



**FOR LEASE**

5105 - 5109 Capitol Blvd S  
Tumwater, WA 98501



# SOUTHGATE "NORTH" RETAIL

Patric Grissom

First Western Properties—Tacoma Inc. | 253.472.0404  
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## AVAILABLE SUITES

- ▶▶ 5109 SUITE B: 716 SF
  - ▶▶ 5109 SUITES D/E: 2,599 SF (CAN BE DEMISED)
  - ▶▶ 5109 SUITE F: 2,434 SF
- \$21.00 PSF Rent
  - \$8.50 PSF + NNN
  - Close proximity to I-5
  - Limited retail space available
  - High traffic corridor



## TENANTS



# DEMOGRAPHICS

## POPULATION

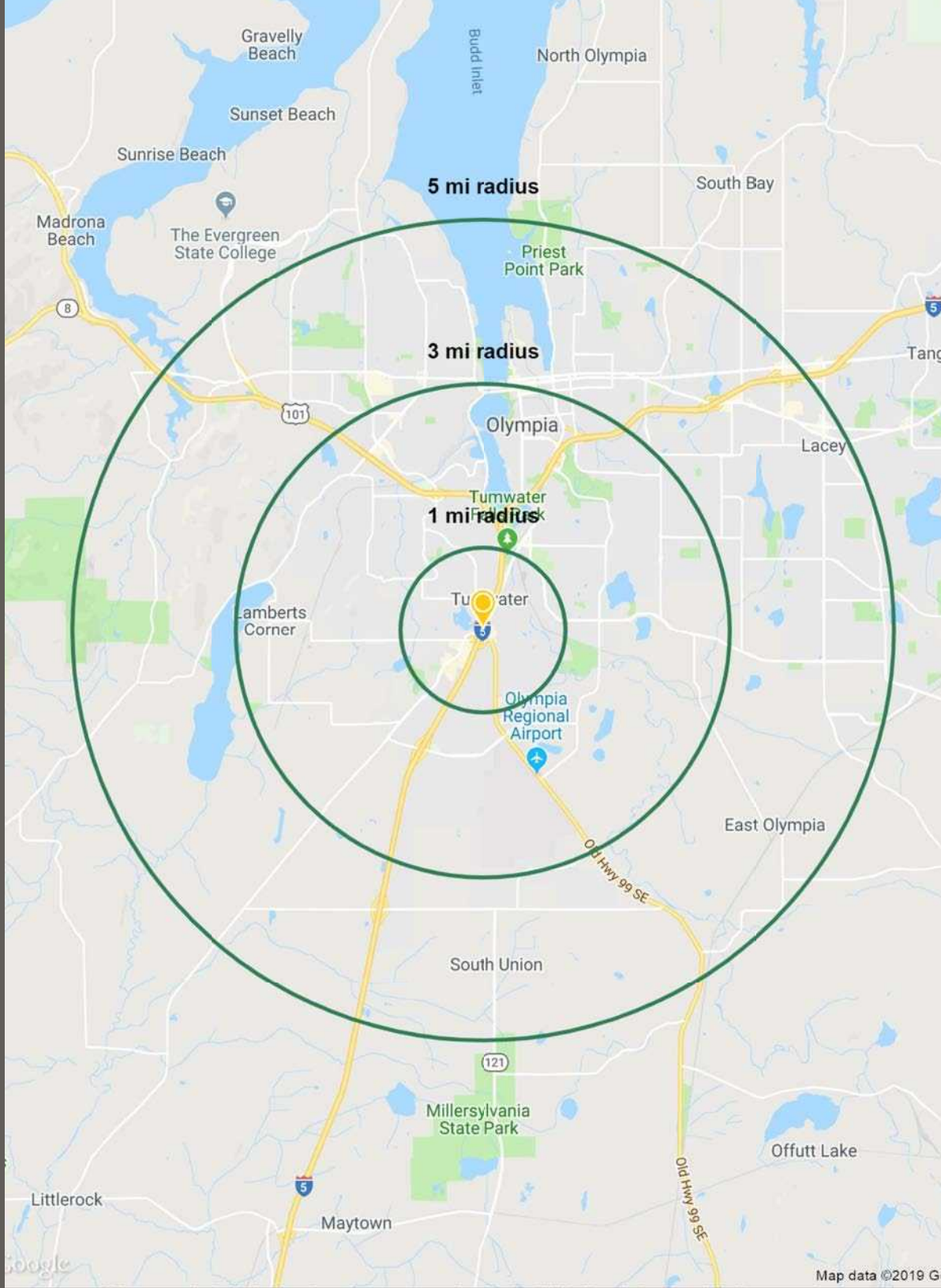
Mile 1	Mile 3	Mile 5
8,262	54,658	129,980

