

GROUND LEASE, BTS, OR FOR SALE

# 15010 BERRY VALLEY RD SE

YELM, WA 98597

TORNADO ALY

TAHOMA BLVD SE

BERRY VALLEY RD SE



AVAILABLE PROPERTIES

LOT 1 LOT 2 LOT 3

LOT 4  
LOT 5  
LOT 6

LOT AREA CALCULATION

Lot #	Use Type	Area AC/SF
1	Commercial Building	0.75 AC / 32,334 SF
2	Commercial Building	0.5 AC / 21,175 SF
3	Commercial Building	0.5 AC / 21,447 SF
4	Commercial Building	0.6 AC / 26,059 SF
5	Commercial Building	0.4 AC / 17,217 SF
6	Commercial Building	0.4 AC / 17,217 SF

17,217 - 74,956

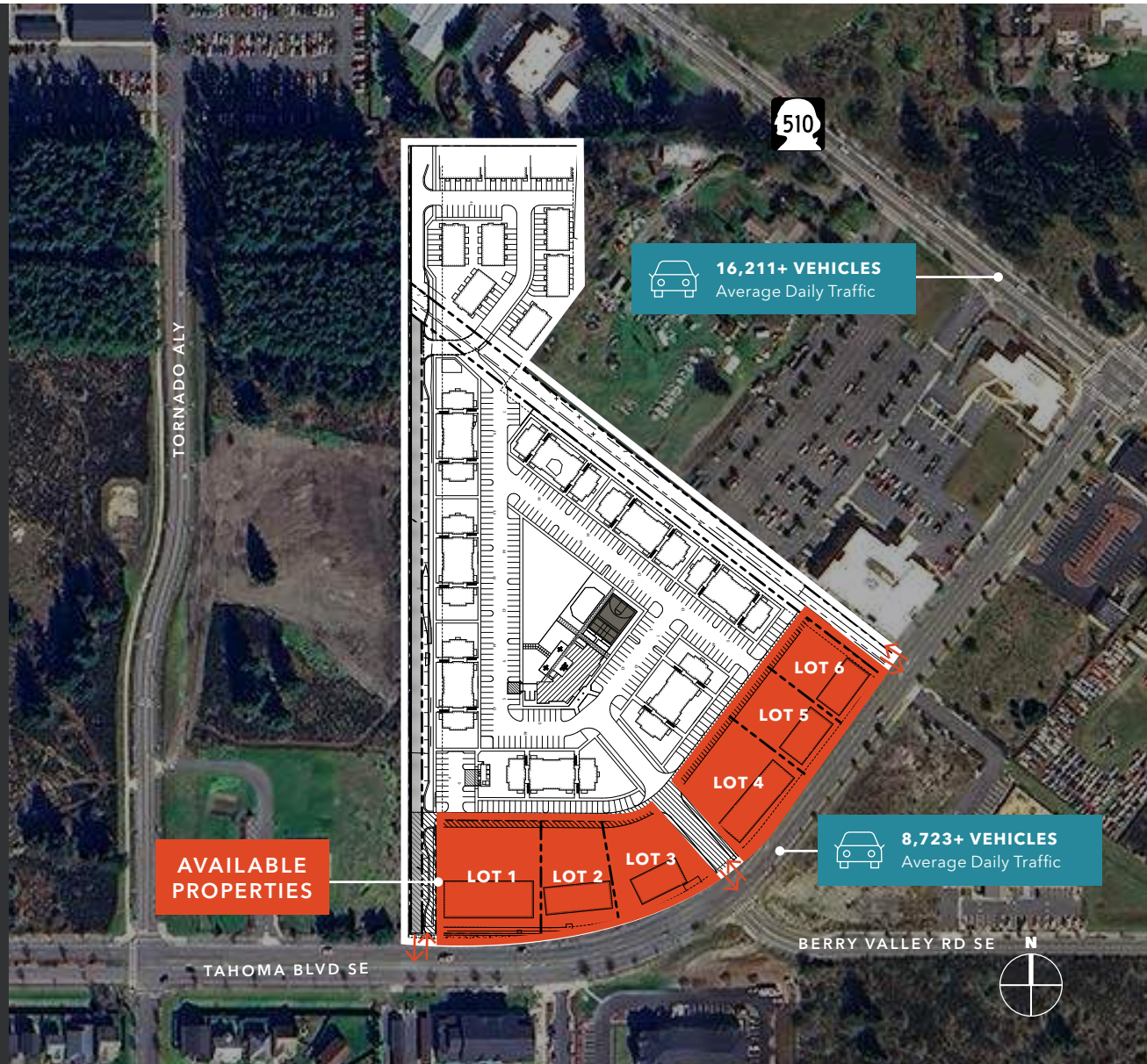
SF AVAILABLE

16,211

AVG DAILY TRAFFIC  
HWY 510

8,723

AVG DAILY TRAFFIC  
TAHOMA BLVD SE



# DEMOGRAPHICS

## POPULATION

	5 Mins	10 Mins	15 Mins
2020 CENSUS	11,029	15,067	20,525
2010 CENSUS	7,730	11,067	16,022
2024 ESTIMATED	11,552	15,313	20,799
2029 PROJECTED	11,757	15,497	20,998

