



Lakewood Fact Sheet

September 2026

About Lakewood

Incorporated in 1996, Lakewood is the second-largest city by population in Pierce County and the 21st-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-Mgr.
Bond Rating	AA
Square Miles	19.0
Land Area	17.2
Water Area	1.8
Veterans	6,594
Population Density	3,729
Median Age	37.4
Daytime Population	69,570
Total Households	26,500
Businesses (local)	2,730
Doing Business (total)	4,781
Median Home Sale Price	\$517,308
Residents w/ 4-yr degree +	23.2%
Assessed Property Value	\$11.84B
2023 Total Budget	\$120.03M
Neighborhood Associations	7
Citizen Advisory Boards	11

Culture/Recreation/Public Safety

Libraries	2
Developed Parks	14
Undeveloped/Habitat Areas	5
Open Space Total Acreage	1,518
Fort Steilacoom Park Acreage	340
Public Golf Courses	2
Adult Community Centers	1
Police Officers	100
West Pierce Fire District Emp	233

Public Schools (K-12)

Clover Park School District	
2024-2025 Enrollment	12,777

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	63,612
Male	48.5%
Female	51.5%
Under 5 years	3,536
5 to 9 years	3,657
10 to 14 years	2,986
15 to 19 years	3,436
20 to 24 years	4,385
25 to 34 years	11,534
35 to 44 years	7,925
45 to 54 years	6,950
55 to 64 years	8,188
65 to 74 years	6,697
75 to 84 years	2,863
85+ years	1,455

*Census: ACS 5-year estimates

Race	Total #	%
White	31,287	49.2%
Black	8,335	13.1%
American Indian/Alaskan	841	1.3%
Asian	5,807	9.1%
Hawaiian/Pacific	2,512	3.9%
Two or More	9,093	14.3%
Other	5,737	9.0%

Below Poverty Rate

Individuals	13.2%
Families	9.0%

ACS Income Data

Median HH Income	\$74,720
------------------	----------

Household Data

Units	28,591
Owner Occupied	12,590
Renter Occupied	13,910
Total Vacancy	7.3%
Multifamily Vacancy	5.7%

Tax Rates

Sales Tax	Rate
City of Lakewood	1.0%
Public Safety	0.1%
State of Washington	6.5%
Sound Transit	1.4%
Pierce Transit	0.6%
Criminal Justice	0.1%
Pierce County Pub Safety	0.1%
Pierce County Housing	0.1%
Pierce County Juve. Fac.	0.1%
County Mental Health	0.1%
South Sound 911	0.1%
Zoo/Parks	0.1%
Total Sales Tax Rate	10.3%

Property Tax	Rate
City of Lakewood	\$0.68
Emergency Medical	\$0.43
Flood Control	\$0.09
Pierce County	\$0.73
Port of Tacoma	\$0.13
Rural Library	\$0.33
School District	\$3.52
Regional Transit Auth	\$0.16
Washington State	\$2.29
West Pierce Fire	\$0.98
Total Tax per \$1000	\$9.34

Local Taxable Retail Sales

2023	\$1.630B
2024	\$1.750B
2025	\$1.870B



City of
Lakewood

FB: [@lakewoodwa](#) | Twitter: [@cityoflakewood](#) | Instagram: [@cityoflakewoodwa](#)



Lakewood Fact Sheet

September 2026

Largest Employers

Private Employers Employed

St. Clare Hospital	665
Aacres WA LLC	598
Korean Women's Association	508
Harborstone Credit Union	456
McLane Northwest	445
Walmart Supercenter	436
Greater Lakes Health	357
Hope Human Services	311
Amazon Services	303
Aero Precision	240
Target	185
Safeway	173
American Lake Healthcare	161
Maersk Warehousing	145

Public Employers Employed

JBLM	55,000
Western State Hospital	2,600
Clover Park School District	1,651
Pierce Transit	981
Pierce College	525
Clover Park Tech	325
City of Lakewood	209

Permit Timelines

Type 1:

- Does not require a public notice or hear.
- Administrative decision.
- 65 days to issue decision.

Type 2:

- Does require a public notice
- Administrative decision.
- 100 days to issue a decision.

Type 3:

- Requires both a public notice and a hearing.
- Hearings Examiner decision.
- 170 days to issue a decision.

Employment by Industry Sector (Q4 2024 4-quarter moving avg.)

Full Time jobs 33,089

Health Care	12,349
Retail Trade	3,292
Accomm. & Food Service	3,096
Educational Services	2,630
Trans & Warehousing	1,824
Construction	1,755
Wholesale Trade	1,092
Manufacturing	1,021
Prof., Scientific, Tech	993
Arts & Entertainment	886
Real Estate	824
Admin & Waste Mgmt	705
Finance & Insurance	509
Public Administration	514
Information	234
Utilities	103
Ag, Forestry, Fish & Hunting	41
Management of Companies	5
Other Services	1,216

Developer Incentives

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

State/Federal Incentives

Opportunity Zones
No corporate or Personal Inc. Tax
Sales Tax & Manufacturing Credits
Workforce Credits

Events

Martin Luther King Jr.	January
Father Daughter Dance	February
Park Appreciation Day	April
Ray Evans Fishing Event	May
Farmers Market	June-Sept
Running Races	July
Summer Concert Series	July-Aug
Asian Film Festival	August
SummerFEST	August
Fiesta de la Familia	September
Truck & Tractor Day	October
Veterans Day	November
Tree Lighting & Parade	December

Attractions

Seven Lakes
Ft Steilacoom Park
AMC & Indoor Amusement
Authentic Cuisines
Lakewold Gardens
Lakewood Playhouse
International District
Shopping, Hiking, Water Sports
Thornewood Castle

Utility Providers

Cable and Internet

CenturyLink; Ezee Fiber;
Lightcurve; Quantum Fiber
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

[2/2 SBCT – Lancer Brigade](#)



City of
Lakewood

FB: [@lakewoodwa](#) | Twitter: [@cityoflakewood](#) | Instagram: [@cityoflakewoodwa](#)