



84,000 CPD

**FOR LEASE / SALE**  
7000 Littlerock Road SW  
Tumwater, WA 98512

12704440104

12704440101

ISRAEL RD SW - 5,000 CPD

LITTLEROCK RD SW - 11,000 CPD



# RETAIL LAND

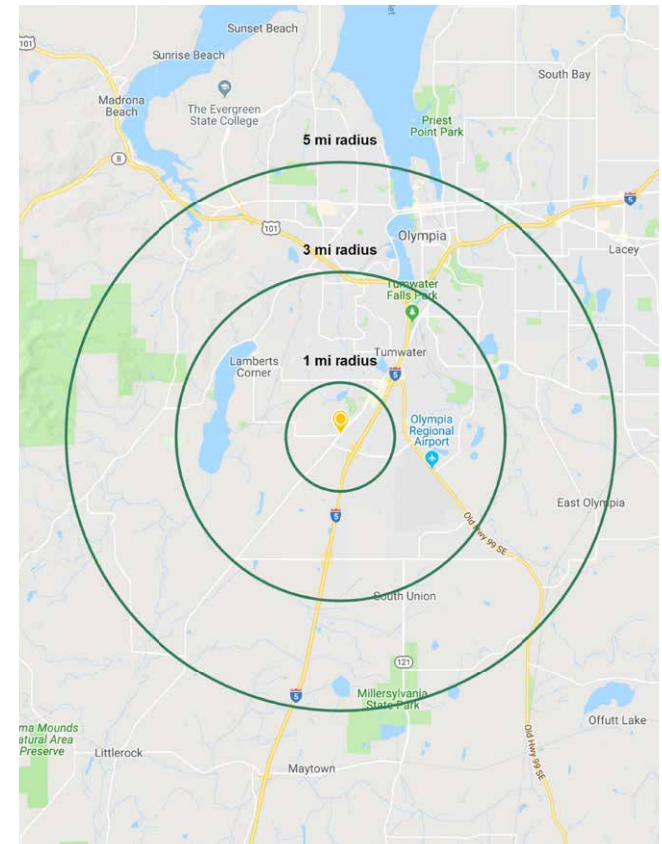
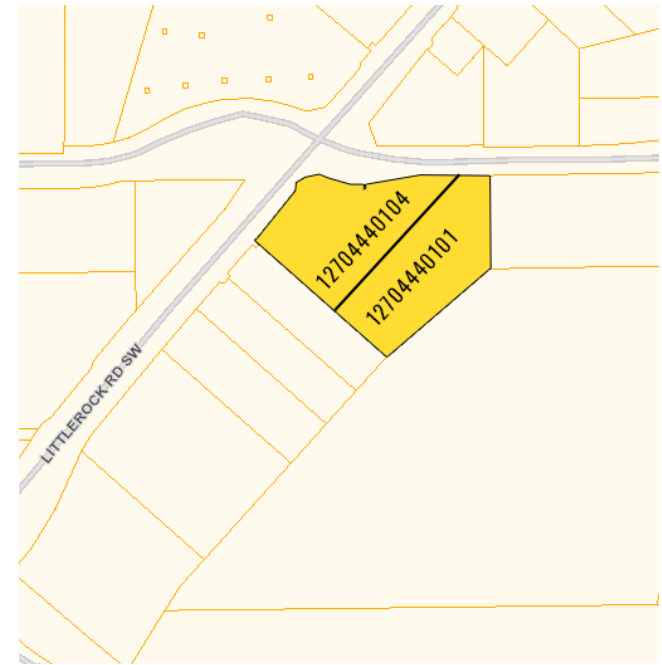
Tim Weber | Jeremiah Durr | Don Whittles | Blake Weber

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

7000 LITTLEROCK RD SW:

PARCEL NUMBERS: 12704440104  
12704440101

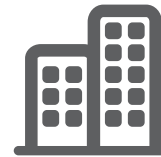
- About 2.85 acres
- Mixed Use (MU) Zoning – Includes both Commercial and Residential Developments
- Vacant C-Store and Gas Canopy
- Drive Thru Espresso – Currently Occupied
- Portion of the site undeveloped



