

# FOR LEASE

5110-40 Yelm Highway SE  
Lacey, WA 98503



Owned & Operated by:

**Perform Properties**

Represented by:



## SUMMERWALK VILLAGE

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First Western Properties—Tacoma Inc. | 253.472.0404  
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**SUMMERWALK VILLAGE** is situated on a major east-west thoroughfare with steady daily traffic, this site benefits from excellent visibility and convenient access. Surrounded by established residential neighborhoods, schools, and retail centers, it offers a strong customer base and potential for repeat business. Its proximity to major roads and regional hubs makes it a strategic spot for both local and regional operations.

**AVAILABLE**

» **SUITES:**

- A: 1,811 SF\*
- C: 1,124 SF\*
- E: 1,910 SF
- G: 1,155 SF
- PAD: 6,000 SF

\*PENDING

**NEW DEVELOPMENT PAD**

- **Anchored** by Walmart Neighborhood Market, attracting a steady stream of shoppers to the center.
- **Located** along Yelm Highway SE, a major arterial road in Lacey, ensuring high visibility and accessibility.
- **New** developments and an increasing population has contributed to the growth in the city of Lacey.



Population



Average HH Income



Daytime Population

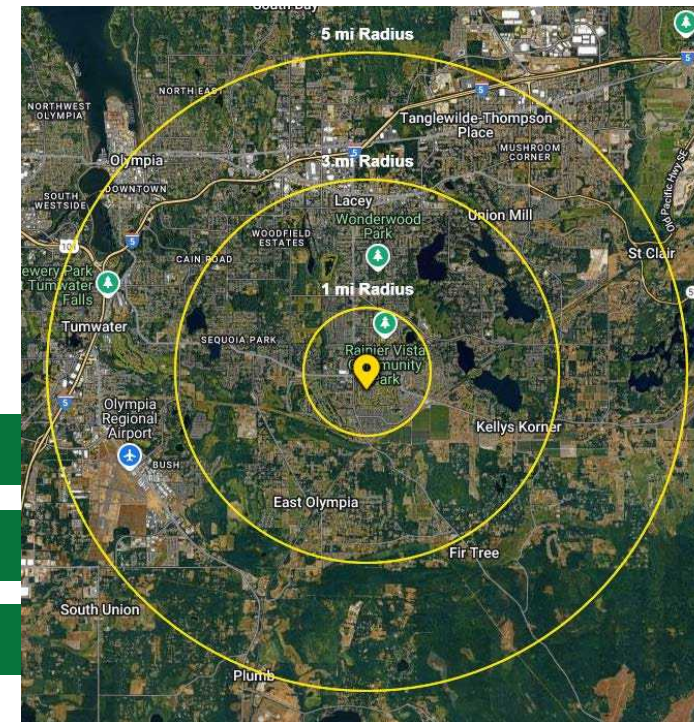
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	15,980	\$112,757	6,614
Mile 3	65,918	\$125,562	30,349
Mile 5	137,385	\$119,951	101,234

**TENANTS**



**NEARBY TENANTS**





PHOTOS



NEW DEVELOPMENT PAD



NEW DEVELOPMENT PAD

LOCATION DETAILS



16,845 CPD  
Yelm HWY SE

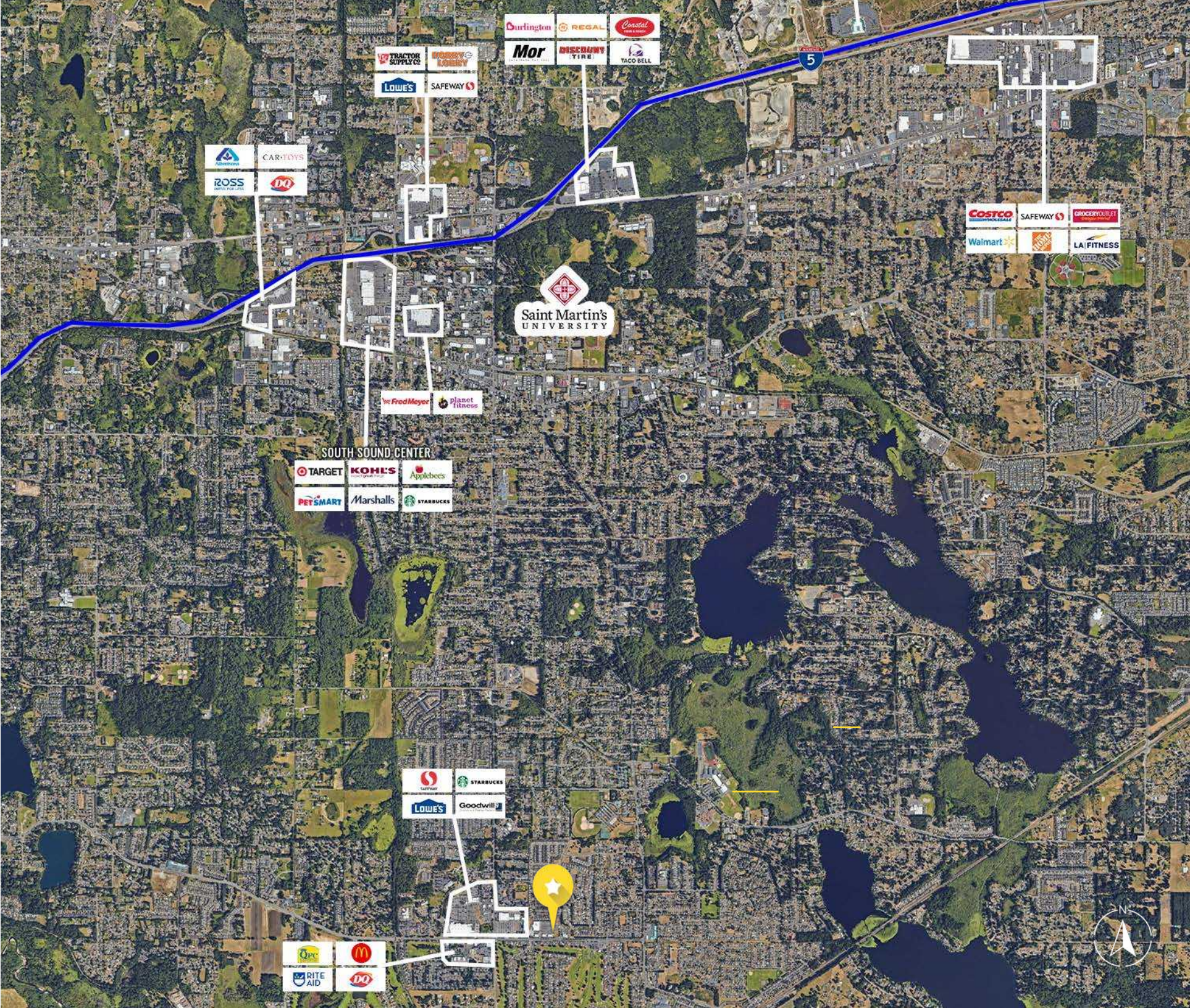


Located close to  
national tenants



Located on a major  
arterial road in Lacey

# LOCATION DETAILS






Saint Martin's  
UNIVERSITY

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**SOUTH SOUND CENTER**








Suite	SF	
A	1,811	<i>Pending</i>
C	1,124	<i>Pending</i>
E	1,910	Available
G	1,155	Available
PAD	6,000	



# SITE PLAN



PARKSIDE DRIVE SE

YELM HIGHWAY SE




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TACOMA | KIRKLAND | PORTLAND | SEATTLE


# RELATIONSHIP FOCUSED. RESULTS DRIVEN.


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