

FOR LEASE

YELM WALMART PADS

17041 WA-507
YELM, WA 98597



KIDDER.COM

* RENDERING IS FOR CONCEPTUAL PURPOSES ONLY & SUBJECT TO CHANGE

km Kidder
Mathews

YELM WALMART PADS

PROPERTY OVERVIEW

2.2 Acres

507 - 8,000 SF

Ground-lease pad opportunities

Drive-thru opportunity

Located across from Walmart Supercenter

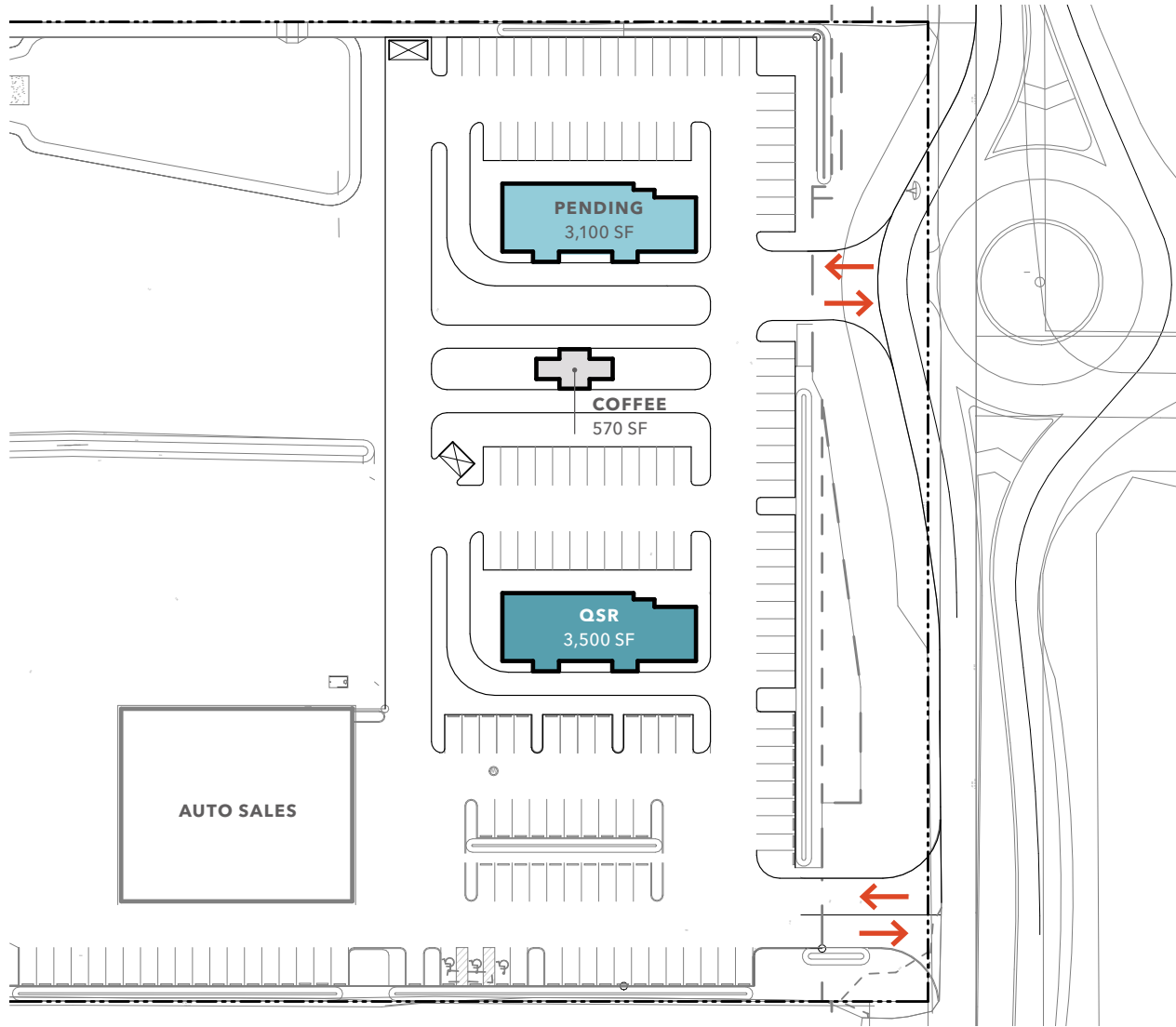
Sewer accessible

Located at main access point for future Yelm 510 Bypass Highway