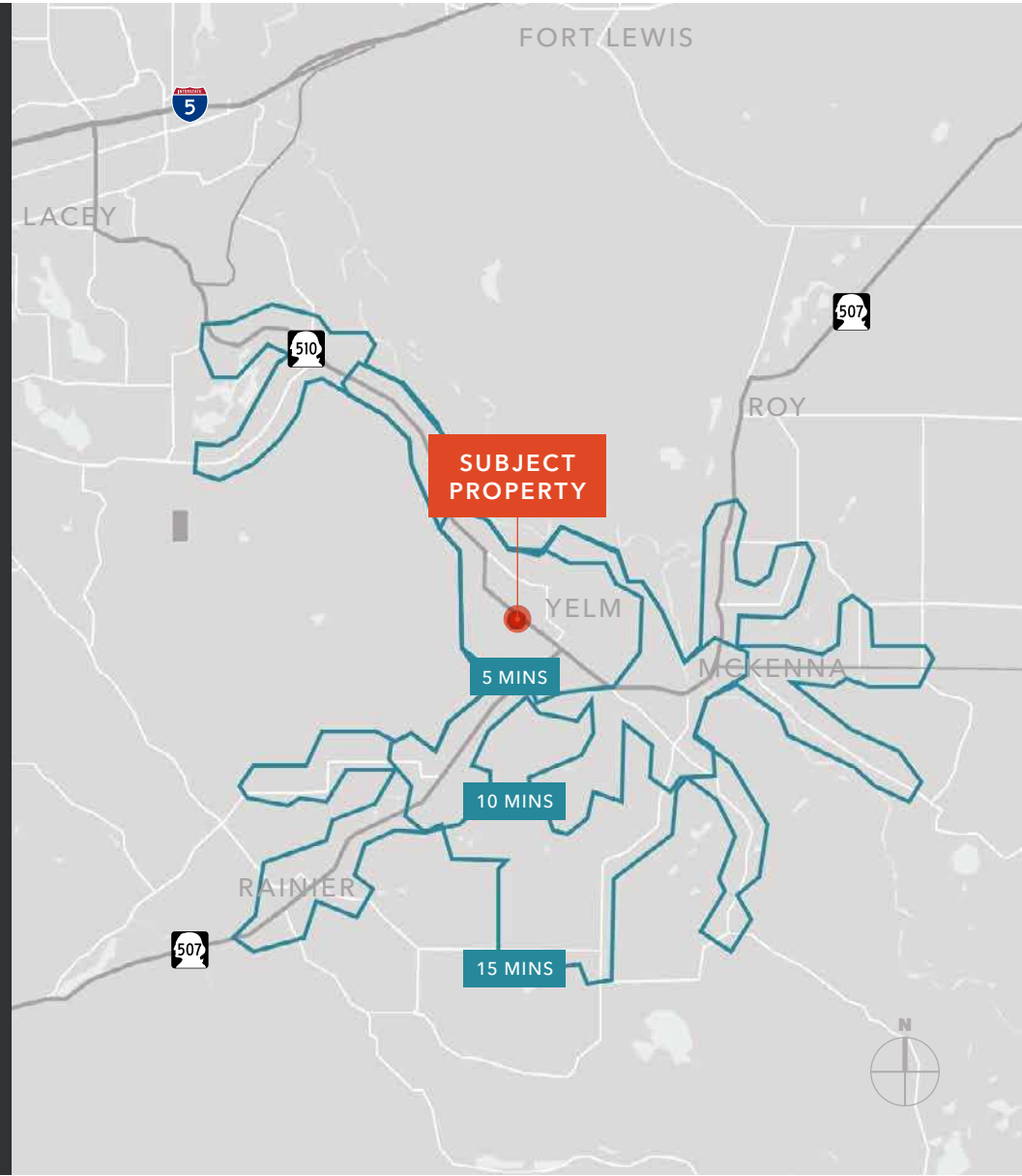
## MEDIAN AGE & GENDER

	5 Mins	10 Mins	15 Mins
MEDIAN AGE	33.1	34.1	36.1
% FEMALE	51.1%	50.8%	50.6%
% MALE	48.9%	49.2%	49.4%

## HOUSEHOLD INCOME

	5 Mins	10 Mins	15 Mins
2024 MEDIAN	\$92,277	\$93,750	\$96,968
2029 MEDIAN PROJECTED	\$95,092	\$96,834	\$100,131
2024 AVERAGE	\$111,108	\$115,094	\$122,224
2029 AVERAGE PROJECTED	\$115,186	\$119,546	\$127,425

