FOR LEASE

5110-40 Yelm Highway SE
Lacey, WA 98503

Owned & Operated by:

Perform Properties

Represented by:

FIRST WESTERN PROPERTIES

SUMMERWALK VILLAGE

Justin Holmes | