Springbrook neighborhood is located between Interstate 5 and JBLM. The neighborhood is accessed by the Bridgeport Way interchange (I-5 Exits 125/126). Springbrook is a mixed-use neighborhood combining single- and multi-family and commercial firms that front on Bridgeport Way approaching JBLM’s McChord gate.

Kendrick neighborhood is bordered by 108th on the north, Pac Hwy on the south, St. Clare Hospital and Occident St. SW on the east, and Lakeview Avenue on the west. The neighborhood is predominantly single-family residential.

Lakeview neighborhood is bordered by 100th St. SW on the north, Lakeview Ave. on the east, 108th on the south, Occident Street SW on the west.

Lake City neighborhood is located in the SW quadrant of Lakewood on the northern edge of American Lake, the largest lake and water recreation area in the city. The neighborhood is bordered roughly by 116th St. SW/Washington Blvd. on the north, Veterans Drive SW/Frances Folsom St. SW on the south, 83rd Ave SW/Lake City Blvd. on the east, and Nottingham Road SW on the west.

Lake City has easy access to the employment centers of Joint Base Lewis McChord, the Veteran’s Hospital on American Lake, and Pierce College.
### Zoning, Building Permits / Entitlements

**City of Lakewood**  [https://www.cityoflakewood.us/government/departments/planning/current-planning](https://www.cityoflakewood.us/government/departments/planning/current-planning)

### Lakewood’s Major Employers / Employment Centers

Joint Base Lewis McChord, Western State Hospital, Clover Park School District, Pierce Transit, St. Clare Hospital, Pierce College, Clover Park Technical College, McLane Northwest, Accres WA LLC, Lakewood Towne Center, Lakewood Colonial Center, International District merchants, Columbia Bank, Lowe’s Wal-Mart, Safeway, Target, Lakewood Industrial Park, 512 Business Park, Jensen Industrial Park

### Public K-12:

Clover Park School District 400

### Higher Education

Clover Park Vocational-Technical, Pierce Community College, University of Washington Tacoma, The Evergreen State College, Pacific Lutheran University, University of Puget Sound, St. Martin’s University

### Transit

Lakewood Sound Transit Center: Sound Transit Regional Commuter Rail and Express Bus Service

Lakewood Mall Transit Center – Pierce Transit Local and Regional Bus Service

### Shopping, Recreation, & Culture

- Gateway to: Chambers Bay Golf Course, home of the 2015 U.S. Open
- Mount Rainier National Park
- Puget Sound waterways and islands and five lakes offering water skiing, rowing, and fishing
- Four golf courses
- Fort Steilacoom Park
- Historic Lakewold Gardens
- Thornewood Castle
- Grand Prix Raceway
- Lakewood Playhouse

### Lakewood Demographics

<table>
<thead>
<tr>
<th>Data Point</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>58,360**</td>
</tr>
<tr>
<td>Median Age</td>
<td>37.2 years*</td>
</tr>
<tr>
<td>Median H/H Income</td>
<td>$43,362*</td>
</tr>
<tr>
<td>Average H/H Income</td>
<td>$60,497*</td>
</tr>
<tr>
<td>Average Family Income</td>
<td>$77,749*</td>
</tr>
<tr>
<td>Average Income-Married Couples</td>
<td>$94,398*</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>27,023*</td>
</tr>
</tbody>
</table>

* Census ACS 2013
** Office of Financial Management – OFM April 2014 Estimates

### School Enrollment: 2013-2014

- Clover Park School District: 12,254
- Clover Park Technical College: 6,468
- Pierce College, Fort Steilacoom Campus: 3,887

### JBLM’s Presence in the Community: 2010

- 39,590 Service Members
- 52,973 Family Members
- 13,377 Civilian Employees
- 31,550 Military Retirees

For more information contact: Becky Newton, Economic Development Director, City of Lakewood, 6000 Main Street, Lakewood, WA 98499  
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Telephone: 253-983-7738