



FOR LEASE

5105 - 5109 Capitol Blvd S
Tumwater, WA 98501



SOUTHGATE RETAIL

Chris Piotrowski

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

5105 - 5109 CAPITOL BLVD S:

5109 SUITE F: 2,434 SF \$14.75 PSF PLUS NNN

5109 SUITE C: 1,090 SF \$15.00 PSF PLUS NNN

- Close proximity to I-5
- Limited retail space available
- High traffic corridor

**TENANTS**

DEMOGRAPHICS

POPULATION

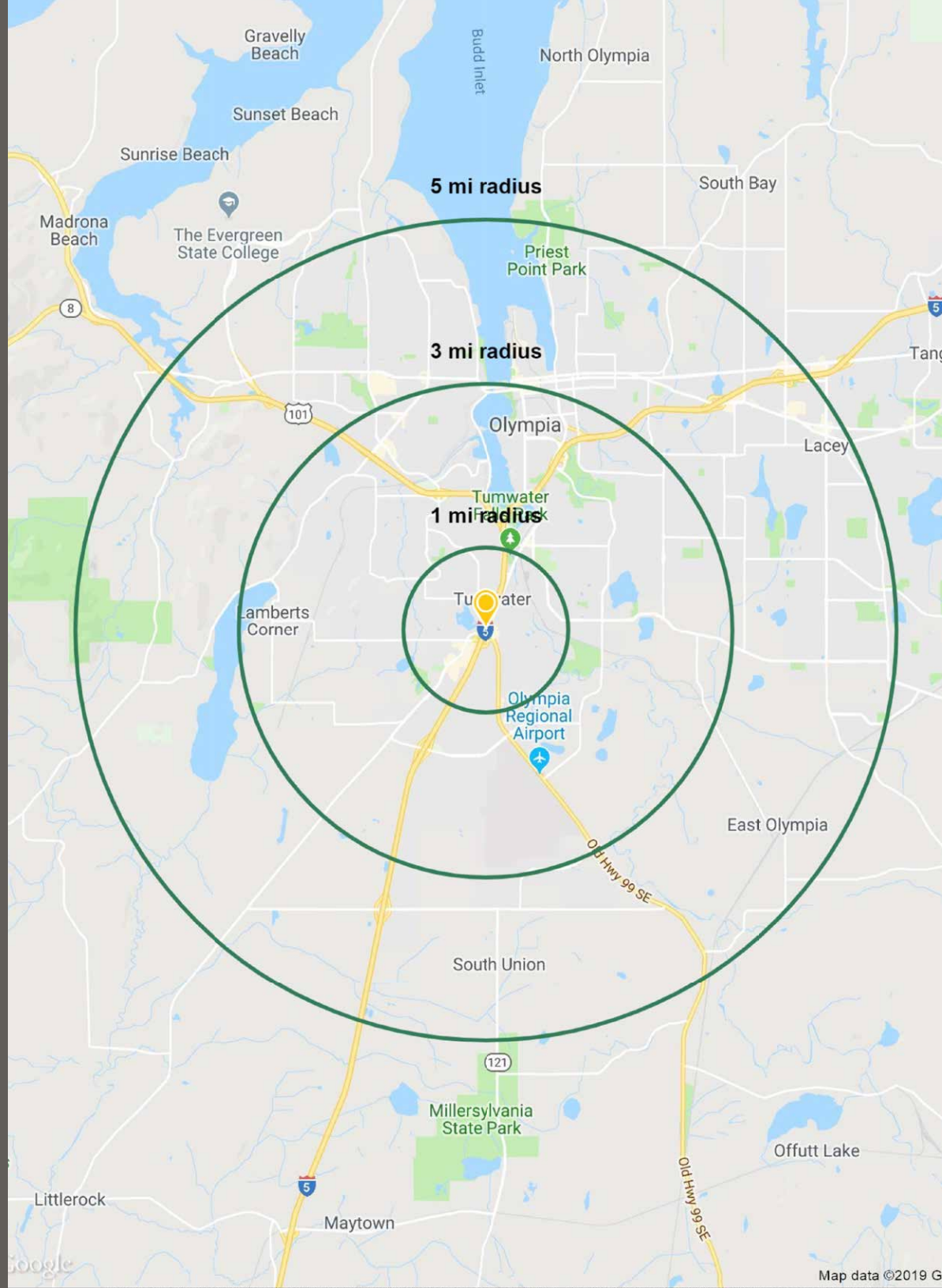
Mile 1	Mile 3	Mile 5
7,772	50,329	121,105

