



Walmart

Starbucks

TRACTOR SUPPLY CO

TACO BELL

AutoZone

SAFeway

GROcery OUTLET

HARBOR FREIGHT

gandall

O'Reilly AUTO PARTS

E YELM AVE

507

Tires LES SCHWAB

1301 YELM AVENUE E | YELM, WA

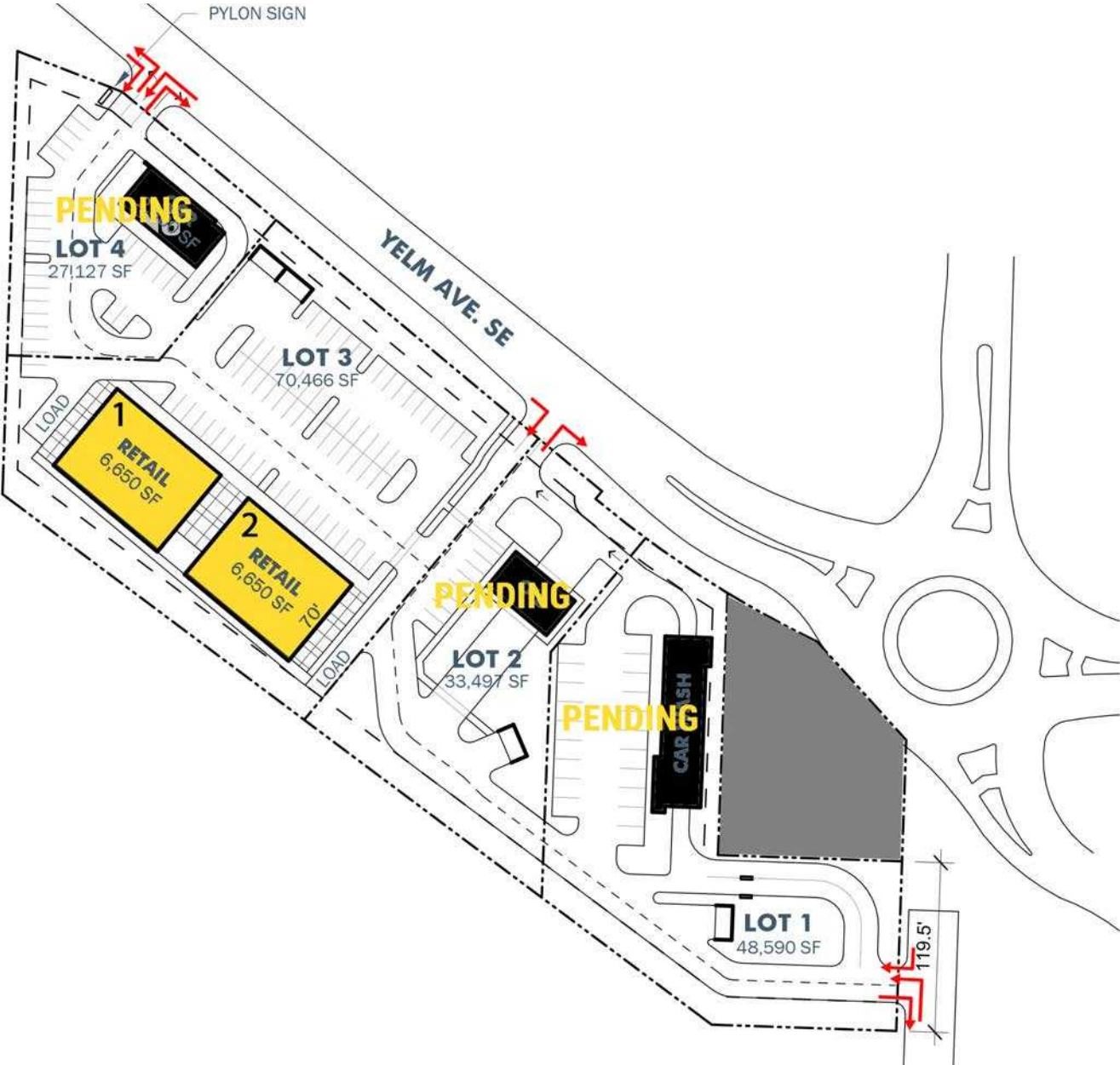


# YELM RETAIL NOW PRE-LEASING

First Western Properties | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com



