



FOR LEASE

1301 Yelm Avenue East (SR 510)
Yelm, WA 98597



YELM RETAIL PADS

Jeremiah Durr

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

YELM RETAIL PADS is a 4.5 +/- acre property available as a whole or as multiple pad sites. The property is located near a high performing Safeway with over 750 feet of frontage on Yelm Hwy.

1301 YELM AVENUE EAST:

GROUND LEASE, SALE, OR BUILD TO SUIT

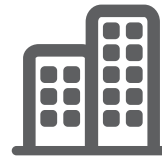
- Highly visible pads located on the dominant intersection of Yelm Highway & Bald Hill Road
- Pads have water, utilities, and sewer
- Zoned: C1 (commercial)
- Wide variety of uses allowed
- Gopher study completed September 2019 (No gophers, ready to develop)



Population



Average HH Income

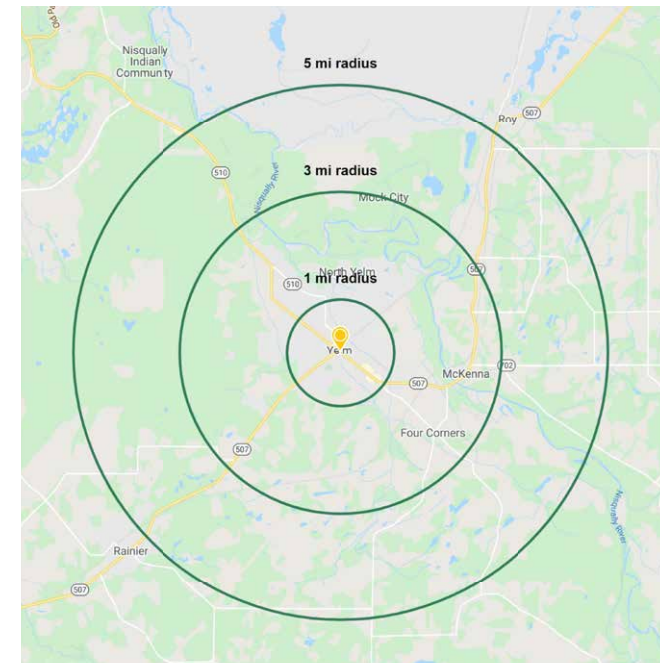


Daytime Population

Regis - 2019

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 7,227 | \$70,113 | 5,343 |
| Mile 3 | 16,924 | \$71,357 | 11,008 |
| Mile 5 | 23,398 | \$75,470 | 13,620 |

NEARBY TENANTS



LOCATION DETAILS




Located in Yelm's
"5 Corners" intersection



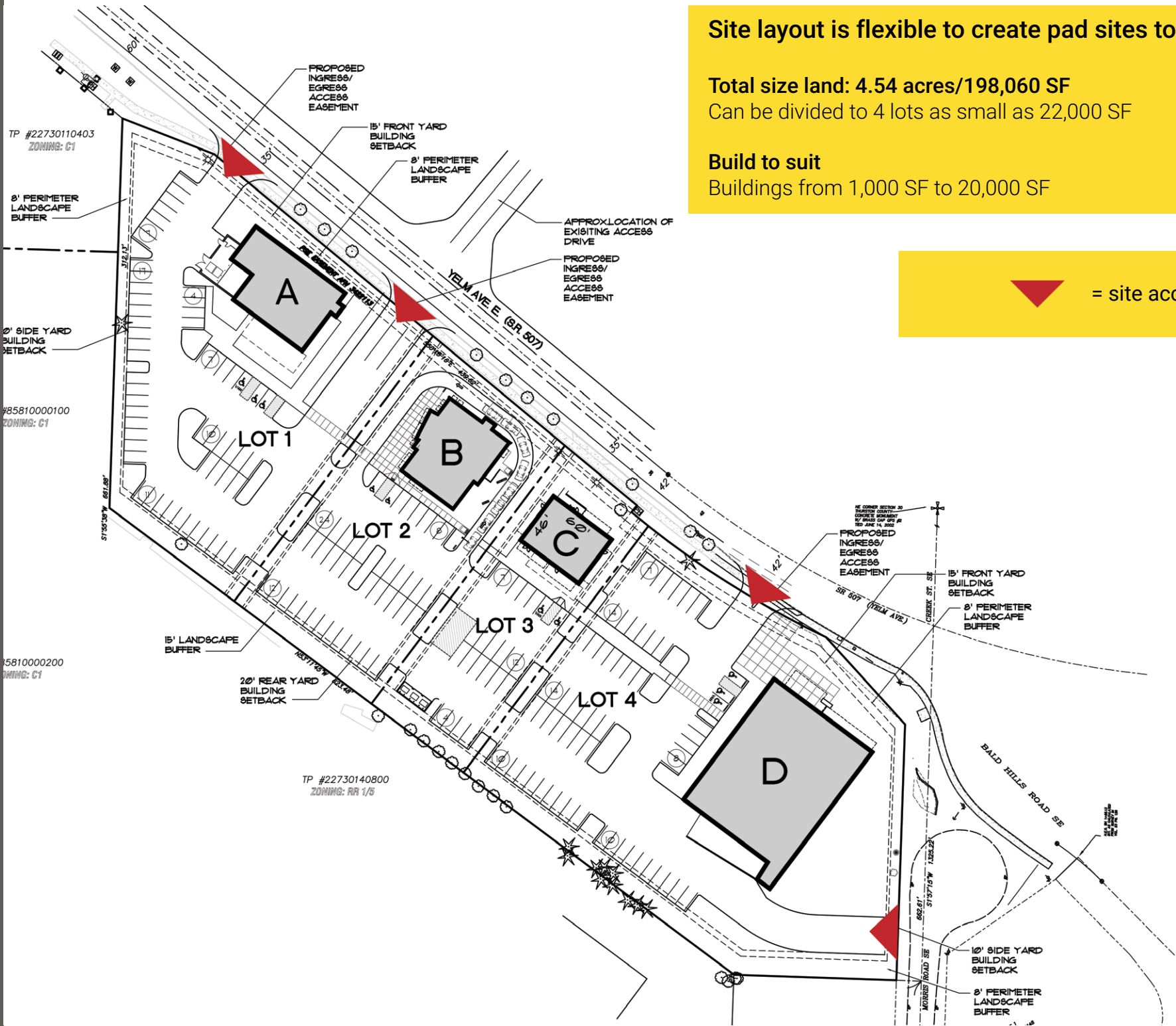
19,000 CPD
Yelm Hwy

LOCATION AERIAL



 = site access

PROPOSED SITE PLAN



Site layout is flexible to create pad sites to suit

Total size land: 4.54 acres/198,060 SF
Can be divided to 4 lots as small as 22,000 SF

Build to suit
Buildings from 1,000 SF to 20,000 SF

 = site access



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

JEREMIAH DURR

253.471.5506

jdurr@firstwesternproperties.com



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