

FOR LEASE

7000 Littlerock Road SW
Tumwater, WA 98512

NOW UNDER CONSTRUCTION
DELIVERY Q1/Q2 2025



7000 LITTLEROCK ROAD

Jameson Sullivan & Steve Erickson

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First Western Properties—Tacoma Inc. | 253.472.0404
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7000 LITTLEROCK ROAD SW presents an exciting opportunity for businesses with a new retail building coming soon, adjacent to a brand-new fuel station. This prime location is situated in the heart of Tumwater, a rapidly growing market in the South Sound region, the property benefits from strong traffic counts and proximity to established residential and commercial areas. Don't miss the chance to be part of Tumwater's expanding economic landscape.

NEARBY TENANTS



AVAILABLE:

4,000 SF \$32.00 PSF PLUS NNN

SUMMARY

- **Now Under Construction. Delivery Q1/Q2 2025**
- Drive Thru Available
- Located on-site with brand new fuel station
- 0.6 Miles from access to Interstate-5
- Near a new 54 acre retail development with box anchor, coming soon. Driving even more traffic to the area.

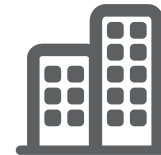


Regis - 2024

Population

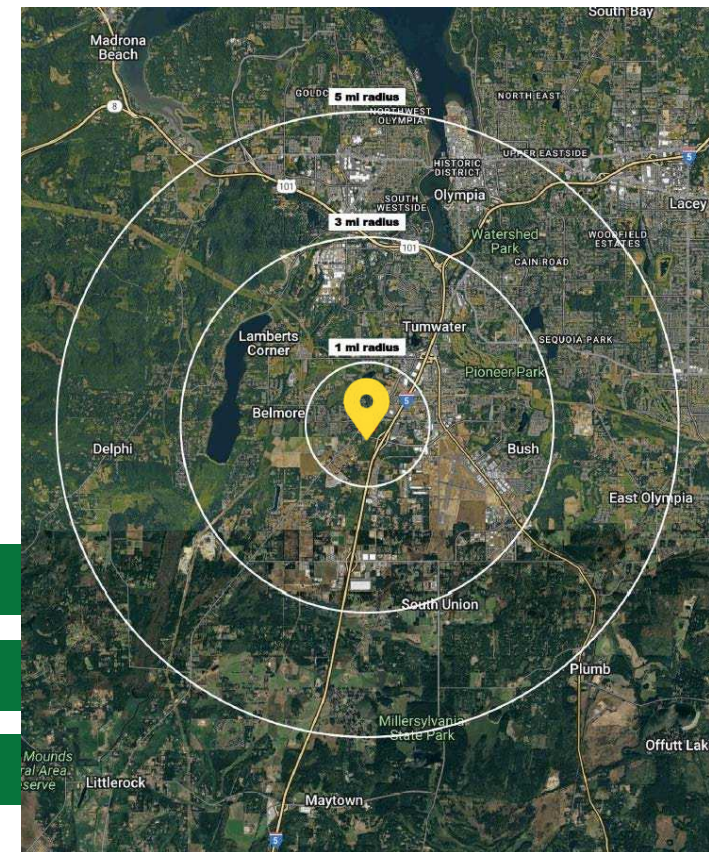


Average HH Income



Daytime Population

| | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 4,687 | \$126,030 | 4,334 |
| Mile 3 | 32,270 | \$126,271 | 27,536 |
| Mile 5 | 87,835 | \$120,042 | 81,470 |



