

FOR LEASE

17041 WA-507,
Yelm, WA 98597



* RENDERING IS FOR CONCEPTUAL PURPOSES ONLY & SUBJECT TO CHANGE



YELM WALMART PADS

Tim Weber | Don Whittles | Blake Weber | Ned Whalen

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

AVAILABLE

2.2 ACRES

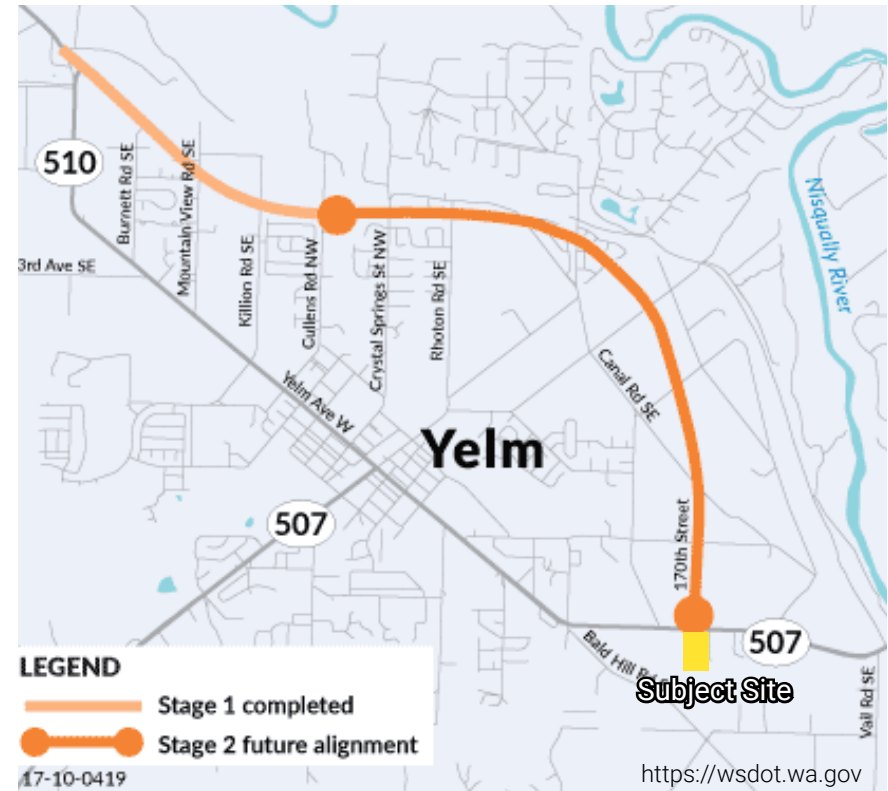
507-8,000 SF

- Ground-lease pad opportunities
- Drive-Thru Opportunity
- Located across from Walmart Supercenter
- Sewer Accessible
- Located at main access point for future Yelm 510 Bypass Highway
*Anticipated delivery: Q4 2024

