

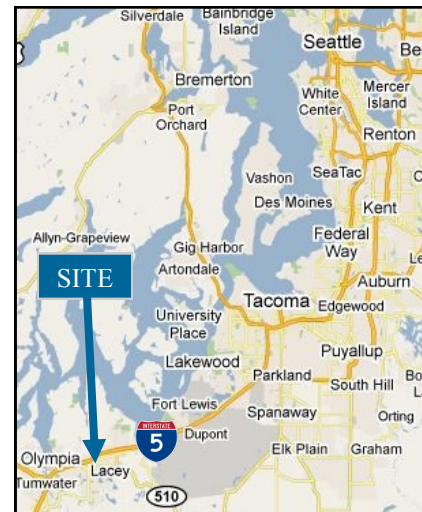
# SOUTH SOUND CENTER

Located adjacent I-5 at 711 Sleater-Kinney Rd. and Pacific Ave. • Lacey, WA 98503



## FOR LEASE

- ± 1,539 SF up to ± 33,679 SF available
- 0.59 Acre Pad Site Available
- Anchored by Target, Kohl's, and Sears
- Lease rates starting at \$10.00 PSF
- Ample Parking
- Attractive CAM rates (Est. 2013 at \$2.00 PSF)
- Highly visible site - adjacent Interstate 5 (127,000 ADT)
- Join a great tenant mix which includes PetSmart, Michaels, Marshalls, Famous Footwear, Tuesday Morning, Hallmark, Radio Shack, Verizon Wireless, Rite Aid, Applebee's, Carl's Jr., and others



**Capital Development Company**

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## SOUTH SOUND CENTER

Location: 711 Sleater-Kinney Rd  
Lacey WA 98503

Land Size: ± 47.7 acres

Total Built-Out: ± 554,000 SF

Traffic Counts:  
Sleater-Kinney RD 26,064 ADT  
Pacific Ave 21,842 ADT  
I-5 127,000 ADT

Major Retailers Nearby:  
Best Buy, Costco, Office Depot, Fred Meyer, Cabela's, WalMart, Ross, Home Depot and Lowes



SUITE	TENANT	SQ. FT.
3812 Pacific Ave	Skippers	± 2,456
3816 Pacific Ave	Carl's Jr.	± 2,769
3962 Pacific Ave	US Healthworks Clinic	± 6,824
525 Sleater-Kinney	Applebee's	± 5,027
651 Sleater-Kinney	Sears	± 74,338
653 Sleater-Kinney	Verizon Wireless	± 3,501
663 Sleater-Kinney	<b>AVAILABLE</b>	<b>± 33,679</b>
665 Sleater-Kinney	Target	± 125,400
681 Sleater-Kinney	Kohl's	± 120,000
691 Sleater-Kinney	Rite Aid	± 16,750
701 Sleater-K. #1	Checkmate	± 1,051
701 Sleater-K. #3	Radio Shack	± 2,500
701 Sleater-K. #7	<b>AVAILABLE</b>	<b>± 1,969</b>
701 Sleater-K. #9	Happy Nails	± 1,615
701 Sleater-K. #11	Ibid.	± 660
701 Sleater-K. #13	Hair Perfect	± 890
701 Sleater-K. #15	Springleaf Financial Services	± 1,510
701 Sleater-K. #17	Red Wing Shoes	± 1,566
701 Sleater-K. #21	<b>AVAILABLE</b>	<b>± 1,990</b>
701 Sleater-K. #23	G.L. Klueh Jewelers	± 2,477
701 Sleater-K. #25	Michaels	± 27,178
701 Sleater-K. #51	Marshalls	± 28,000
705 Sleater-K. #A	Hill's Hallmark	± 4,000
707 Sleater-K. Ste. 200	<b>AVAILABLE</b>	<b>± 13,543</b>
711 Sleater-Kinney	Famous Footwear	± 6,191
719 Sleater-K. #108	Chicago Title	± 5,967
719 Sleater-K. #120	Puget Sound Safety	± 1,672
719 Sleater-K. #124	Pearson VUE	± 1,422
719 Sleater-K. #128	<b>AVAILABLE</b>	<b>± 1,706</b>
719 Sleater-K. #130	Corrective Chiropractic Care	± 1,473
719 Sleater-K. #134	<b>AVAILABLE</b>	<b>± 1,691</b>
719 Sleater-K. #152	Fresenius Clinic	± 12,699
719 Sleater-K. #160	PetSmart	± 25,015
719 Sleater-K. #161	<b>AVAILABLE</b>	<b>± 1,539</b>
719 Sleater-K. #162	Tuesday Morning	± 9,542
719 Sleater-K. #201	<b>AVAILABLE</b>	<b>± 20,795</b>
3925 8th Ave. # F	Merle Norman Cosmetics	± 1,516
3925 8th Ave. # C	<b>AVAILABLE</b>	<b>± 1,992</b>
3925 8th Ave. # A	The Right Step	± 2,001
4010 8th Ave	<b>AVAILABLE</b>	<b>± 5,179</b>