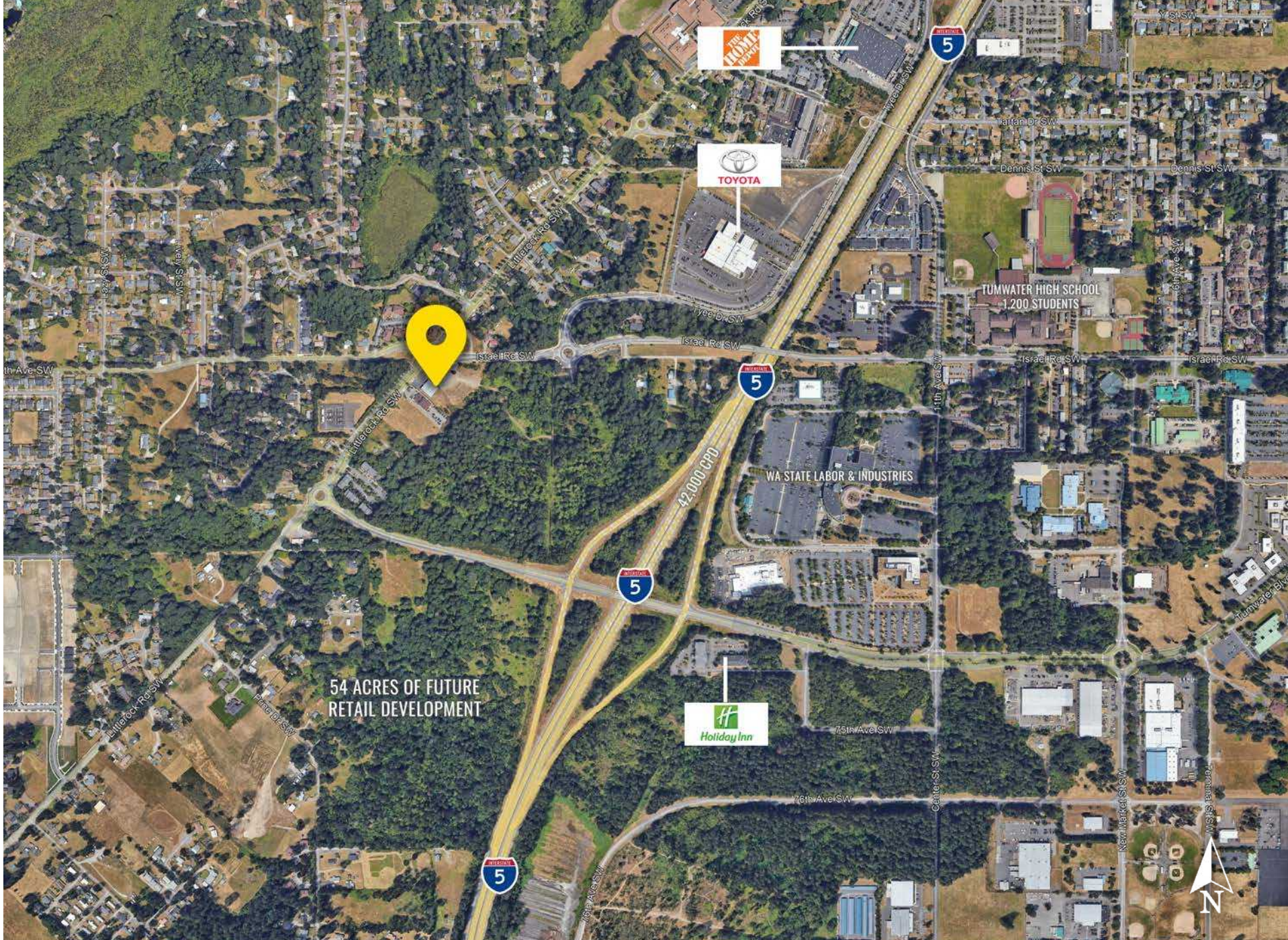
SITE PHOTOS



NOW UNDER CONSTRUCTION. DELIVERY Q1/Q2 2025



LOCATION DETAILS



54 ACRES OF FUTURE
RETAIL DEVELOPMENT



9,000 CPD
Littlerock Rd SW



42,000 CPD
Interstate 5

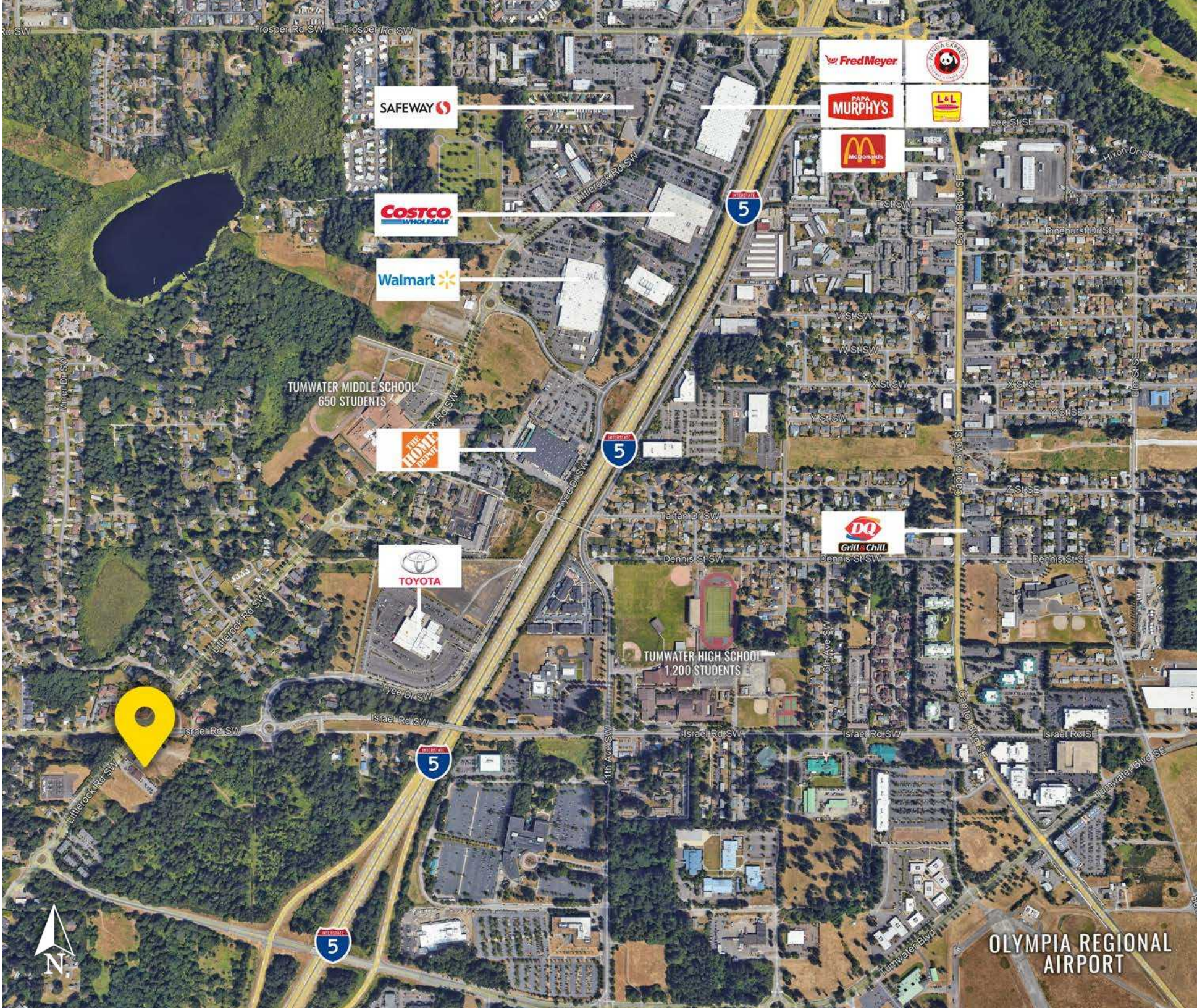