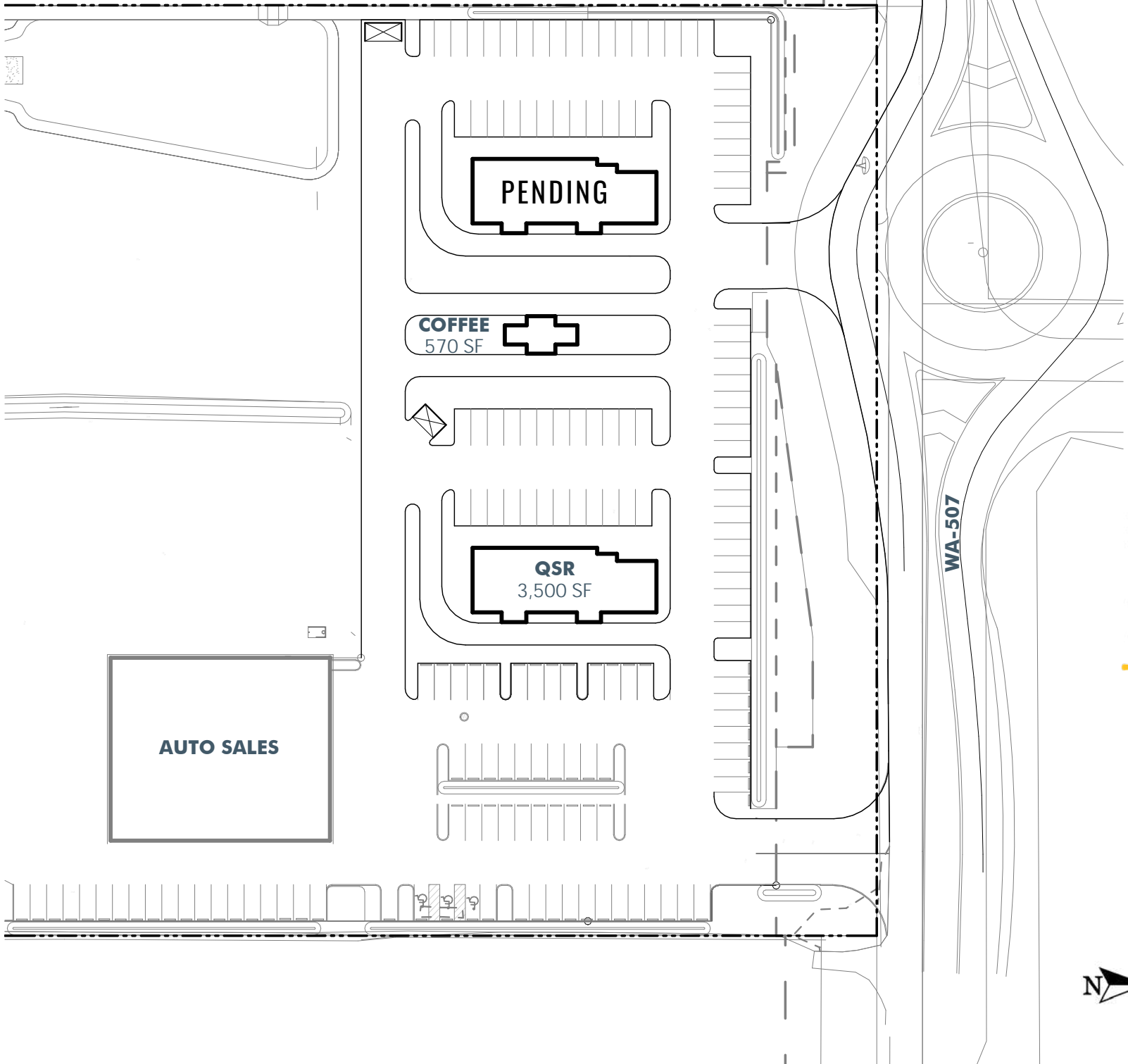
NEARBY TENANTS



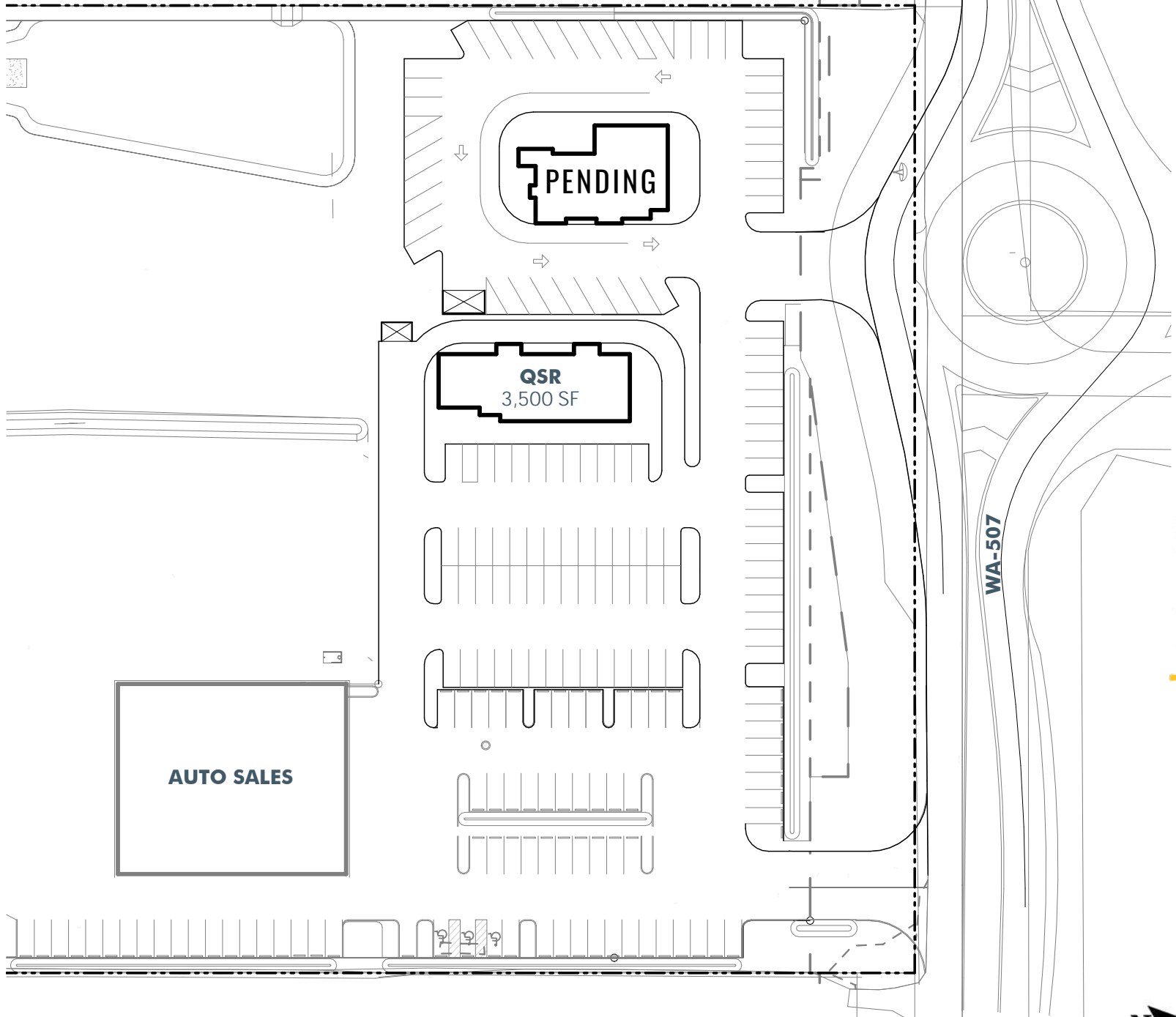
FUTURE YELM 510 BYPASS HIGHWAY



SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



