day, October
 Veterans Day Ceremony, Nov
 Tree Lighting & Parade, Dec

Attractions

AMC Theater
 Authentic Cuisines
 Seven Lakes
 Ft Steilacoom Park
 Grand Prix Indoor Karting
 Lakewold Gardens
 Lakewood Playhouse
 International District
 Shopping, Hiking, Water Sports
 Thornewood Castle

Utility Providers

Cable and Internet

CenturyLink
 Click!Cable TV
 Xfinity (Comcast)

Power & Light, Sewer, Water

Lakeview Light and Power
 Puget Sound Energy
 Tacoma Power
 Pierce County Sewer
 Lakewood Water District

Public Transportation

Pierce Transit
 Sound Transit

JBLM Community Connector 2/2 SBCT



