

Lakewood, WA

www.cityoflakewood.us

FACT SHEET

September 2023

About Lakewood

Incorporated in 1996, Lakewood is the second-largest city by population in Pierce County and the 20th-largest in the state of Washington. It is the host community to Joint Base Lewis-McChord (JBLM), one of the largest military bases in the United States. 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
Government Style	Council-Manager
Bond Rating	AA
Square Miles	19.0
Land Area	17.2
Water Area	1.8
Veterans	8,120
Population Density	3,638
Median Age	35.7
Daytime Population	68,958
Daytime Pop. (3 mi radius)	95,962
Total Households	25,323
Businesses (local)	2,741
Doing Business in Lakewood	1,779
Avg. Home Sale Price	\$540,558
Residents w/ 4-yr degree +	23.4%
Assessed Property Value	\$11.0B
2023 Total Budget	\$121.6M
Neighborhood Associations	5
Citizen Advisory Boards	13

Culture/Recreation/Public Safety

Libraries	2
Developed Parks	14
Natural Area Parks	11
Parks & Open Space Acreage	617
Fort Steilacoom Park Acreage	340
Public Golf Courses	2
Adult Community Centers	1
Police Officers	95
Fire Personnel	215

Public Schools (K-12)

Clover Park School District
88.0% Graduation Rate

Higher Education

Clover Park Technical College
Pierce College

Private Schools (K-12)

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

Population

Total Population (July, 2022)	62,572
Male	49.3%
Female	50.7%
Under 5 years	3,684
5 to 9 years	3,815
10 to 14 years	3,800
15 to 19 years	2,894
20 to 24 years	5,387
25 to 34 years	11,203
35 to 44 years	7,599
45 to 54 years	6,657
55 to 64 years	8,002
65 to 74 years	6,075
75 to 84 years	2,609
85+ years	1,247

*Census: ACS 5-year estimates

Race	Total #	%
White	29,002	46.3%
Black	7,970	12.7%
American Indian/Alaskan	553	0.8%
Asian	5,659	9.0%
Hawaiian/Pacific	2,409	3.8%
Two or More	6,034	9.6%
Other	10,945	17.5%

Below Poverty Rate

Individuals	13.6%
Families	9.0%

ACS Income Data

Median HH Income	\$60,534
Average HH Income	\$82,179
Average Family Income	\$94,147

Household Data

Units	26,956
Owner Occupied	11,111
Renter Occupied	14,212
Multifamily Vacancy	5.04%

Tax Rates

Sales Tax

	Rate
City of Lakewood	1.0%
State of Washington	6.5%
Sound Transit	1.4%
Pierce Transit	0.6%
Criminal Justice	0.1%
Pierce County Housing	0.1%
Pierce County Juvenile Fac.	0.1%
County Mental Health	0.1%
South Sound 911	0.1%
Zoo/Parks	0.1%
Total Sales Tax Rate	10.1%

Property Tax

	Rate
City of Lakewood	\$0.71
Emergency Medical	\$0.41
Flood Control	\$0.10
Pierce County	\$0.75
Port of Tacoma	\$0.13
Rural Library	\$0.33
School District	\$3.13
Sound Transit	\$0.16
Washington State	\$2.31
West Pierce Fire	\$2.00
Total Tax per \$1000	\$10.04

Local Taxable Retail Sales

2018	\$1.252B
2019	\$1.373B
2020	\$1.383B
2021	\$1.641B
2022	\$1.645B



Largest Employers

Private Employers	Employed
St. Clare Hospital	598
Aero Precision	589
Korean Women’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

Public Employers	Employed
JBLM	55,000
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*

Type	Review Times
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 on client response times

Employment by Industry Sector (Q2 2023 4-quarter moving average)

Full Time jobs	30,662
Health Care	9,661
Educational Services	2,504
Retail Trade	3,277
Accomm. & Food Service	3,205
Trans & Warehousing	2,010
Construction	1,893
Prof., Scientific, Tech	1,106
Wholesale Trade	1,049
Manufacturing	1,043
Admin & Waste Mgmt	896
Arts & Entertainment	790
Real Estate	690
Finance & Insurance	560
Public Administration	433
Information	229
Utilities	93
Ag, Forestry, Fish & Hunting	61
Management of Companies	13
Other Services	1,150

Developer Incentives

Local Incentives
 Strategically Located
 No Local B&O Tax
 No Development Impact Fees*
 (*except for Downtown traffic mitigation)
 Free Construction 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.	January
Father Daughter Dance	February
Park Appreciation Day	April
Ray Evans Fishing Event	May
Farmers Market	June-September
SummerFEST	July
Running Races	July
Summer Concert Series	July-August
Asian Film Festival	August
Truck & Tractor Day	October
Veterans Day Ceremony	November
Tree Lighting & Parade	December

Attractions

Seven Lakes
 Ft Steilacoom Park
 AMC Theater
 Authentic Cuisines
 Grand Prix Indoor Karting
 Lakewood 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 – Lancer Brigade](#)