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$75,739	\$96,251	\$88,149

DAYTIME POPULATION

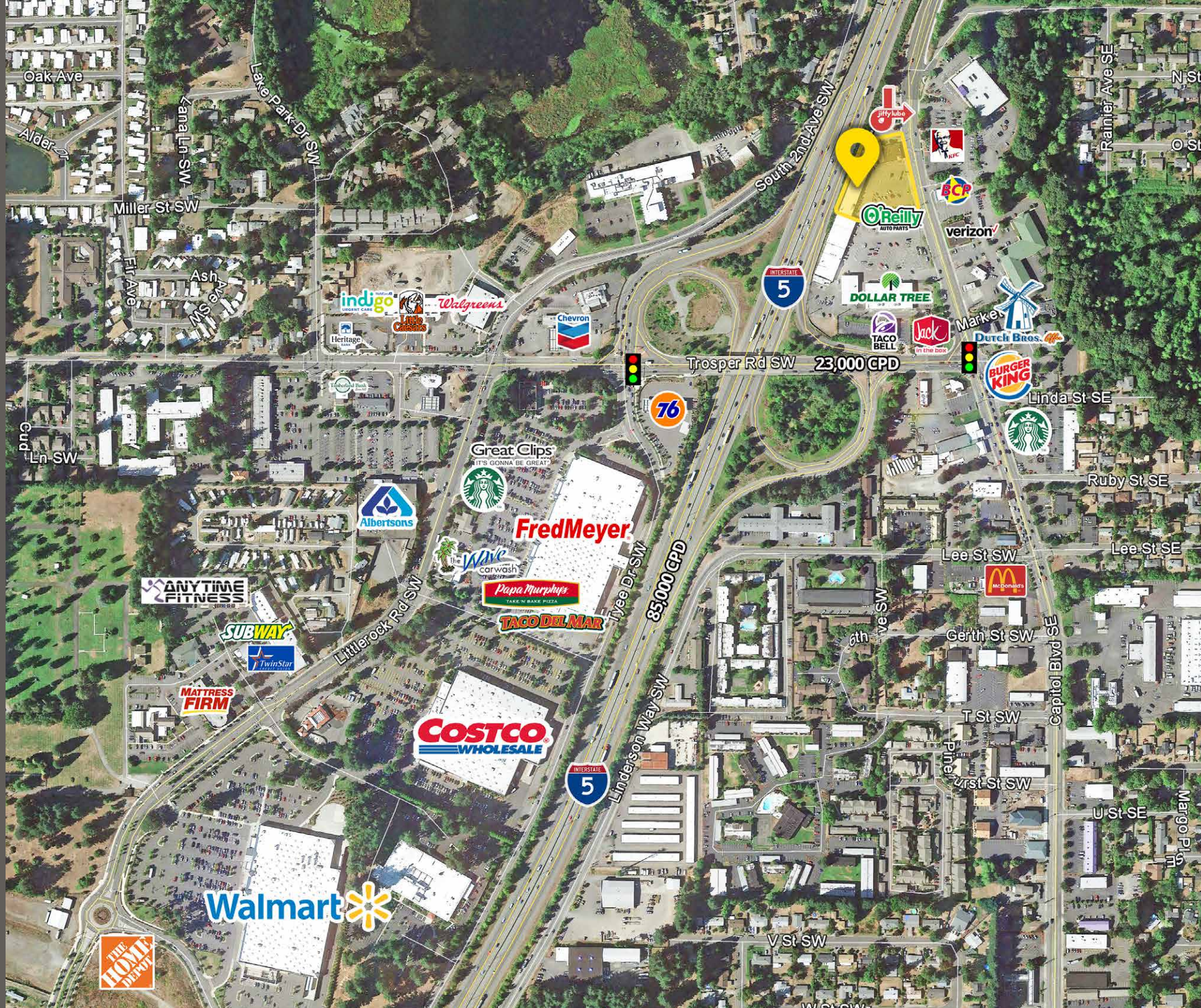
Mile 1	Mile 3	Mile 5
8,248	63,001	123,396