Population



Average HH Income

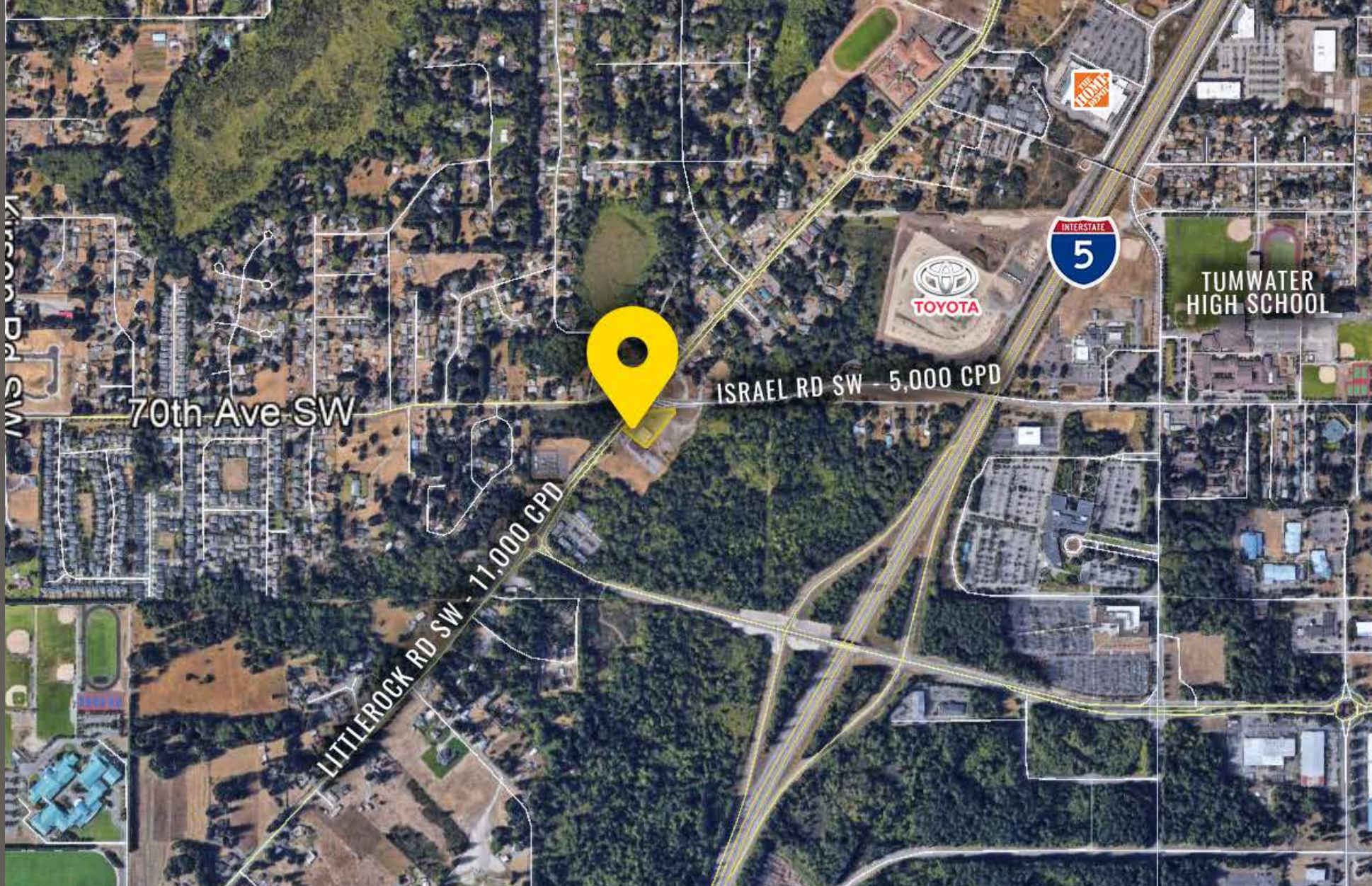


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	3,905	\$87,014	6,446
Mile 3	29,931	\$88,064	29,446
Mile 5	82,926	\$92,259	90,313

