



CAPITAL DEVELOPMENT  
COMPANY



KOHL'S  
+SEPHORA

711 SLEATER KINNEY RD SE | LACEY, WA 98503

# SOUTH SOUND CENTER FOR LEASE



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



# SUMMARY

**SOUTH SOUND CENTER** serves as a vibrant hub for shopping and dining. Situated amidst the picturesque landscape of the Pacific Northwest, this retail destination offers a diverse array of stores, ranging from well-known brands to local boutiques, catering to a variety of tastes and preferences. With its inviting atmosphere and convenient location, South Sound Center provides visitors with an enjoyable and fulfilling experience, making it a beloved destination for residents and tourists alike.

**711 SLEATER KINNEY RD SE, LACEY, WA 98503**

## 605,000 SF OF RETAIL & OFFICE SPACE

- 3,055 Parking Stalls (5/1,000 SF)
- I-5 Frontage and Access
- Originally developed by the Blume Family in the 1960's and still owned/operated by the family company - Capital Development Company



**4.5M VISITS IN THE PAST 12 MONTHS**

*\*SOURCE: PLACER AI 2025*



- **KOHL'S #1 OUT OF 21**
- **MICHAELS #1 OUT OF 26**
- **MARSHALLS #6 OUT OF 20**

- **PETSMART #2 OUT OF 20**
- **TARGET #14 OUT OF 20**

*\*SOURCE: PLACER AI 2025*



# PHOTOS



NAP



SIGNED LEASE

AVAILABLE  
(END CAP) 3,747 SF



**1**  
FIRST  
WESTERN  
PROPERTIES





NAP

END CAP PENDING  
9,542 SF



# TRADE AREA DEMOGRAPHICS

REGIS - 2024



## POPULATION

7 MIN DRIVE TIME

32,801

15 MIN DRIVE TIME

164,468



## AVERAGE HH INCOME

7 MIN DRIVE TIME

\$101,288

15 MIN DRIVE TIME

\$111,1559



## COLLEGE DEGREE BACHELORS OR HIGHER

7 MIN DRIVE TIME

34.6%

15 MIN DRIVE TIME

40.3%



## DAYTIME POPULATION

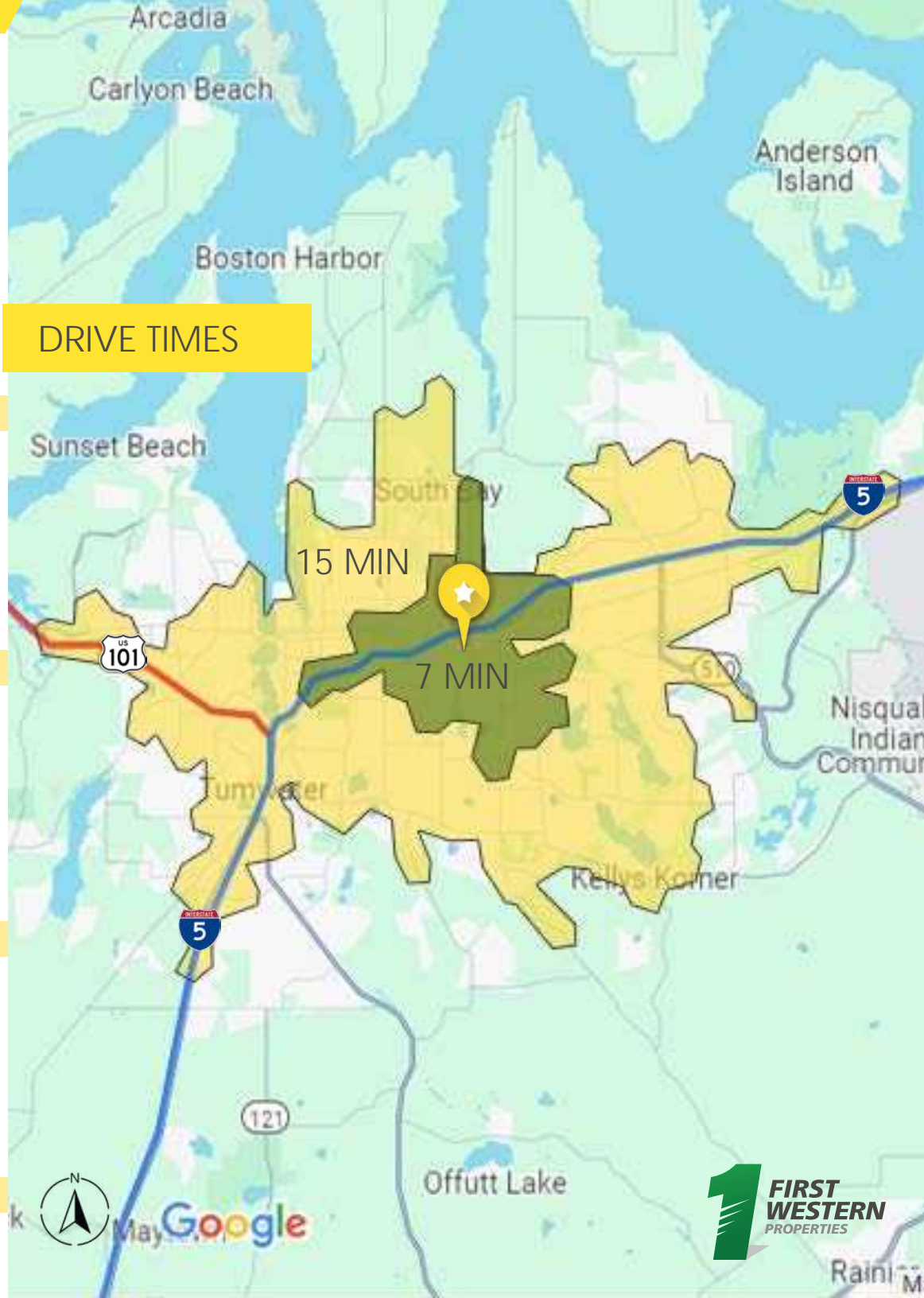