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$100,836	\$115,210	\$112,533

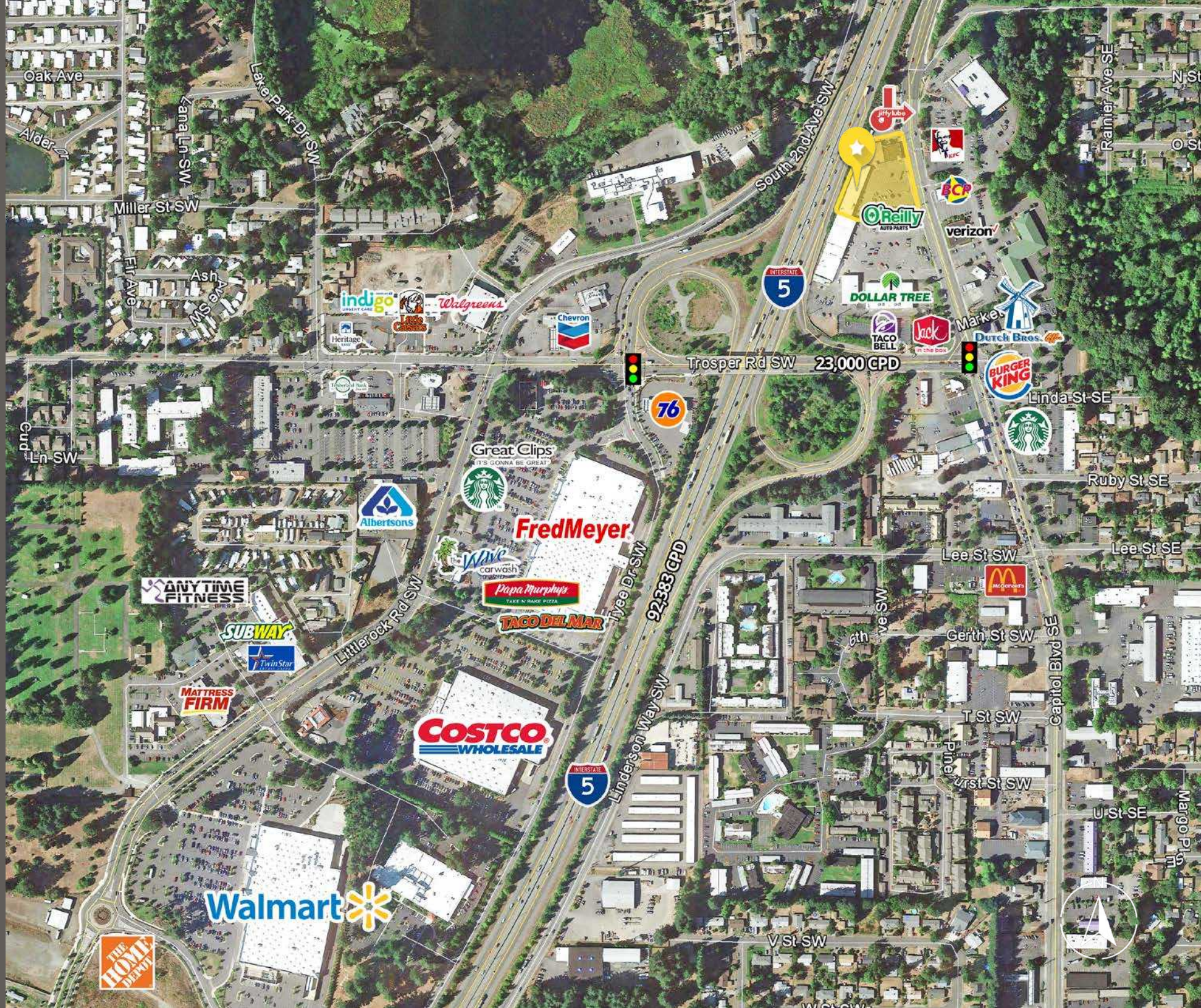
## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
5,972	55,848	108,277