The information furnished has been obtained from sources we believe to be reliable and is submitted subject to errors, omissions and changes. The recipient of this flyer must verify the information and bears all risk for any inaccuracies.

**SITE DEMOGRAPHICS**

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
• Estimated Population (2013)	10,154	68,422	153,591
• 2013 Households	4,771	27,472	60,601
• 2011 Average Household Size	1.98	2.35	2.39
• 2013 Owner Occupied Housing Units	34%	58%	61%
• 2013 Renter Occupied Housing Units	66%	42%	39%
• Average Household Income (2013)	\$47,130	\$67,858	\$72,168

\*PitneyBowes 2013



**LACEY, WASHINGTON**

Part of the Olympia MSA, Lacey is one of the Puget Sound’s most livable and vibrant cities. Business enterprises from around the Country, including the world’s foremost outfitter’s Cabela’s, took notice of Lacey’s outstanding location and high quality of life. More than 5,000 new private-industry jobs were created within the community over the past decade alone, resulting in quarterly employment growth that ranked within the top 15 percent of the Nation’s major metropolitan areas in six reporting periods. The city also maintains a strong and longstanding connection to Washington State government, with numerous state office buildings located within the downtown core and adjacent Lacey Satellite Capitol Campus.



**JOINT BASE LEWIS MCCHORD TRADE AREA**

As the third largest employer in Washington State with more employees than Microsoft, the economic engine of JBLM continues to benefit the region in significant ways. JBLM-related population composes approximately 14% of all population in Pierce and Thurston counties and wields significant influence in emerging industries and local commerce. JBLM’s construction spending on base alone (\$3.9 billion, 2009 through 2016) has helped to shield the South Sound region from larger recessionary impacts felt in other areas of the State and nation.

Between 2003 and 2010, the military-related population increased by 44% (almost 40,000 people) from 92,000 to 132,000 people including military personnel and their families, DoD contractors, and civilian workforce. Approximately 4,000 additional military personnel and family members are anticipated in the coming 5 years, as well.

Anecdotal information and interviews indicate that JBLM personnel prefer living close to I-5, which provides access to JBLM’s main gate. Popular places, such as Tacoma (13.1%), Lakewood (12.3%), and Lacey (13.8%), all of which provide immediate access to I-5, are projected to receive additional military households as JBLM growth continues through 2016.

