



Walmart

# YELM RETAIL PADS

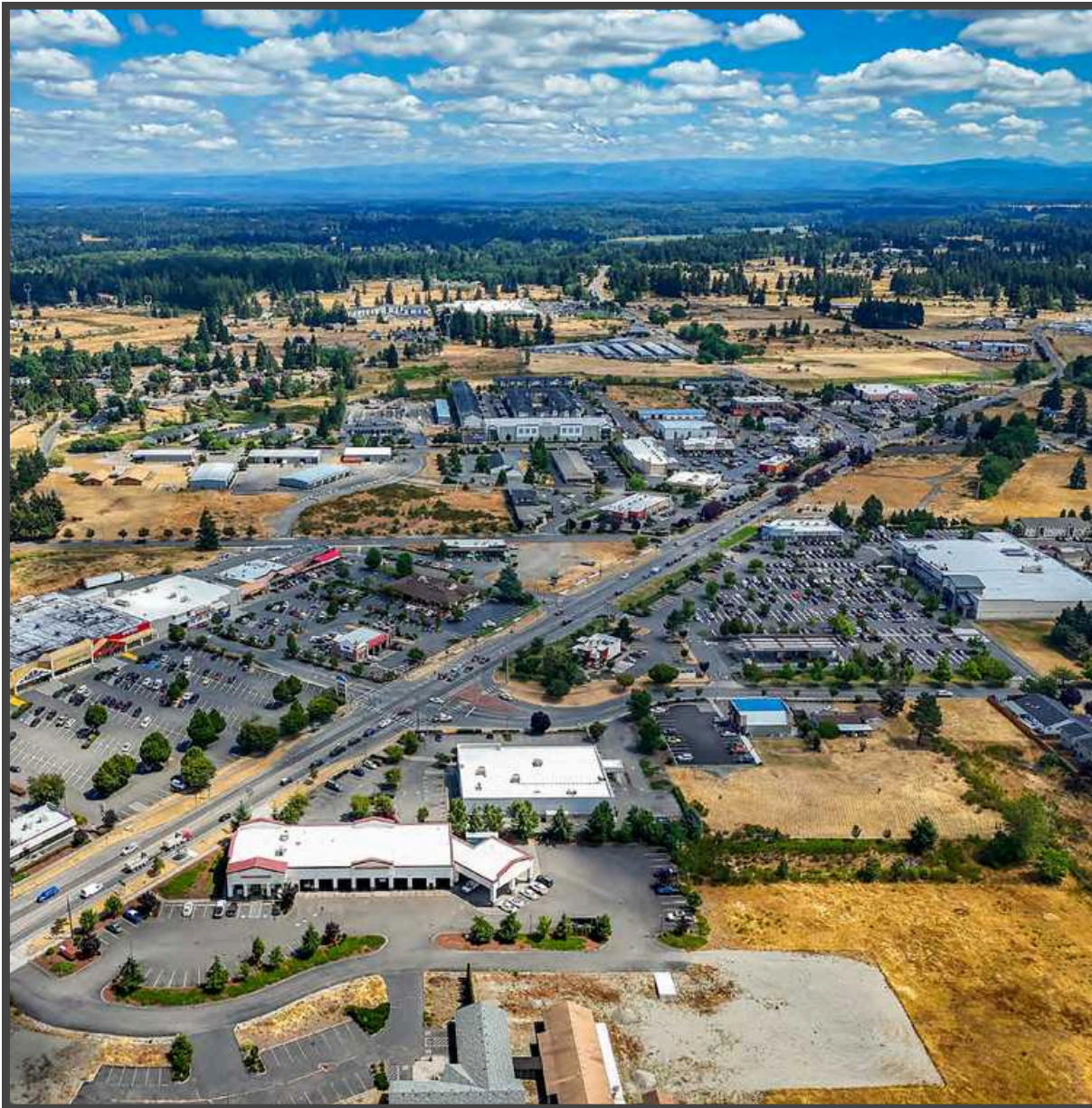
16930 WA-507

YELM, WA 98597

PACIFIC ASSET ADVISORS, INC.