Data Source: ©2025, Sites USA

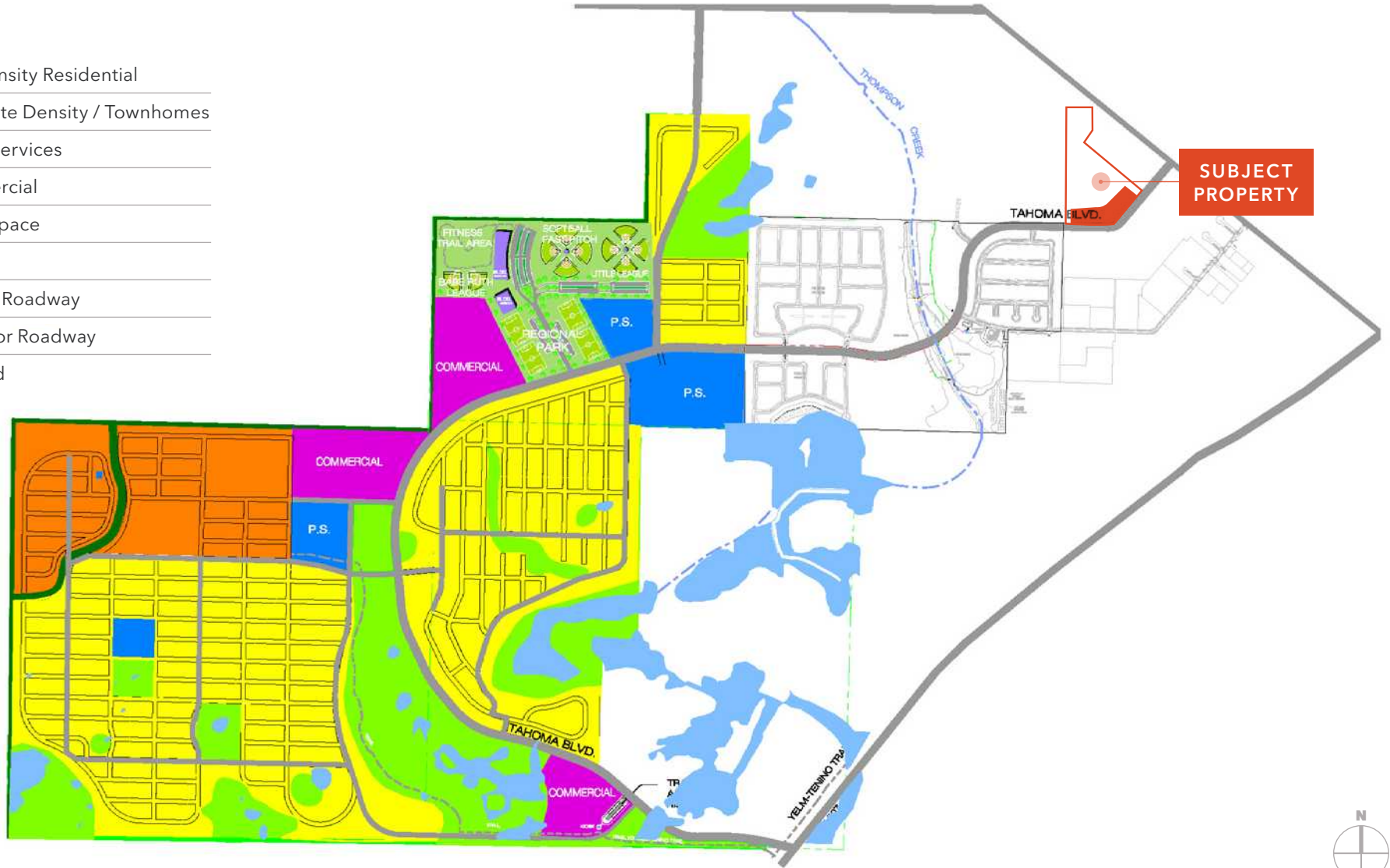




# CITY OF YELM GROWTH PLAN

## LEGEND

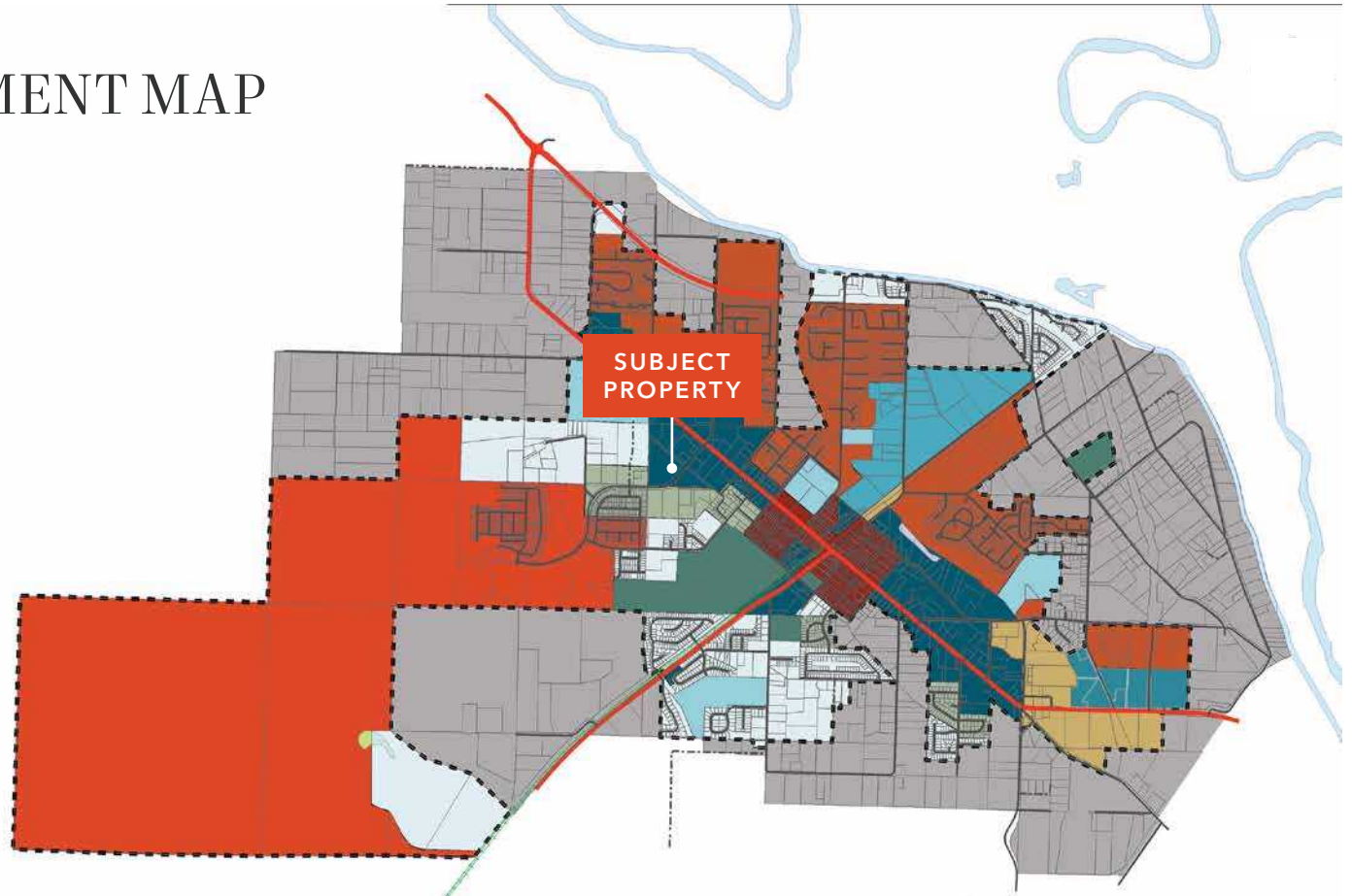
- Low Density Residential
- Moderate Density / Townhomes
- Public Services
- Commercial
- Open Space
- Buffer
- Arterial Roadway
- Collector Roadway
- Wetland



