

FOR LEASE

6528 Capitol Blvd SE
Tumwater, WA 98501

Move-In Incentives Available!



CAPITOL BLVD RETAIL/FLEX CENTER

Michael Olson & Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

CAPITOL BLVD RETAIL CENTER offers an excellent opportunity for businesses seeking visibility and convenience in the heart of Tumwater. This well-located space provides direct frontage along Capitol Boulevard, ensuring strong traffic exposure and easy access for customers. Surrounded by established retailers, restaurants, and services, the suite is positioned in a well-established commercial corridor with steady foot and vehicle traffic.

AVAILABLE

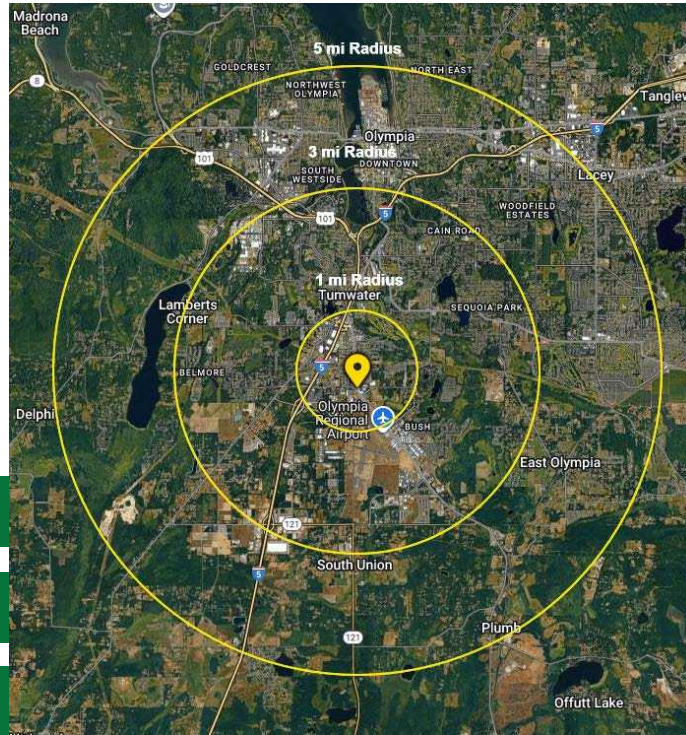
SUITE A: 3,026 SF \$19.00 PSF + \$5.22 NNN

SUITE D: 2,132 SF \$20.00 PSF + \$5.22 NNN

- New Monument Signage
- 2 Endcap Units Flex/Retail Spaces.
- Grade Level Garage door in rear of space.
- Located at hard corner, lighted intersection.
- Prime visibility along Capitol Boulevard with strong daily traffic counts.
- Easy access and convenient customer parking.
- Surrounded by established retailers, restaurants, and services.
- **Leasing Incentives available - call brokers for details!**

Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	5,971	\$94,207	10,720
Mile 3	45,043	\$129,125	33,488
Mile 5	120,775	\$117,736	99,463

NEARBY TENANTS





PHOTOS



LOCATION DETAILS



13,843 CPD
Capitol Blvd SE



86,791 CPD
Interstate 5

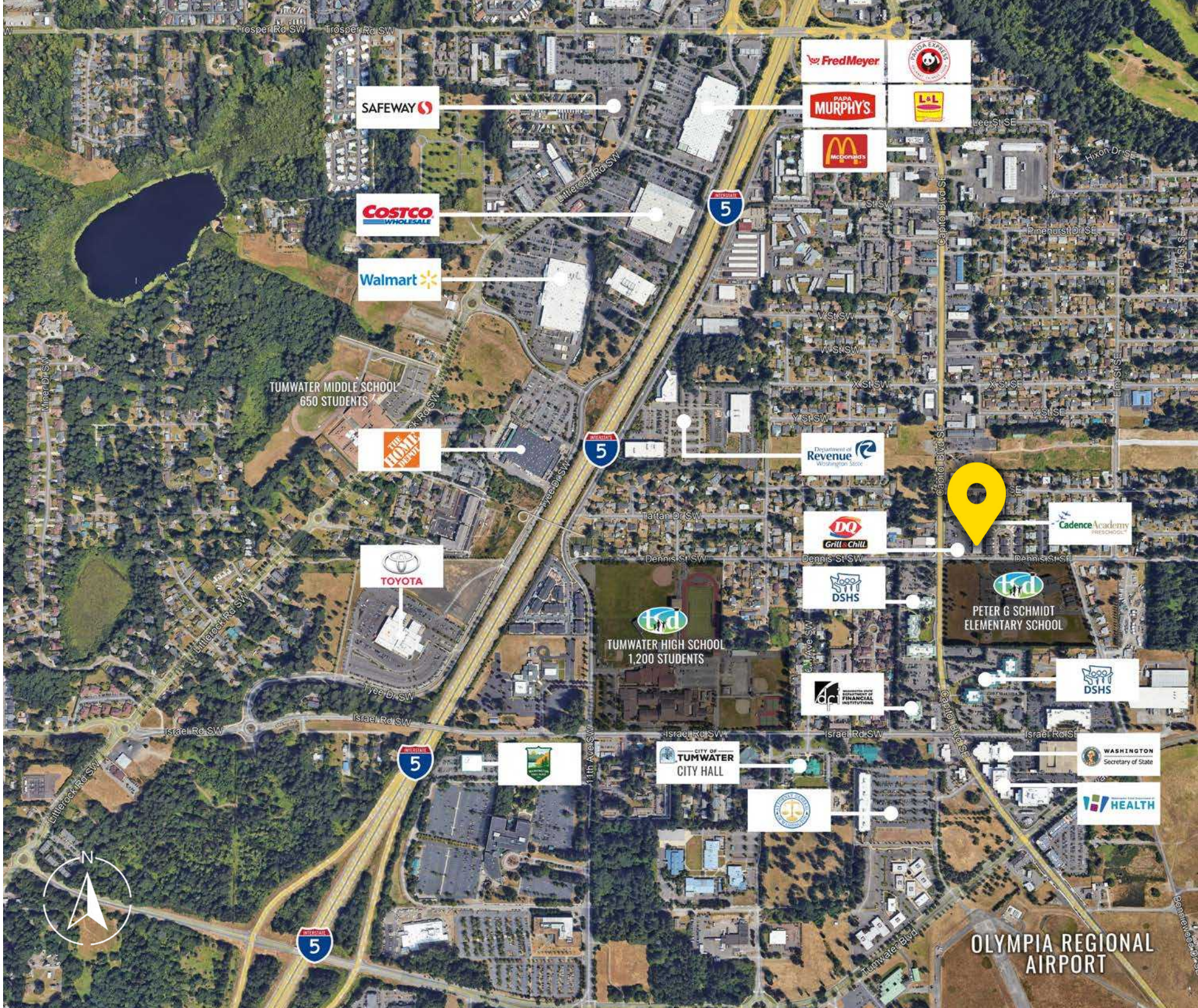


Moments away from
major tenants



Retail frontage with
grade level roll up

LOCATION DETAILS



SAFeway

Costco
WHOLESALE

Walmart

TUMWATER MIDDLE SCHOOL
650 STUDENTS

THE HOME DEPOT

TOYOTA

5

5

5

5

Fred Meyer

PAPA MURPHY'S

McDonald's

PANDA EXPRESS

L&L

Department of
Revenue
Washington State

DQ
Grill & Chill

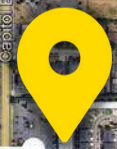
7-Eleven
DSHS

6th
COMMERCIAL BANK OF
WASHINGTON
FINANCIAL INSTITUTIONS

CITY OF
TUMWATER
CITY HALL

WASHINGTON
Secretary of State

HEALTH



Cadence Academy
Washouak

PETER G SCHMIDT
ELEMENTARY SCHOOL

7-Eleven
DSHS

WASHINGTON
Secretary of State

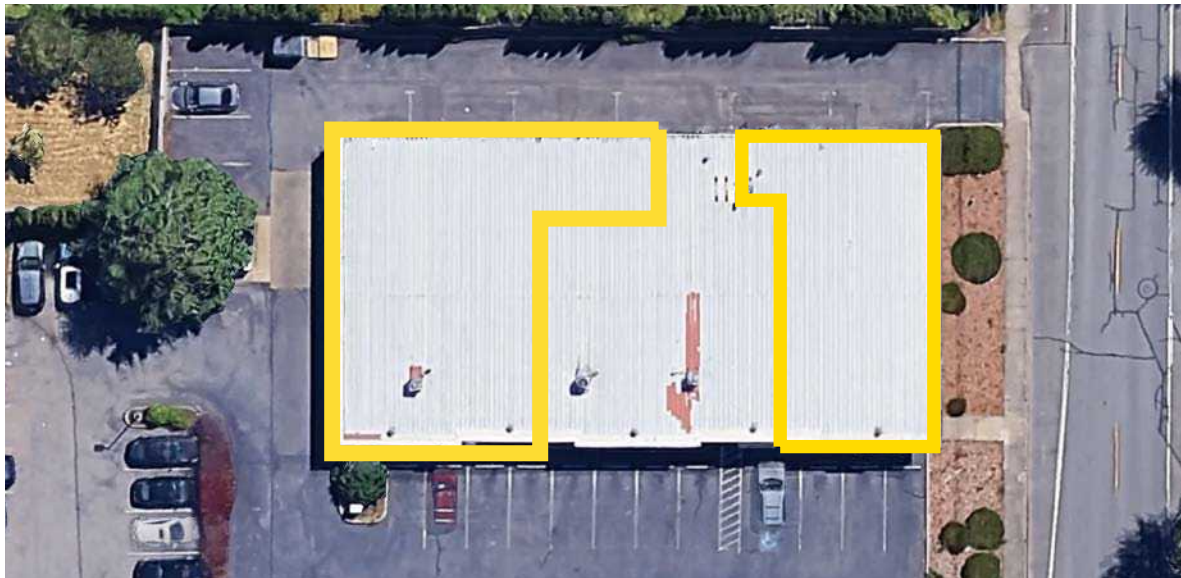
HEALTH

OLYMPIA REGIONAL
AIRPORT

SITE PLAN

GRADE LEVEL LOADING

GRADE LEVEL LOADING





SUITE A: 3026 SF



PHOTOS - SUITE D



SUITE D: 2,132 SF



PHOTOS - SUITE D




SUITE D: 2,132 SF




RELATIONSHIP FOCUSED. RESULTS DRIVEN.


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Well-Capitalized Ownership: Customizable Tenant Improvement (TI) Packages and Phased Rent Abatements Available for Qualified Long-Term Tenants.



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