



**COMING
SOON!**



Walmart

Starbucks

TRACTOR
SUPPLY CO

TACO
BELL

AutoZone

SAFeway

GROcery
OUTLET

HARBOR FREIGHT
EQUALITY TOOLS LOWEST PRICES

9
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

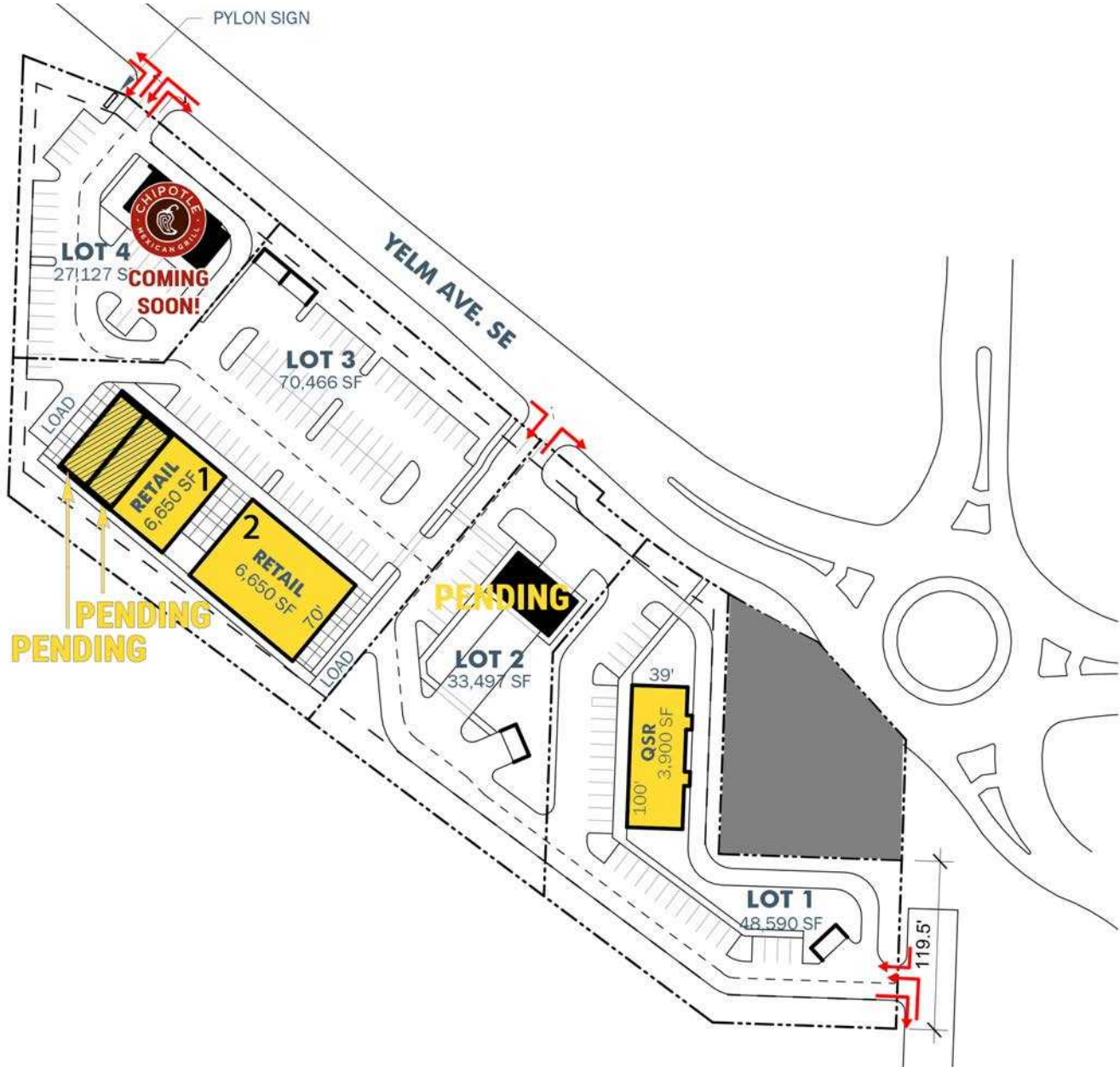
SITE SUMMARY

Property Name	Yelm Retail
Opportunity Type	Retail Building Pre-Leasing
Address	1301 Yelm Avenue E
Building Size	1,400 SF - 6,650 SF
Zoning	C-1 (Commercial Zoning)
Jurisdiction	City of Yelm, WA
Parcel Lot 1	QSR Available for Ground Lease or BTS
Parcel Lot 2	Pending
Parcel Lot 3	Now Pre-Leasing!
Parcel Lot 4	Chipotle
Rent Rates	Contact Broker

