

1200 STATION DRIVE

SUITE 150, DUPONT, WA

*2,951 SF Endcap with Drive Thru
Available for Lease in Dupont, WA*

\$30 PSF + NNN

Highly visible to the new WSDOT Roundabout
in Dupont

Great Synergy with Starbucks and adjacent hotels

Signage visible to 125,000 vehicles per day on I-5

Exclusively listed by

RYAN HADDOCK

360.596.9151 | ryan.haddock@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



HIGHLY- ACCESSIBLE LOCATION

Excellent location (Exit 119)

Easy access from I-5, across from Fort Lewis

Quick access to Steilacoom and JBLM
(population of $\pm 110,000$)

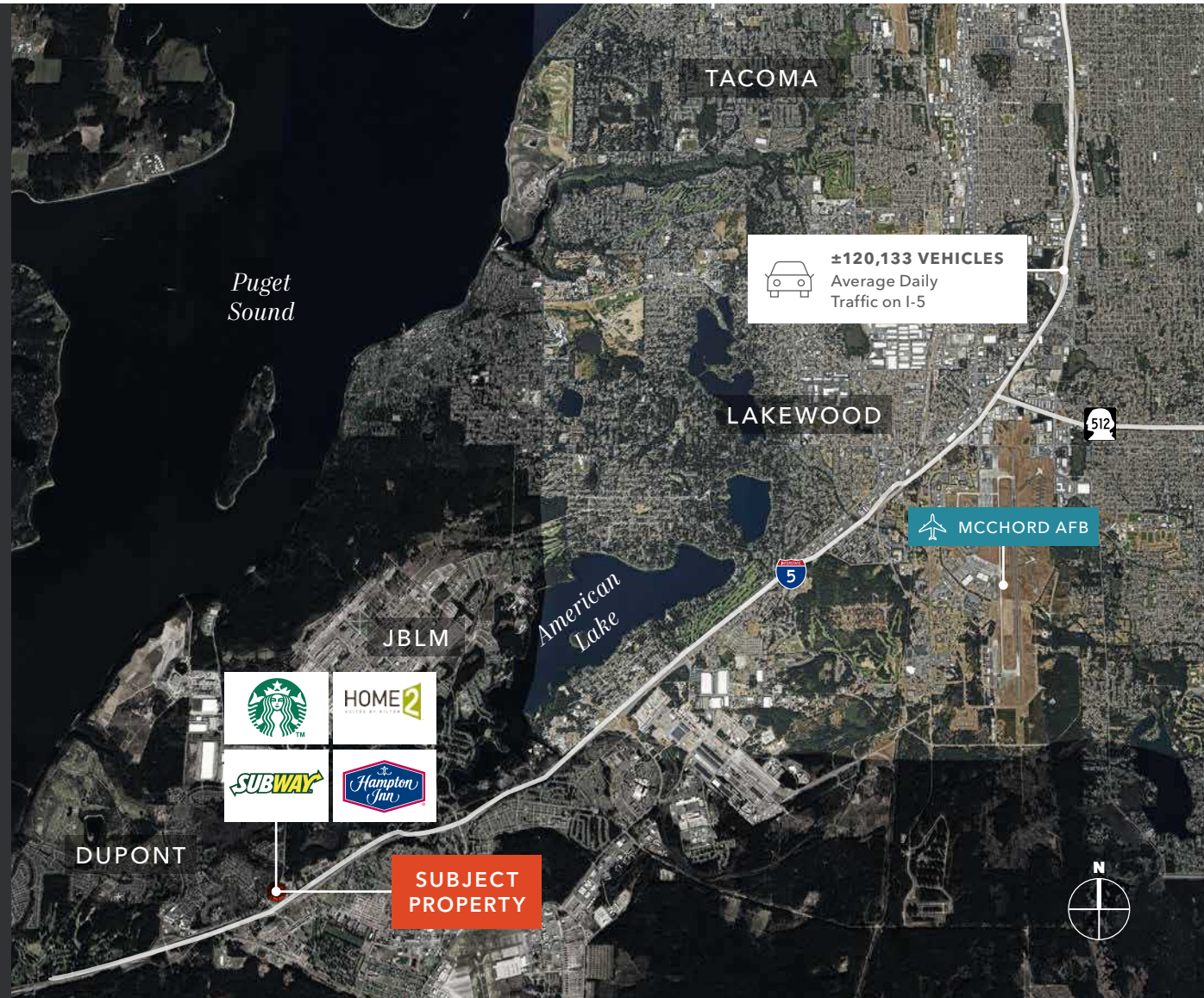
All utilities to site

Next to Hampton Inn, Home2 Suites,
Starbucks and Subway

Retail professional and medical offices
within walking distance

14 MIN
DRIVE TO LAKEWOOD

19 MIN
DRIVE TO TACOMA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

WSDOT CORRIDOR UPGRADE EXIT 119

WSDOT is rebuilding the interchange of Steilacoom-DuPont Road (Exit 119) and adding HOV lanes to I-5 to help improve mobility and improve travel times during peak commute hours. The project will replace the existing at-grade crossing of the railroad with a grade-separated crossing. The re-configured interchange will tie-in to Steilacoom-DuPont Road just before Pendleton Avenue.