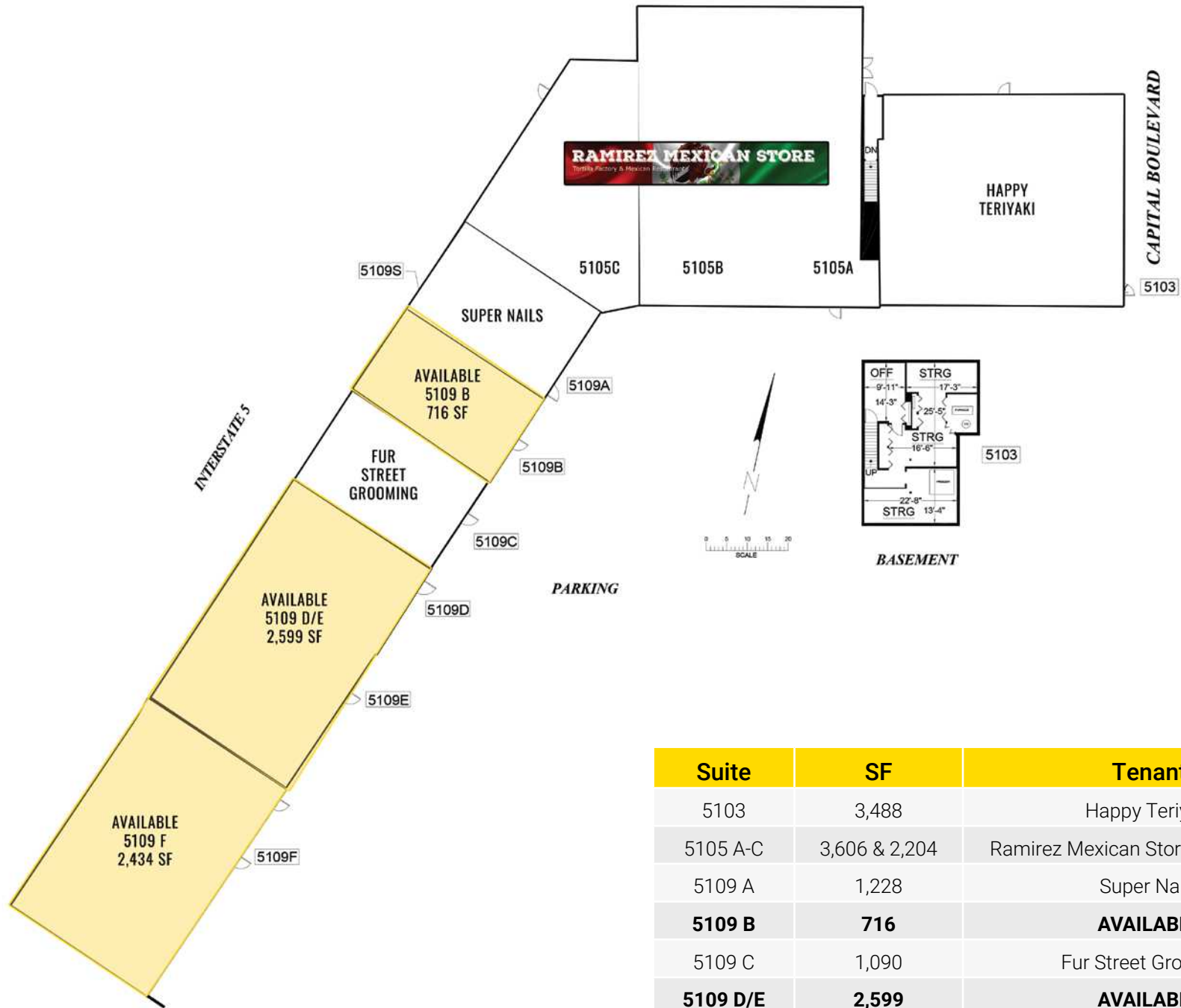


SUMMARY

LOCATION AERIAL



# SITE PLAN



Suite	SF	Tenant
5103	3,488	Happy Teriyaki
5105 A-C	3,606 & 2,204	Ramirez Mexican Store & Restaurant
5109 A	1,228	Super Nails
<b>5109 B</b>	<b>716</b>	<b>AVAILABLE</b>
5109 C	1,090	Fur Street Grooming
<b>5109 D/E</b>	<b>2,599</b>	<b>AVAILABLE</b>
<b>5109 F</b>	<b>2,434</b>	<b>AVAILABLE</b>



**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



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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