7 MIN DRIVE TIME

20,955

15 MIN DRIVE TIME

74,266

## DRIVE TIMES



Map by Google



# LOCATION DETAILS



21,753 CPD  
SLEATER KINNEY RD SE



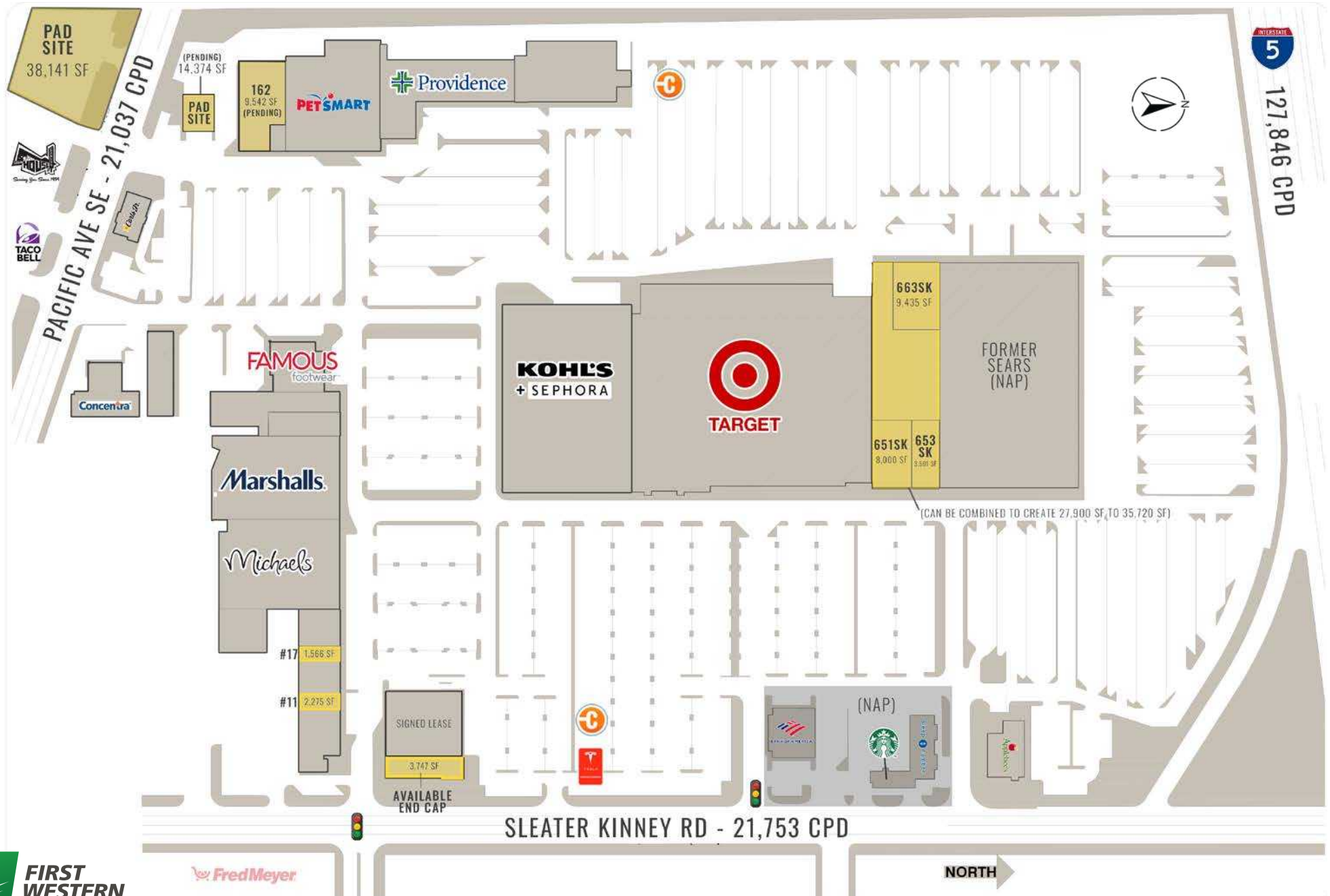
21,037 CPD  
PACIFIC AVE SE



LOCATED OFF  
I-5 (127,846 CPD)



# SITE PLAN SOUTH SOUND CENTER





# SOUTH SOUND CENTER

## HISTORY OF INNOVATION



PAST



PRESENT



BOB BLUME ON  
OPENING DAY - OCT. 1966

- Bob Blume, founder of Capital Development Company, was the original developer of the South Sound Center in 1966. It opened with 450,000 SF and 53 retail tenants and was the first interior mall in Thurston County.
- In 2001, Capital Development Company continued to innovate and stay ahead of the shopping center trends and “de-malled” the majority of the interior space of South Sound Center to bring in Target.
- Today, Capital Development Company is still owned and operated by the third generation of the Blume family and excited to grow and serve the Thurston County Community throughout their real estate portfolio.



# CITY SUMMARY

LACEY is a charming city located in Thurston County, just outside of the state capital, Olympia. Known for its abundance of parks, lakes, and outdoor recreational spaces, Lacey offers a balanced lifestyle with beautiful natural surroundings and convenient urban amenities. The city boasts a thriving community with a mix of young families, working professionals, and students from nearby Saint Martin's University. Lacey provides easy access to the bustling cities of Seattle and Tacoma while maintaining a welcoming, small-town atmosphere.






TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


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