PROJECT OVERVIEW

To relieve chronic traffic congestion and improve mobility along I-5 in the vicinity of Joint Base Lewis-McChord, WSDOT is proposing to rebuild the interchange of Steilacoom-DuPont Road (Exit 119) and adding HOV lanes to I-5. This will support congestion relief on I-5 during peak traffic periods while maintaining access to neighboring communities and JBLM. The proposed build alternative also includes grade separation of the roadway over the railroad.

WHAT TO EXPECT

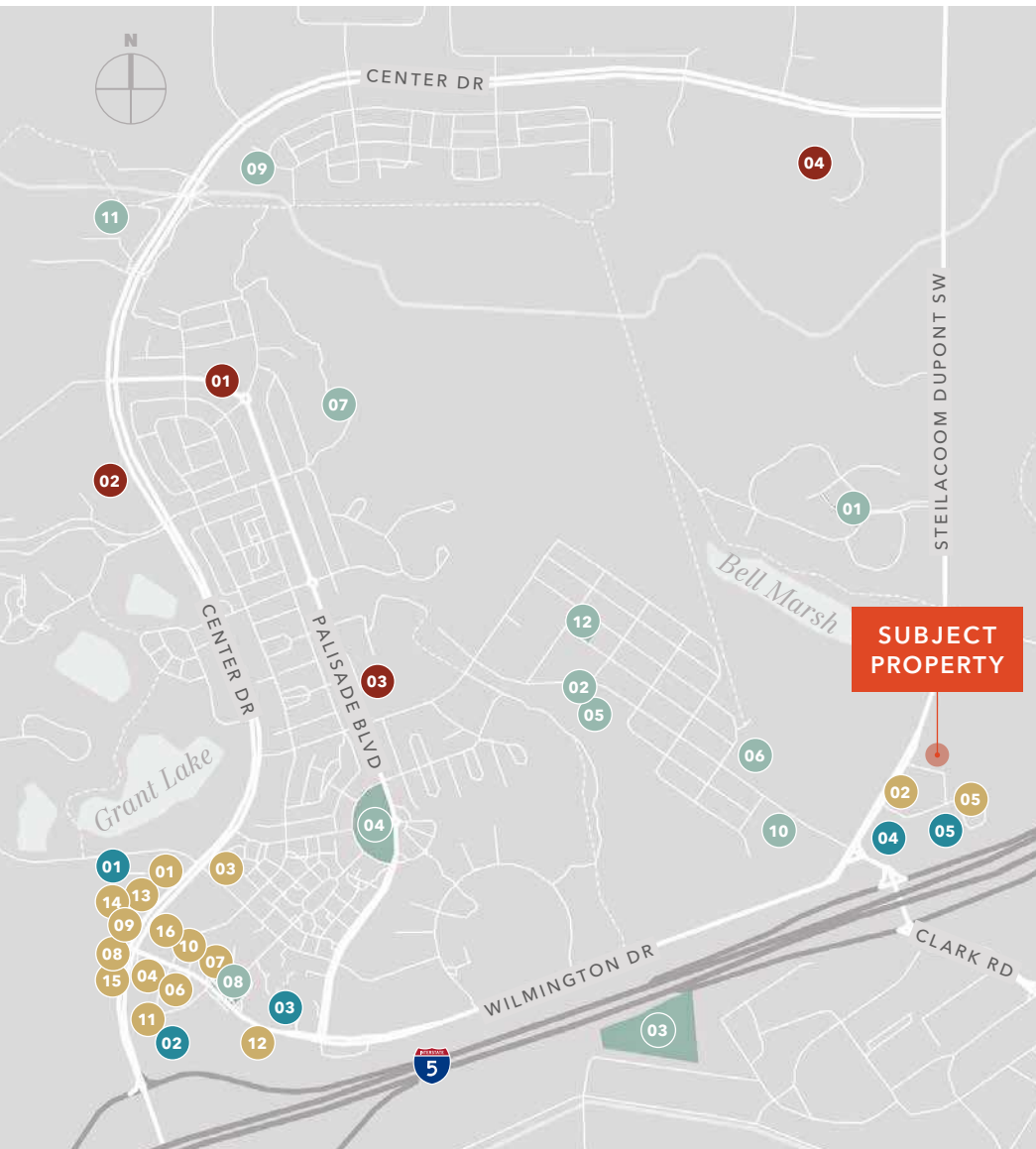
A recent traffic and roadway design evaluation of I-5 at Exit 119/Steilacoom-DuPont Road interchange showed that a partial Diverging Diamond Interchange would improve the interchange performance if it were incorporated into the design of the two new bridges over I-5 at Exit 119. The updated design improves safety at the interchange by reducing vehicle conflict points, and improves efficiency with fewer traffic signals. Updated design visualizations are available to view under the maps and drawings tab.