CLICK FOR
C1 USE




SITE SUMMARY

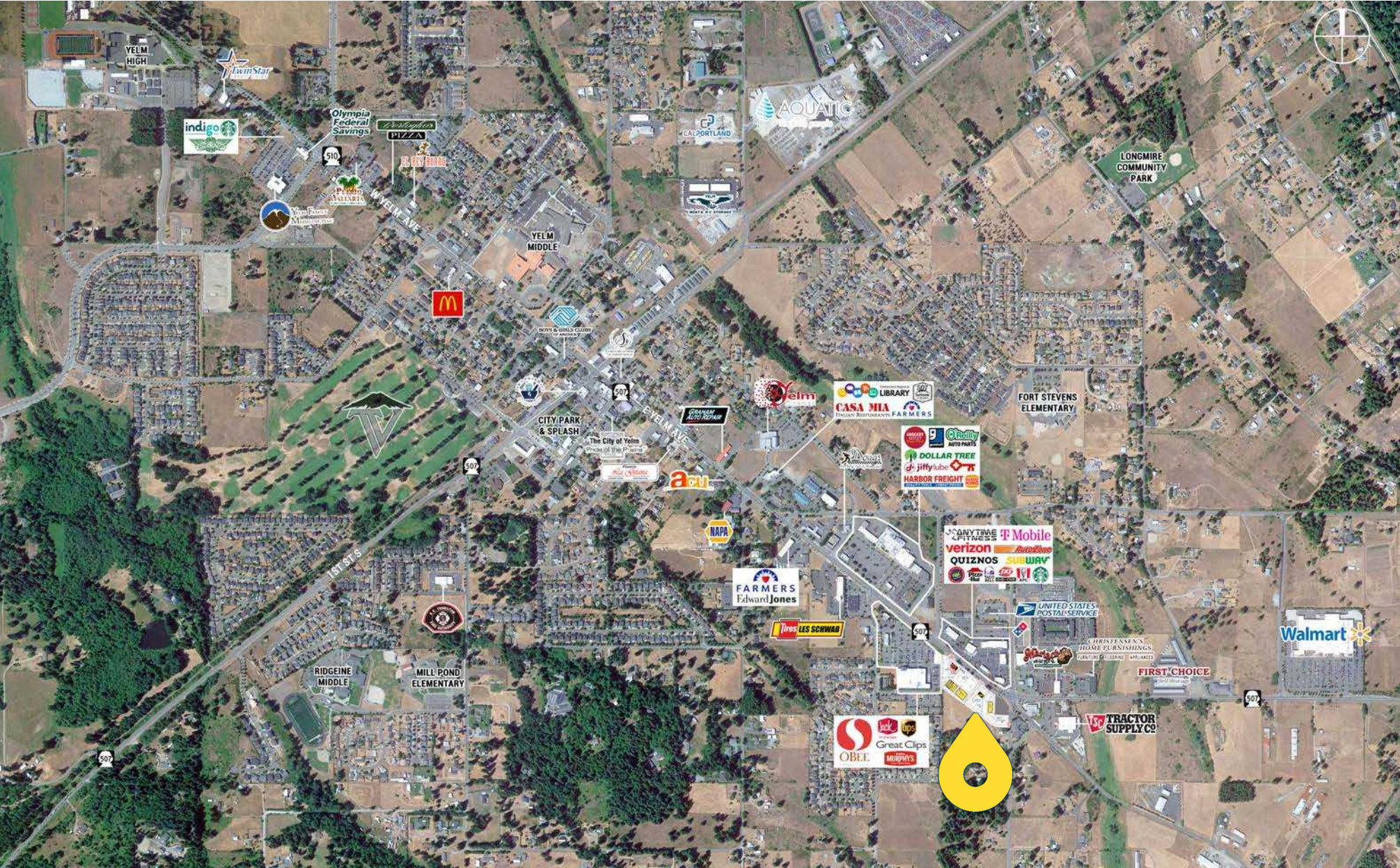


Total Development:
4.54 Acres ±

LOT 1	48,590 SF
QSR	Available for Ground Lease or Build-to-Suit
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	Chipotle ~ Coming Soon!