## LISTING DETAILS



**RENTABLE SF**  
**+/- 5.6**  
**ACRES**

**CALL**  
**FOR**  
**RATE**

**OPPORTUNITY TYPE:** Ground Lease/Build-to-Suit

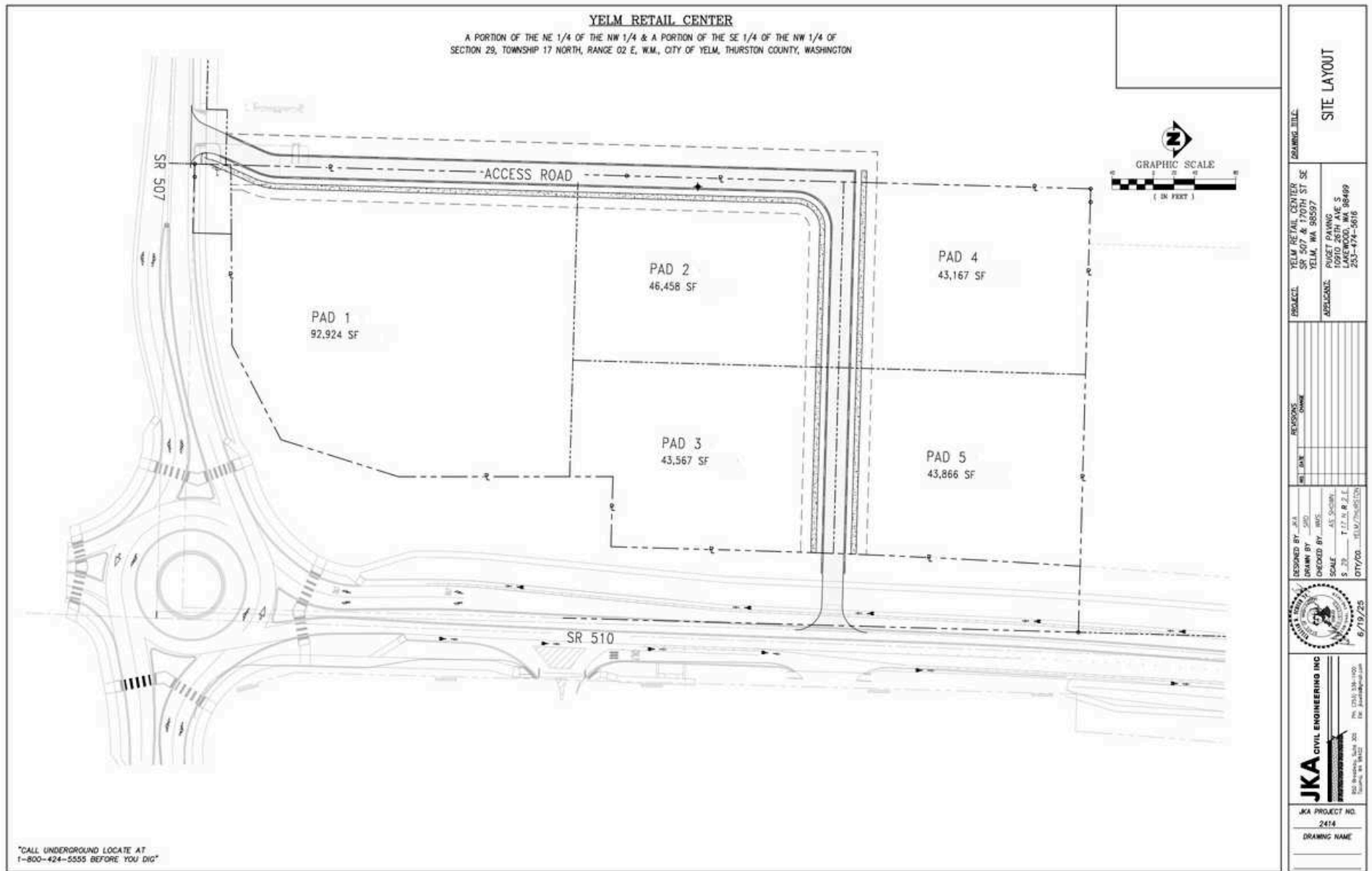
**TOTAL LAND AREA:** +/- 5.6 Acres

**DESCRIPTION:**

- Drive-Thru Opportunity
- Located adjacent to Walmart Supercenter
- Sewer Accessible
- Located at main access point for future Yelm 510 Bypass Highway
- Stage 2 Road Extension expected completion 2026

	1 MILE	3 MILES	5 MILES
MEDIAN INCOME:	\$95,536	\$91,709	\$97,428
TOTAL POPULATION:	3,104	19,566	27,297
DAYTIME POPULATION:	1,647	8,586	11,817

# SITE PLAN



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**AERIAL**

**GROCERY OUTLET** Bargain Market  
**HARBOR FREIGHT**  
**DOLLAR TREE**  
jiffy lube  
O'Reilly AUTO PARTS  
goodwill  
Burger King  
KeyBank

ANYTIME FITNESS  
Auto Zone  
Pizza Hut  
verizon  
TACO BELL  
Quiznos  
DQ

SAFeway  
Jack in the box  
ups

TSC TRACTOR SUPPLY CO



**SITE**

FUTURE YELM 510 BYPASS HIGHWAY

3,500 VPD

507

18,000 VPD

507

15,300 VPD

BALD HILL RD SE

6,100 VPD



# CONTACT



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