Located in the growing
Tumwater retail hub



Located moments
from I-5 access

LOCATION DETAILS



SAFeway

COSTCO WHOLESALE

Walmart

TUMWATER MIDDLE SCHOOL
650 STUDENTS

THE HOME DEPOT

TOYOTA

5

5

TUMWATER HIGH SCHOOL
1,200 STUDENTS

5

5

Fred Meyer

PAPA MURPHY'S

PAPA MURPHY'S

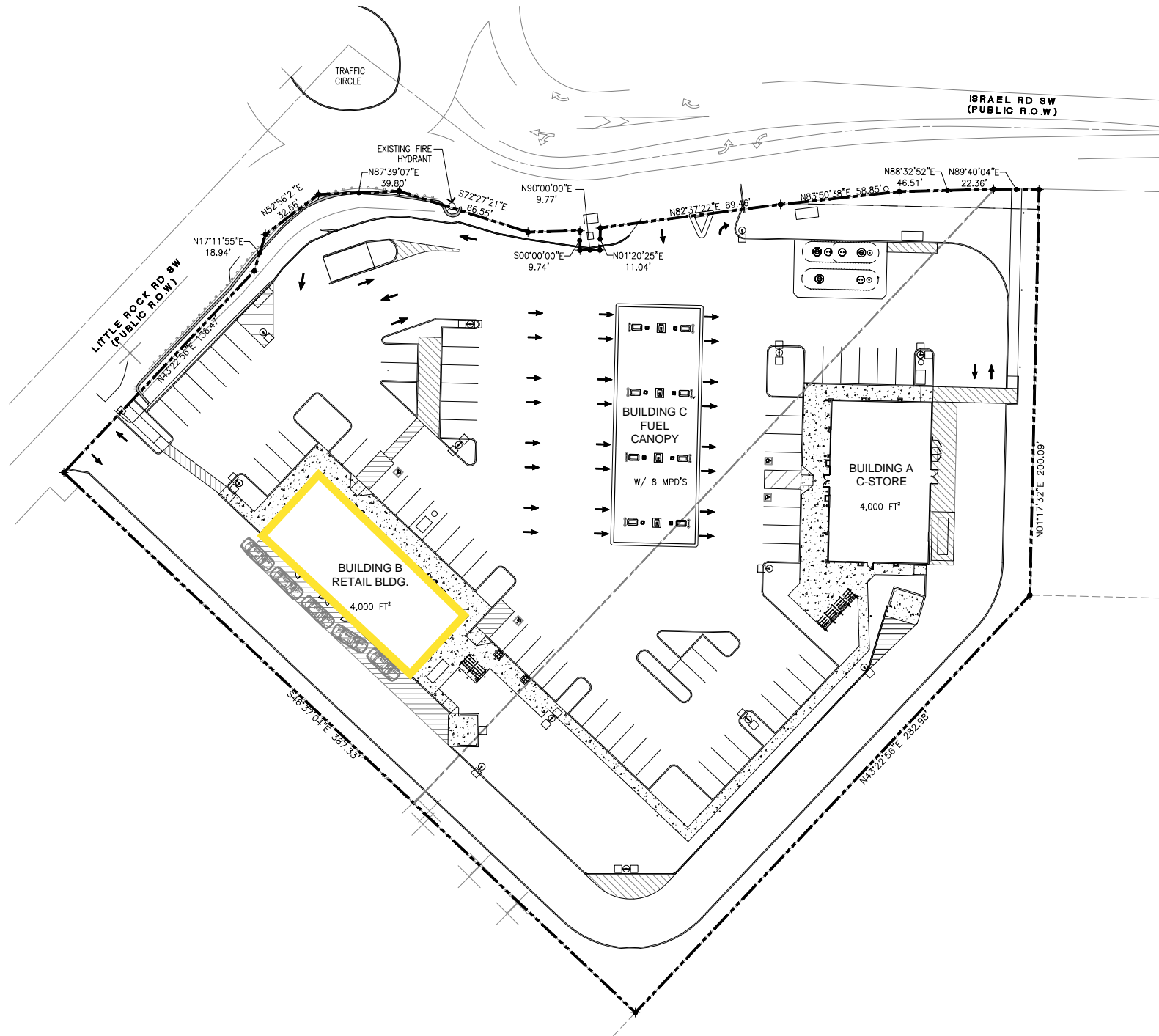
LL

McDonald's

DQ
Grill & Chill



SITE PLAN




01 ARCHITECTURAL SITE PLAN
A0.2 SCALE: 1/32" = 1'-0"

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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