# MASTER DEVELOPMENT MAP

## LEGEND

- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Heavy Commercial
- Large Lot Commercial
- CBD Central Business District
- Industrial
- Institutional
- Master Planned Community
- Parks and Open Space
- Urban Growth Area

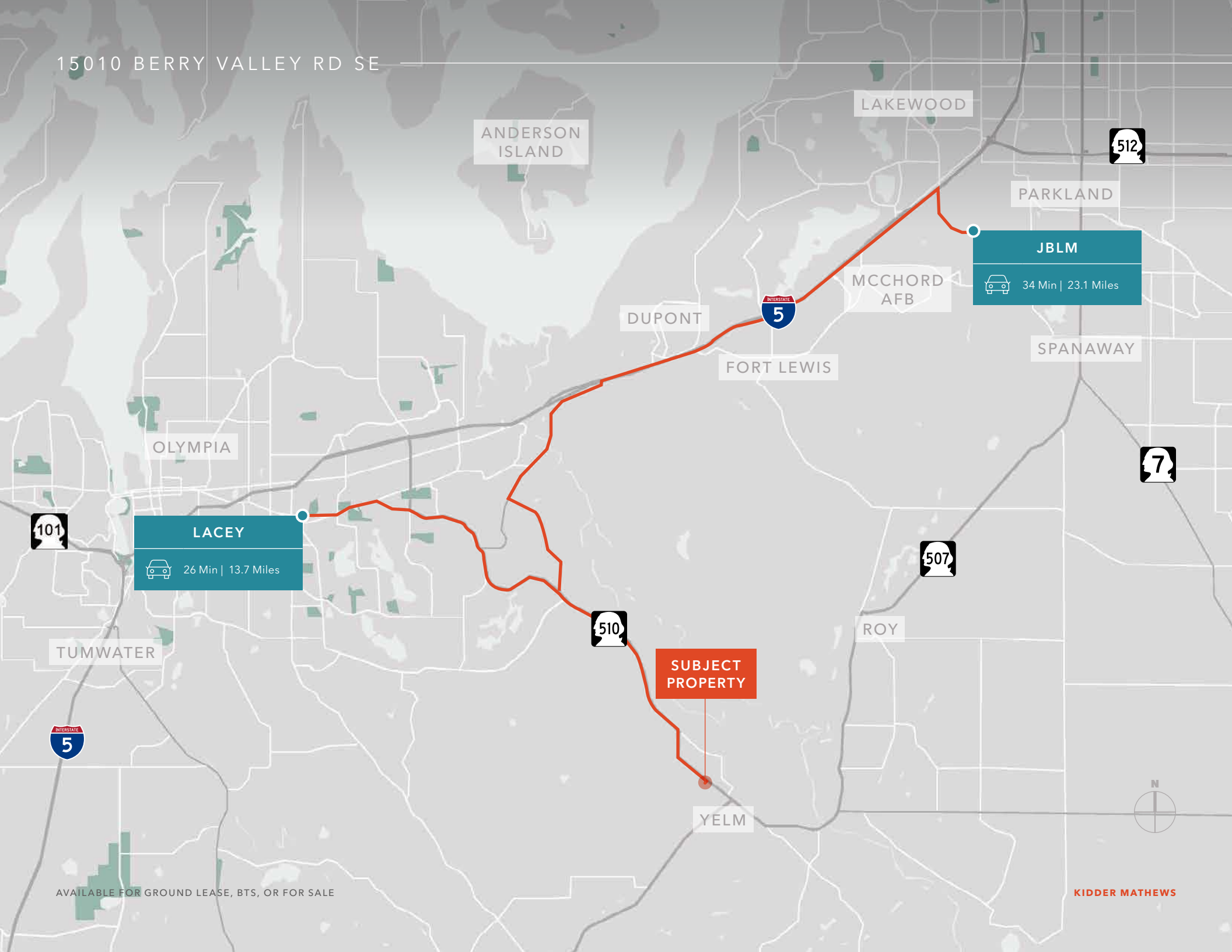


## CAPACITY FOR ADDITIONAL DWELLING UNITS BY TYPE

Planning Area	Total	Single-family	Multi-family
City Center	2,720 SF	1,775 SF	945 SF
Master Planned Community	5,900 SF	3,890 SF	2,010 SF
Urban Growth Area	1,690 SF	1,460 SF	230 SF

Source: Buildable Lands Report 2014 for Thurston County, 2014, Thurston Regional Planning Council.