Located in Yelm retail core



SITE PLAN OPTION 1



3,500 SF

QSR SPACES

3,100 SF

PENDING SPACE

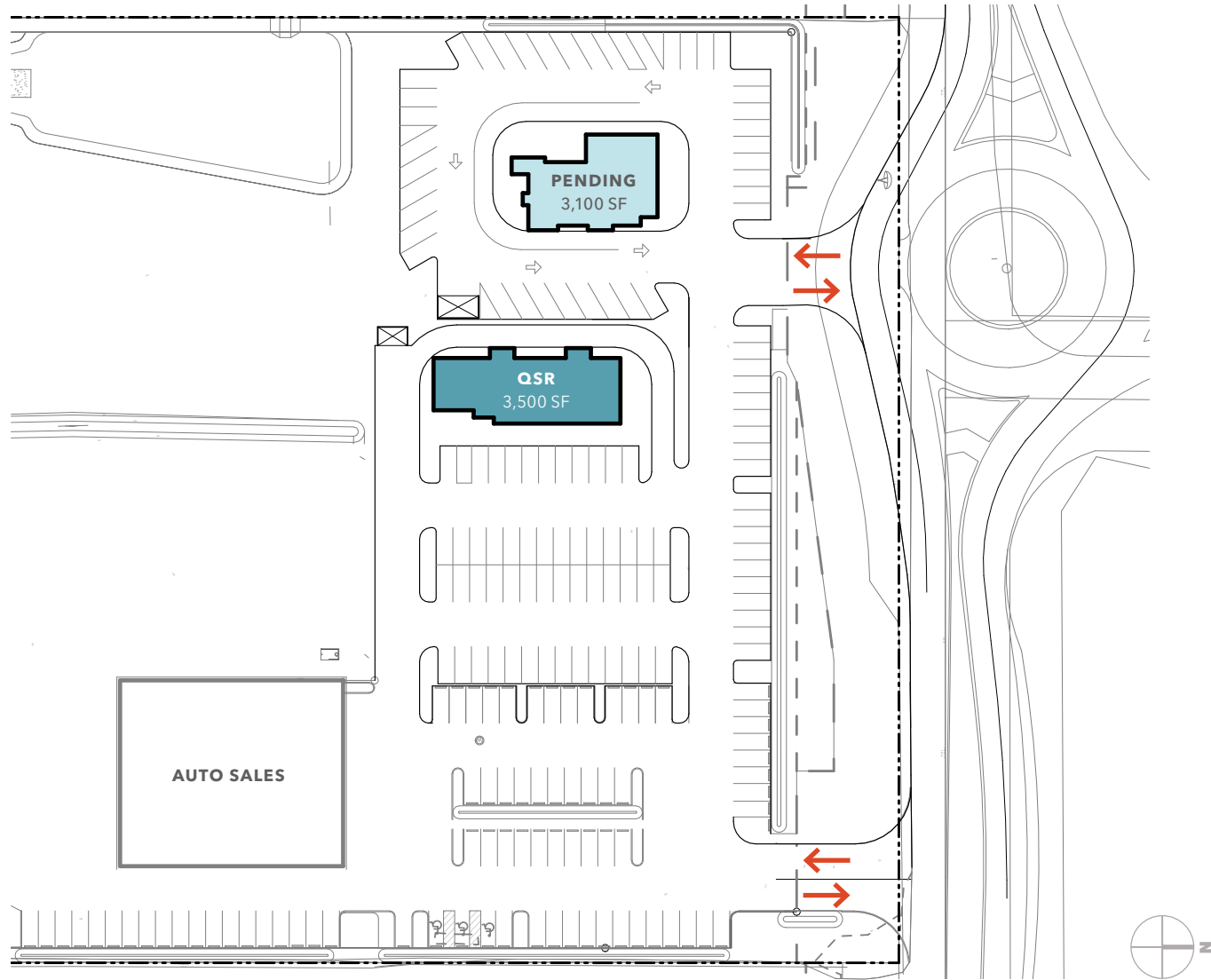
570 SF

COFFEE SPACE

NOW

AVAILABLE

SITE PLAN OPTION 2



3,100 SF

PENDING SPACE

3,500 SF

QSR SPACE

NOW

AVAILABLE

DEMOGRAPHICS

POPULATION

	5 Mins	10 Mins	20 Mins
2010 CENSUS	6,975	12,987	27,704
2020 CENSUS	9,038	17,003	33,591
2024 ESTIMATED	8,712	17,317	34,376
2029 PROJECTED	8,720	17,494	34,626