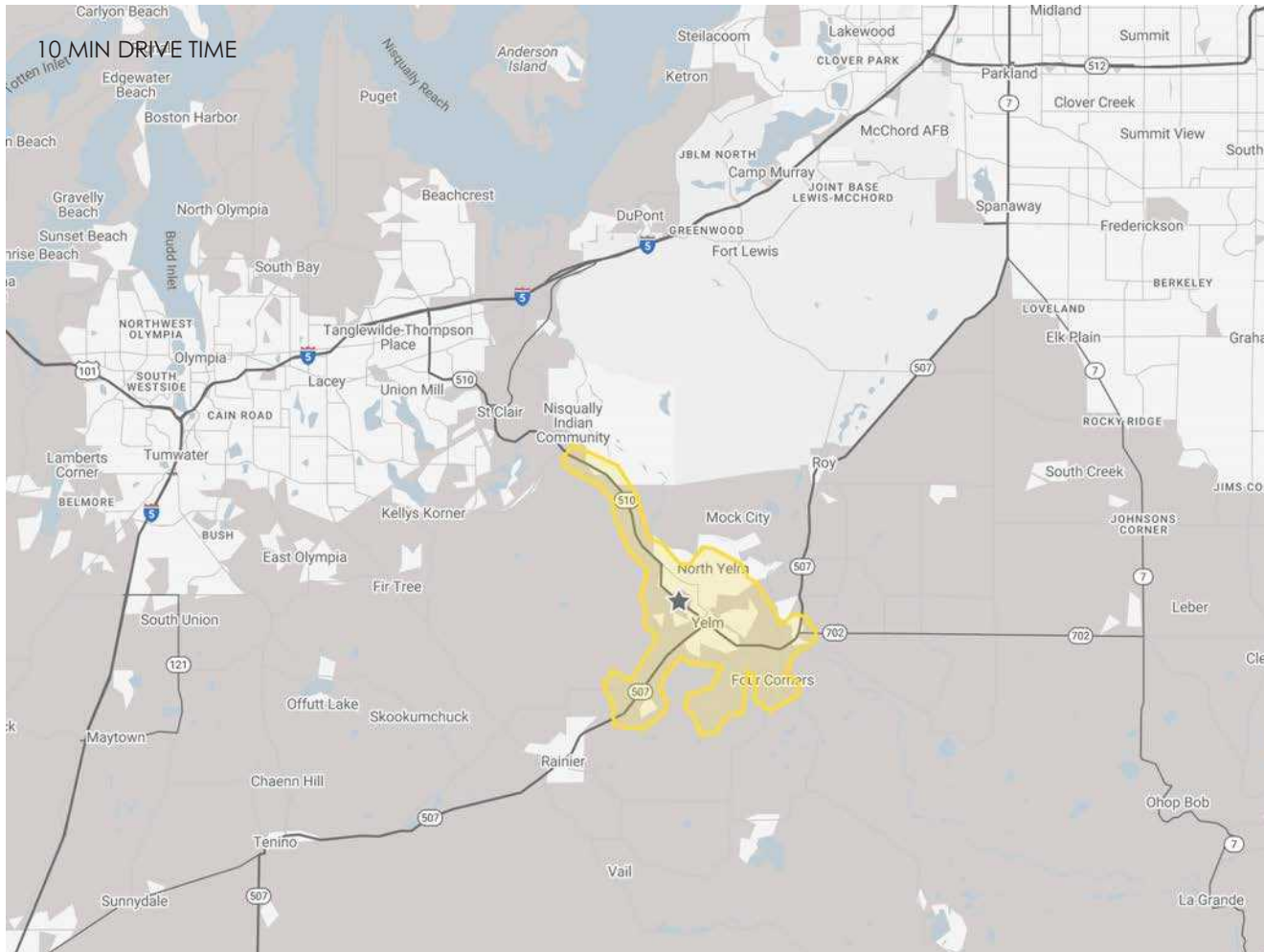


LOCATION AERIAL



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.



18,407

POPULATION
10 MIN DT



6,259

NO OF HOUSEHOLDS
10 MIN DT



\$117,096

AVERAGE HH INCOME
10 MIN DT



\$485,778

MEDIAN PROPERTY VALUE
10 MIN DT



35.2

YEARS OLD
MEDIAN AGE



\$342.15M

TOTAL NON-RETAIL
EXPENDITURE



8,779

DAYTIME ADJ. POPULATION
10 MIN DT



18,079

SR 510
ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.


KIRKLAND | TACOMA | PORTLAND | SEATTLE

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