15010 BERRY VALLEY RD SE



**LACEY**

26 Min | 13.7 Miles

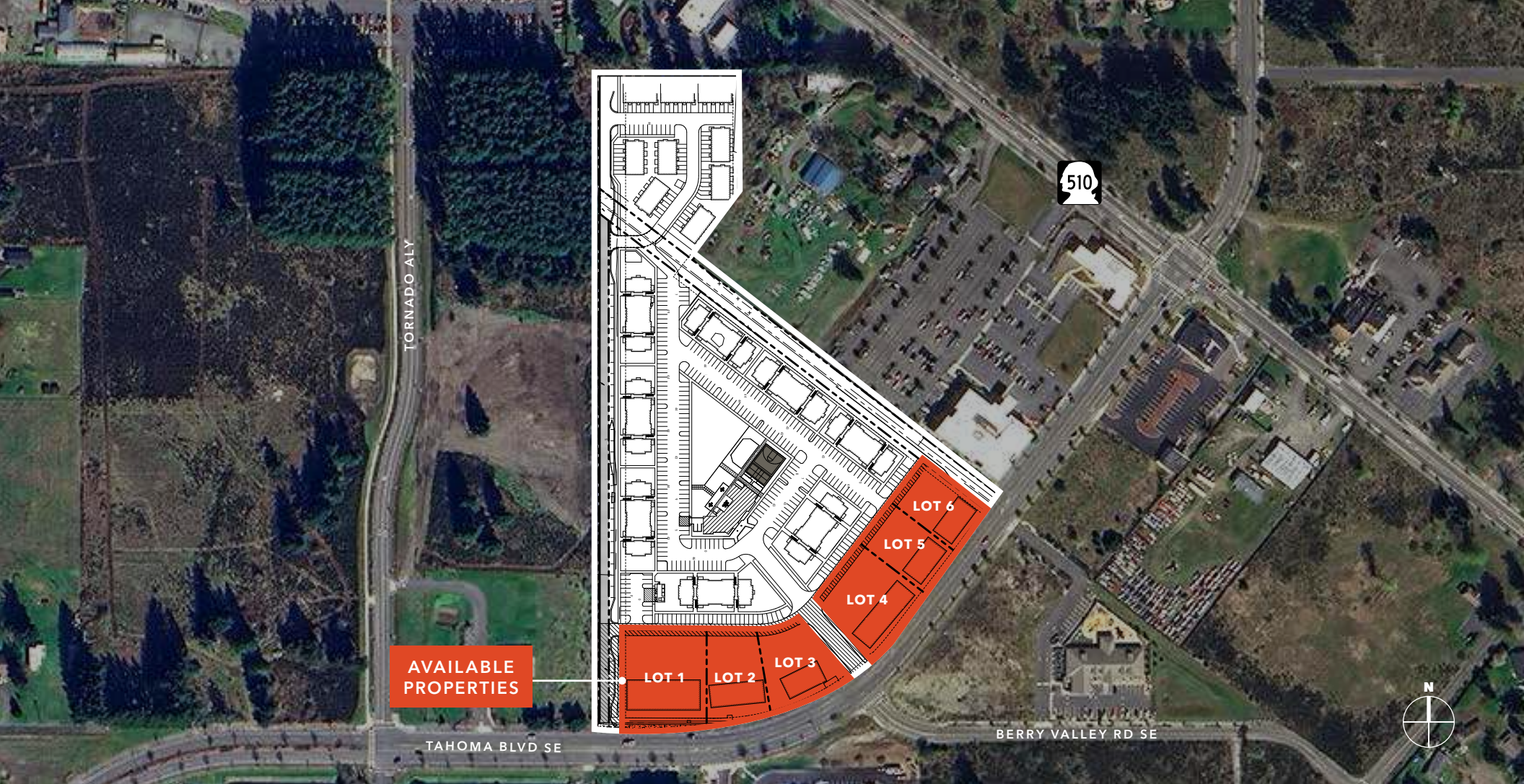
**JBLM**

34 Min | 23.1 Miles

**SUBJECT PROPERTY**

AVAILABLE FOR GROUND LEASE, BTS, OR FOR SALE

KIDDER MATHEWS



## 15010 BERRY VALLEY RD SE

*For more information on this property, please contact*

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