LOCATION DETAILS



Located at the junction  
of Hwy 101 & I-5



Located right off  
I-5 on/off ramp

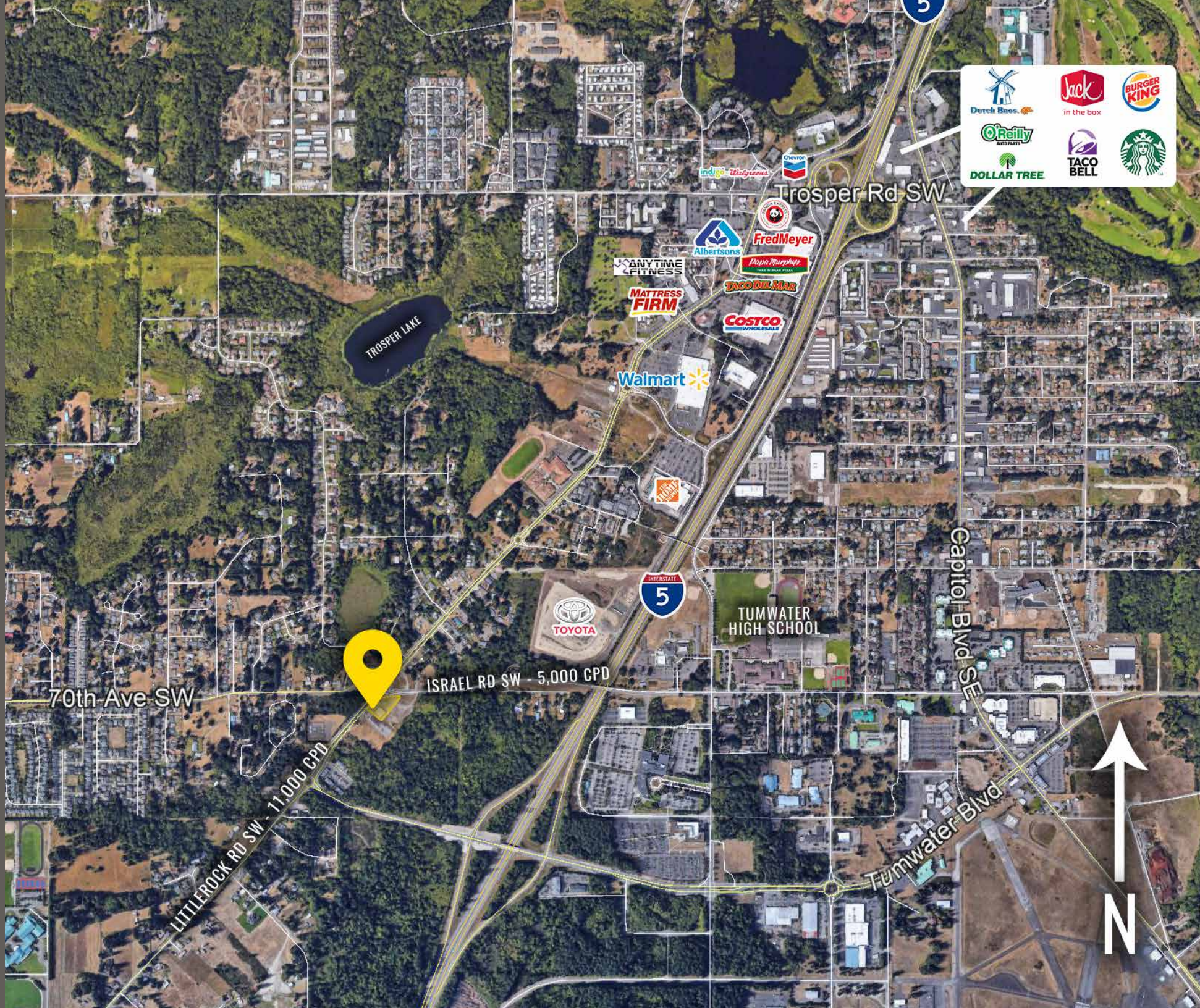


11,000 CPD  
Little Rock Rd SW



5,000 CPD  
Israel Rd SW

LOCATION AERIAL



70th Ave SW

LITTLEROCK RD SW - 11,000 CPD

ISRAEL RD SW - 5,000 CPD

Trospen Rd SW

INTERSTATE 5

TUMWATER HIGH SCHOOL

Capitol Blvd SE

Tumwater Blvd



# PROPOSED SITE PLAN





**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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