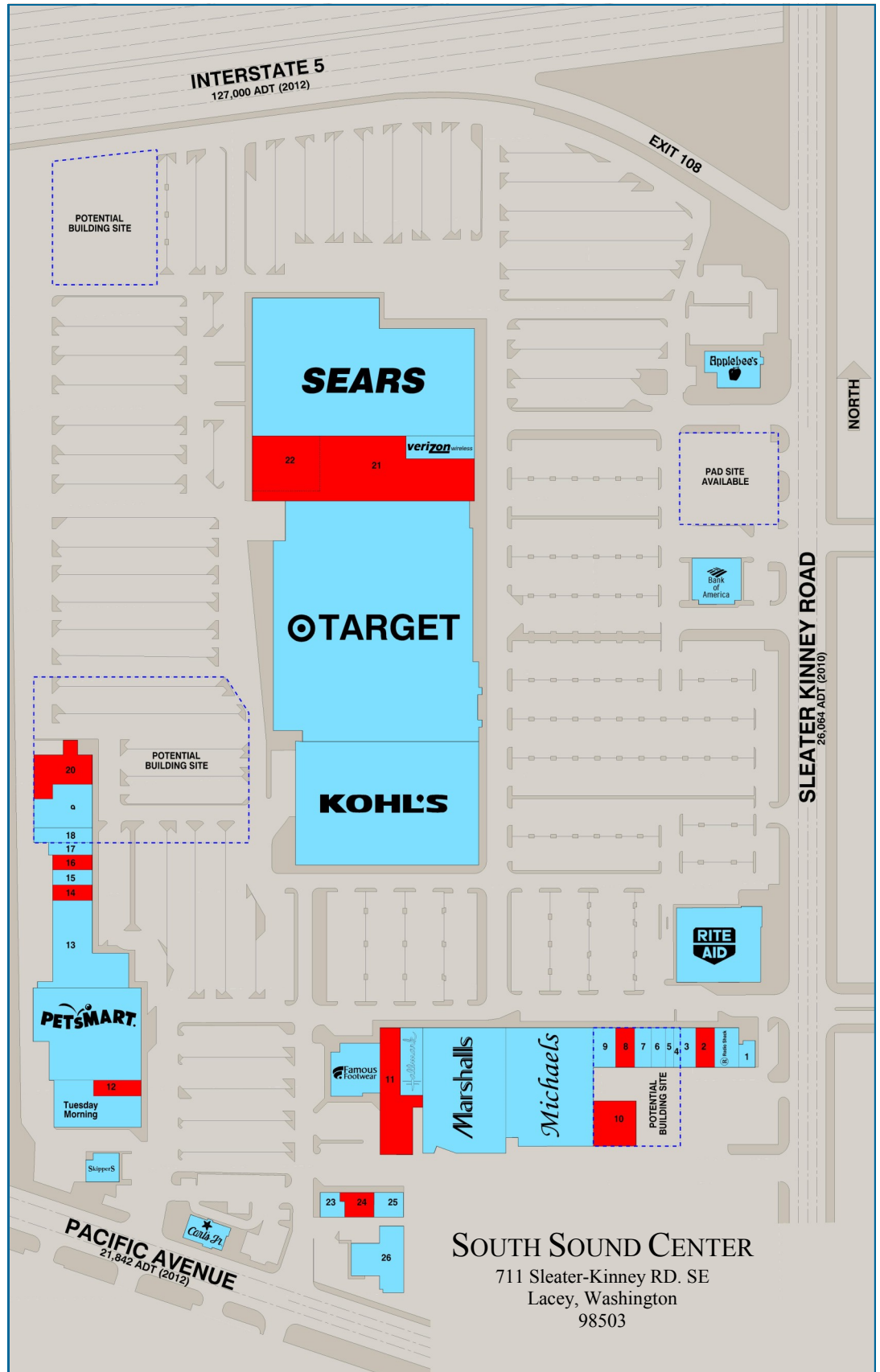
\*JBLM Growth Coordination Plan (2010)

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- 4—Ibid.
- 5—Hair Perfect
- 6—Springleaf Financial
- 7—Red Wing Shoes
- 8—Avail 1,990 SF
- 9—G.L. Klugh Jewelers
- 10—Avail 5,179 SF
- 11—Avail 13,543 SF
- 12—Avail 1,539 SF
- 13—Fresenius Clinic
- 14—Avail 1,691 SF
- 15—Corrective Chiropractic
- 16—Avail 1,706 SF
- 17—Pearson VUE
- 18—Puget Sound Safety
- 19—Chicago Title
- 20—Avail up to 20,795
- 21—Avail up to 24,179 SF
- 22—Avail up to 9,500 SF
- 23—Merle Norman Cosmetic
- 24—Avail 1,992 SF
- 25—The Right Step
- 26—US Healthworks Clinic

For additional information please contact Kevin Welsh or Chris Blume

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