Once construction begins in 2023, travelers will see shifted lanes, overnight lane and ramp closures, reduced speed limit in work zones, and potentially short and long-term ramp closures.

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.





NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Jack in the Box
- 02 Starbucks (Station Dr)
- 03 Bruceski's Stone Oven Pizza
- 04 McNamara's Pub & Eatery
- 05 Subway (Station Loop)
- 06 Thai Taste Restaurant
- 07 Koko Teriyaki
- 08 Pizza Hut
- 09 Starbucks
- 10 Quiznos Sandwich
- 11 McDonald's
- 12 Viva Mexican Restaurant
- 13 Subway
- 14 I Sushi & Teriyaki
- 15 Tin Hut BBQ Dupont
- 16 Farrelli's Pizza

SCHOOLS

- 01 Cadence Academy Preschool
- 02 Pioneer Middle School
- 03 Chloe Clark Elementary School
- 04 NWCI Carpenters Training Center

HOTELS

- 01 Fairbridge Inn & Suites
- 02 Fairfield Inn & Suites Tacoma Dupont
- 03 Best Western Inn Dupont JBLM
- 04 Home2 Suites
- 05 Hampton Inn & Suites Dupont

RECREATION & PARKS

- 01 Bell Hill Neighborhood Park
- 02 Dupont Village Park
- 03 Ft Lewis Dog Park
- 04 Clocktower Park
- 05 Sellers Park
- 06 Robinson Park
- 07 Hammond Park
- 08 DuPont Ross Plaza
- 09 Edmond Village Park
- 10 Lafrati Park
- 11 Sequelitchew Creek Trail Head
- 12 Ethel Lumsdon Park

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	4,724	21,044	37,468
2020 CENSUS	7,324	29,312	47,207
2025 ESTIMATED	7,341	29,122	46,934
2030 PROJECTED	7,409	28,811	46,314

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	26.8	26.3	29.6
% FEMALE	32.8%	38.2%	42.1%
% MALE	67.2%	61.8%	57.9%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$103,098	\$97,531	\$95,428
2030 MEDIAN PROJECTED	\$103,488	\$97,721	\$95,671
2025 AVERAGE	\$119,145	\$114,346	\$116,562
2030 AVERAGE PROJECTED	\$119,921	\$114,654	\$116,967

Data Source: ©2025, Sites USA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.