DEMOGRAPHICS

POPULATION

5 Minutes	10 Minutes	15 Minutes
10,417	22,171	35,177

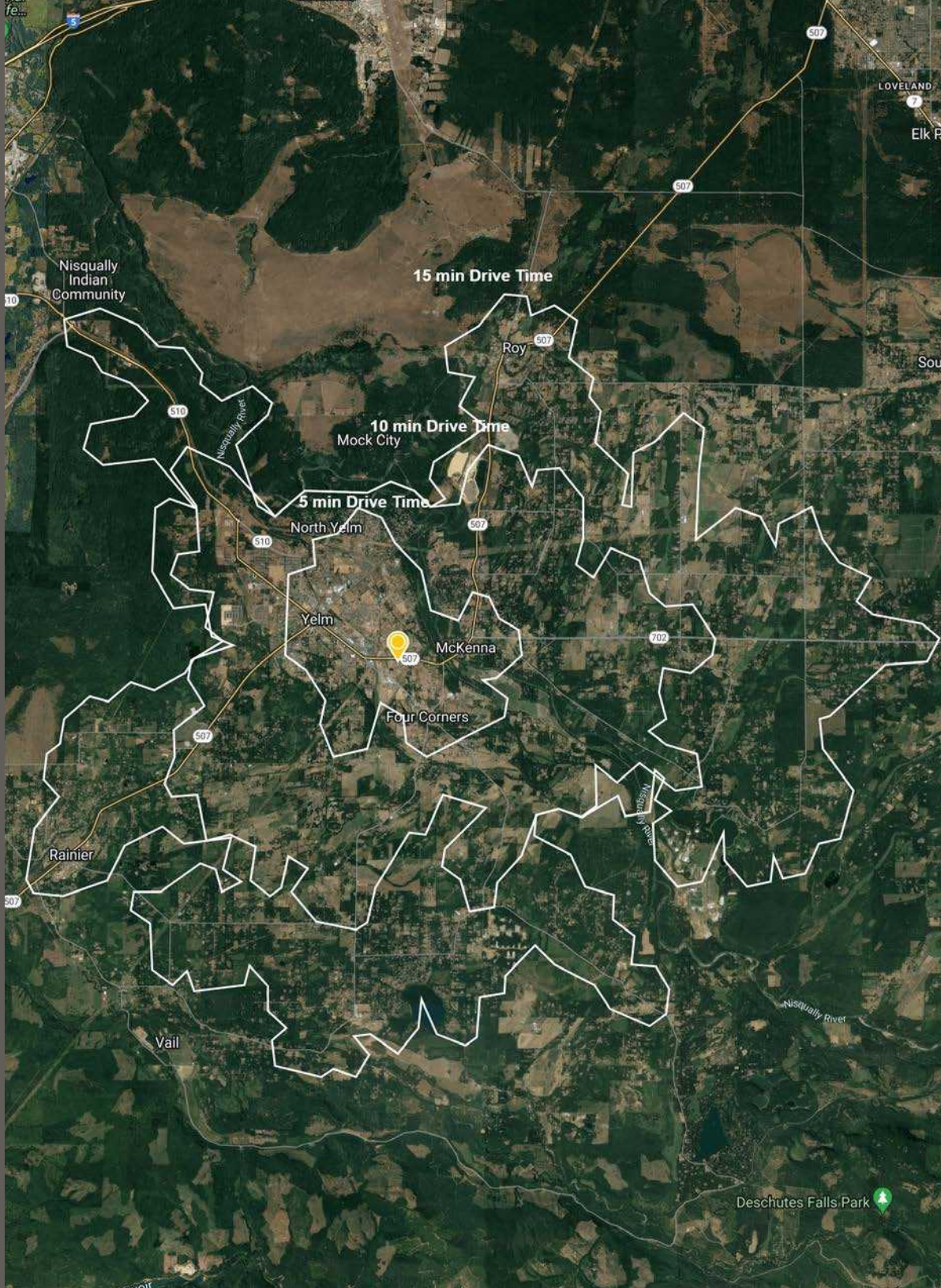
AVERAGE HH INCOME

5 Minutes	10 Minutes	15 Minutes
\$114,733	\$114,887	\$120,765