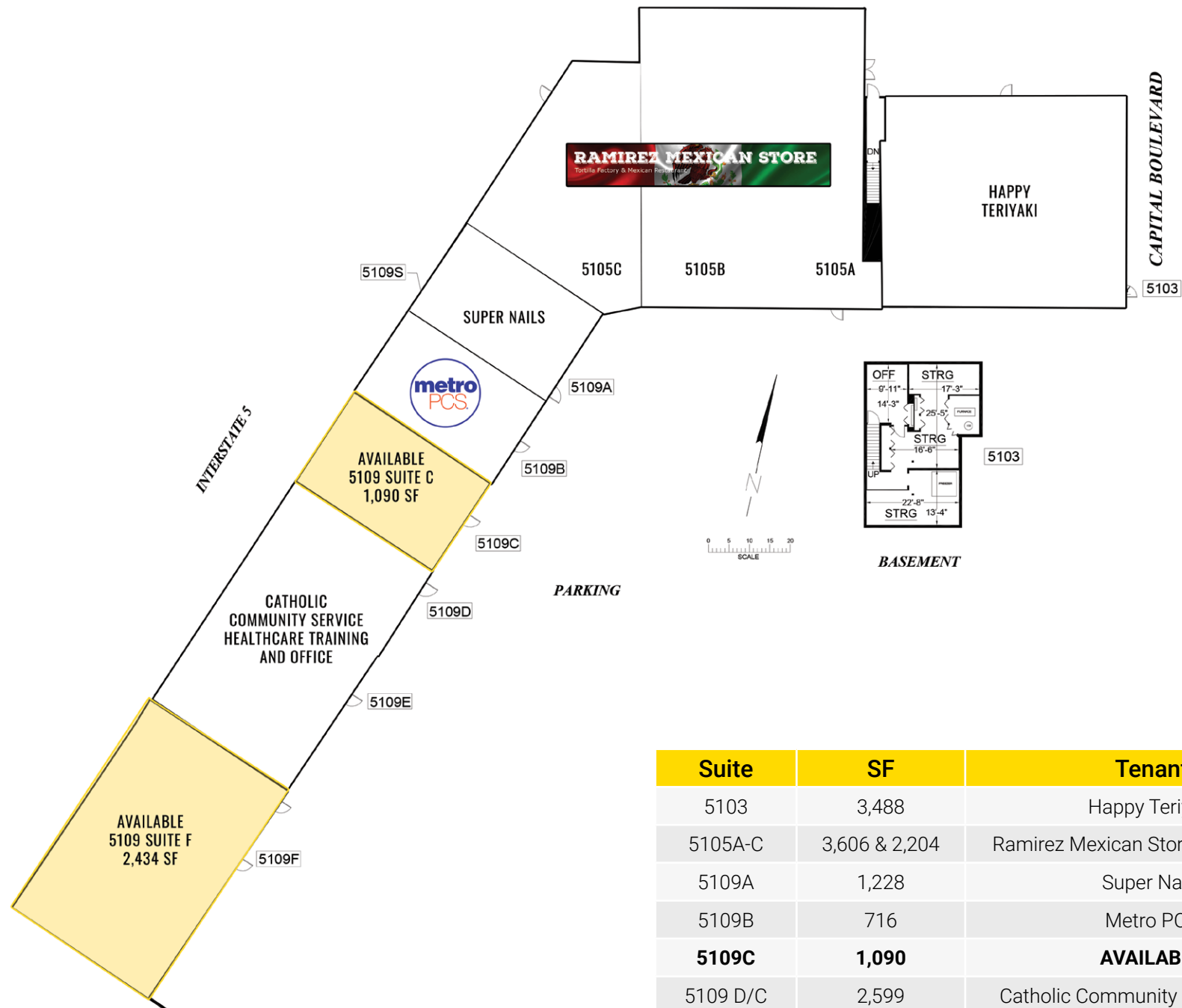
LOCATION AERIAL



FIRST
WESTERN
PROPERTIES



SITE PLAN



Suite	SF	Tenant
5103	3,488	Happy Teriyaki
5105A-C	3,606 & 2,204	Ramirez Mexican Store & Restaurant
5109A	1,228	Super Nails
5109B	716	Metro PCS
5109C	1,090	AVAILABLE
5109 D/C	2,599	Catholic Community Service Home
5109F	2,434	AVAILABLE



TUMWATER, WA is a small town with a rich history. Located at the junction of Interstate 5 and Highway 101, where you find the base of the Deschutes River, and where Mount Rainier seems close enough to touch. Together, Tumwater and the neighboring cities of Lacey and Olympia, form a community of just over 100,000 in population. Tumwater is a great place to work, live, shop, play, and do business.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RETAIL FOCUSED. RESULTS DRIVEN.

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