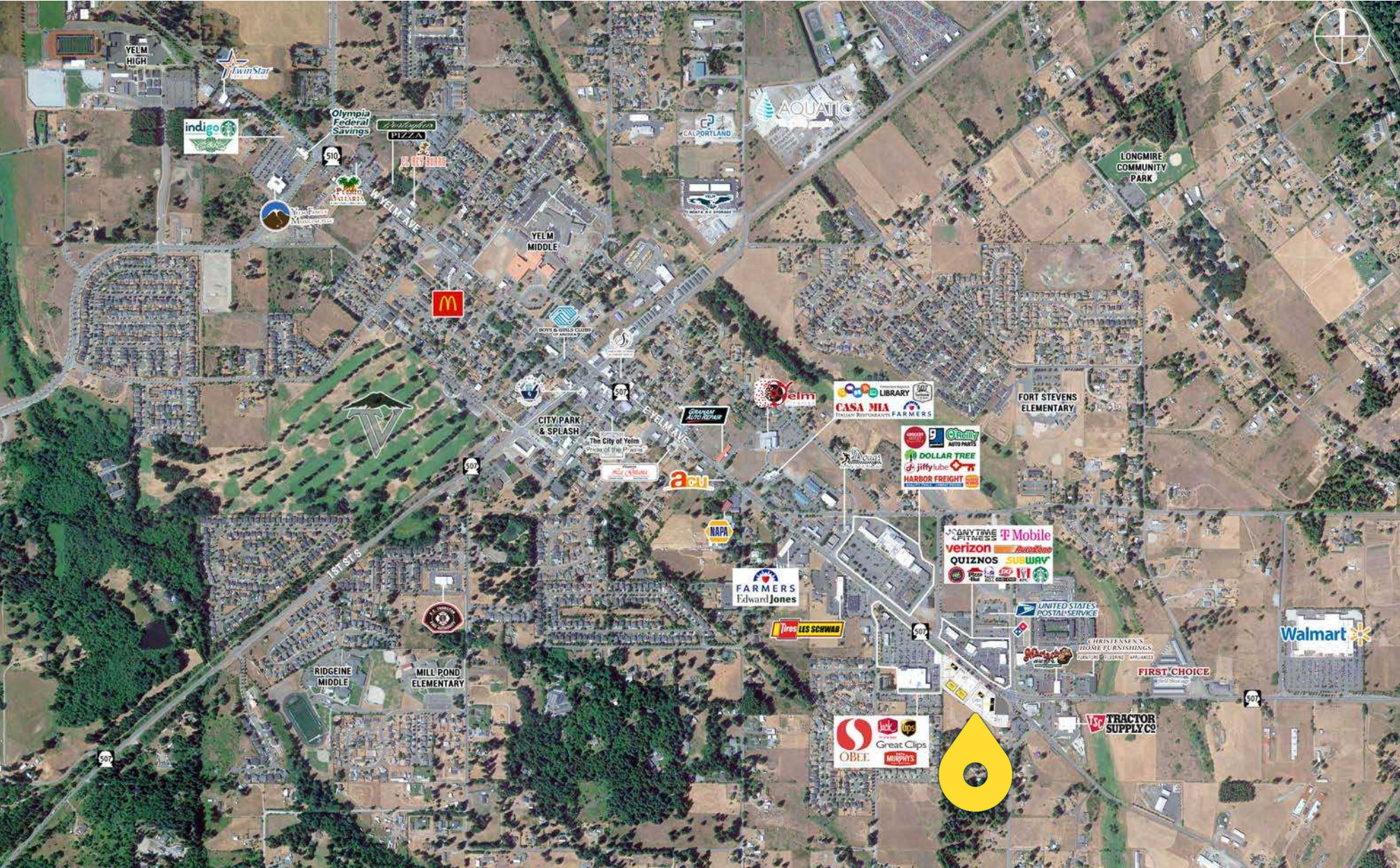
# SITE SUMMARY



Total Development:  
4.54 Acres ±

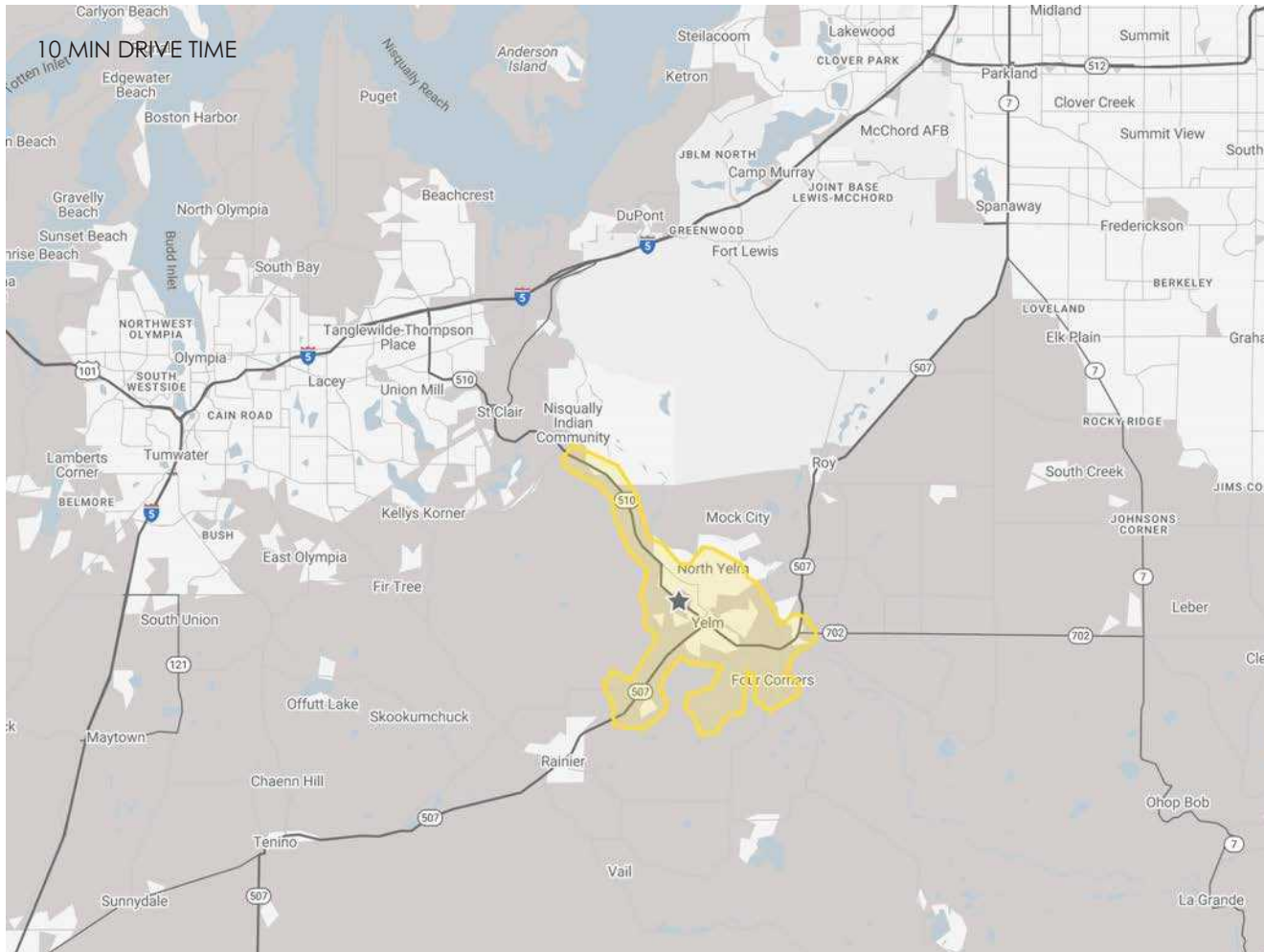
LOT 1	48,590 SF
Car Wash	Pending
LOT 2	33,491 SF
OIL	Pending
LOT 3	70,466 SF
Retail 1	1,400 SF - 6,650 SF
Retail 2	1,400 SF - 6,650 SF
Note	Buildings Can Be Demised
Parking	66 Stalls
LOT 4	27,127 SF
QSR	Pending

# LOCATION AERIAL



# TRADE AREA

Yelm, WA, is a vibrant and dynamic city located in south Thurston County, offering picturesque views of Mount Rainier from nearly any vantage point. The Yelm area consistently ranks among Thurston County's most livable communities, thanks to its highly attractive landscape, strategic proximity to Joint Base Lewis-McChord, and compelling affordability. Serving as the commercial hub for south Thurston and southeast Pierce Counties, Yelm attracts a daily market area of over 30,000 people, driven by its diverse retail goods and services and convenient access to all major metropolitan areas of Western Washington.



16,212

POPULATION  
10 MIN DT



5,482

NO OF HOUSEHOLDS  
10 MIN DT



\$112,152

AVERAGE HH INCOME  
10 MIN DT



\$473,449

MEDIAN PROPERTY VALUE  
10 MIN DT



34.2

YEARS OLD  
MEDIAN AGE



\$294.94M

TOTAL NON-RETAIL  
EXPENDITURE



8,678

DAYTIME ADJ. POPULATION  
10 MIN DT



13,652

SR 510  
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.


KIRKLAND | TACOMA | PORTLAND | SEATTLE

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