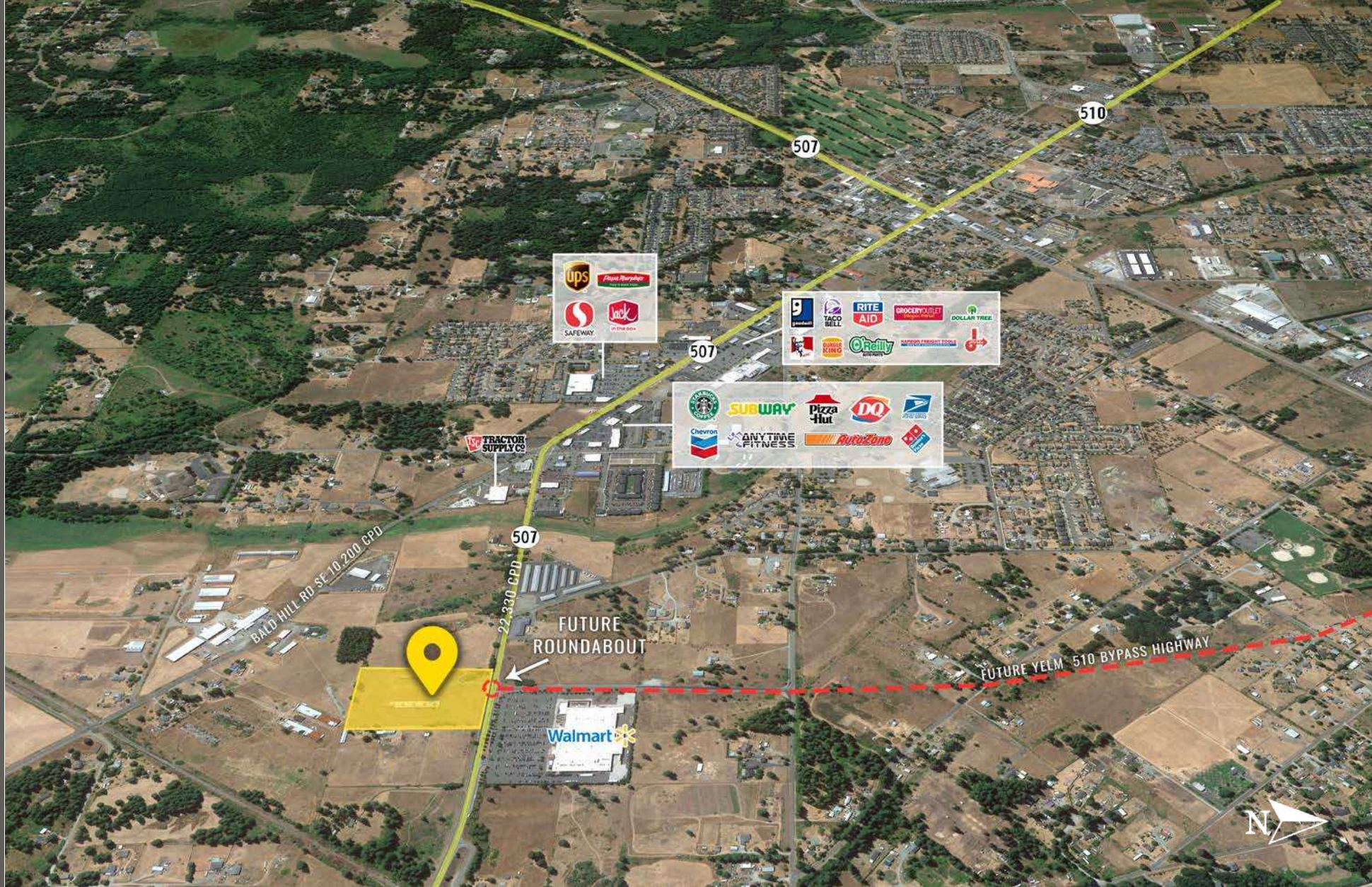
DAYTIME POPULATION

5 Minutes	10 Minutes	15 Minutes
5,245	9,877	16,122

DEMOGRAPHICS



LOCATION DETAILS



Located moments from Washington 507



Located in the Yelm Retail Core



22,330 CPD WA 507



10,200 CPD Bald Hill Rd SE

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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