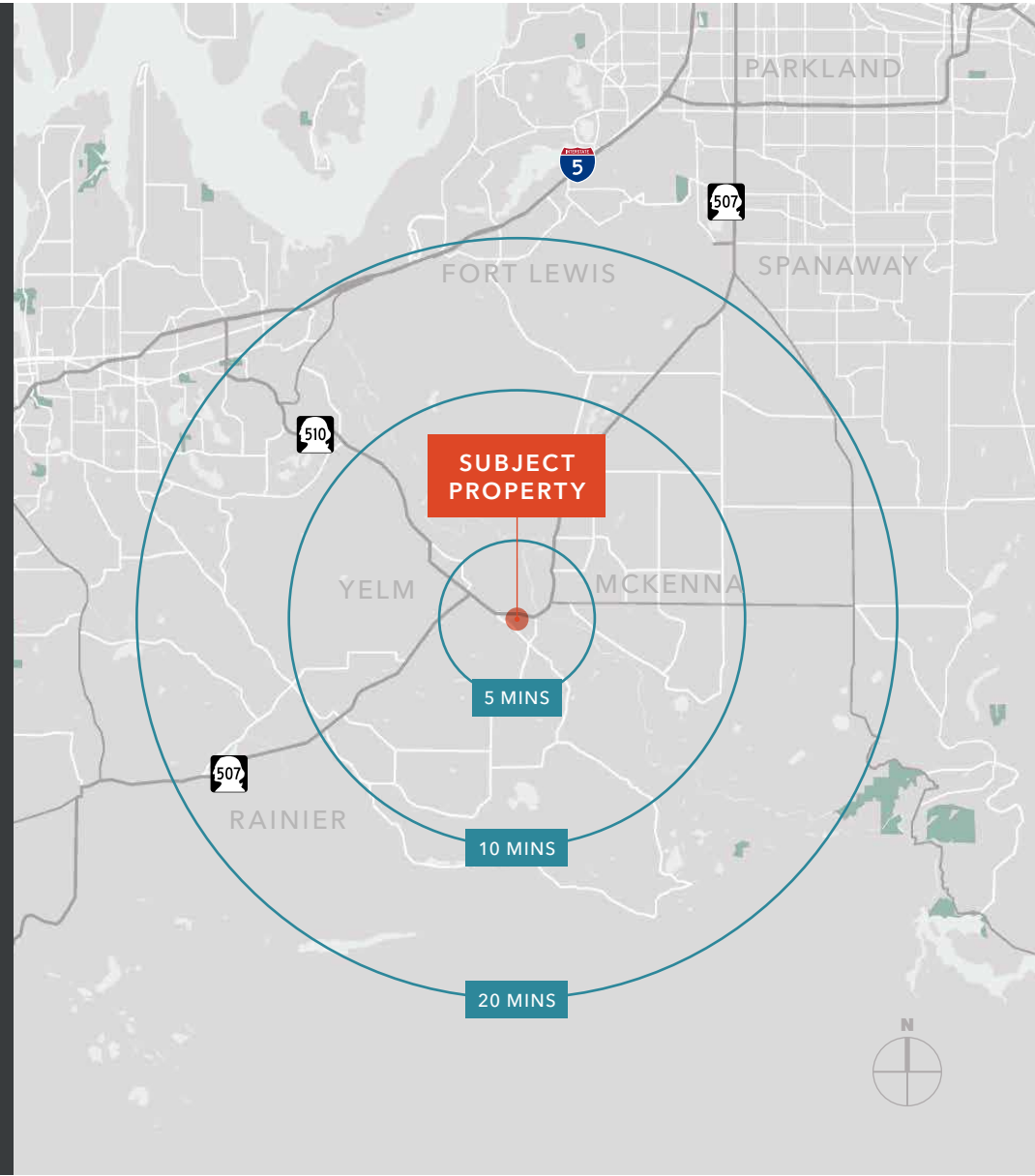
MEDIAN AGE & GENDER

	5 Mins	10 Mins	20 Mins
MEDIAN AGE	34.5	34.9	38.4
% FEMALE	50.1%	50.6%	50.4%
% MALE	49.9%	49.4%	49.6%

HOUSEHOLD INCOME

	5 Mins	10 Mins	20 Mins
2024 MEDIAN	\$94,835	\$95,169	\$100,764
2029 MEDIAN PROJECTED	\$98,215	\$98,295	\$104,120
2024 AVERAGE	\$117,352	\$119,387	\$130,336
2029 AVERAGE PROJECTED	\$121,974	\$124,436	\$136,174

Data Source: ©2025, Sites USA



YELM WALMART PADS

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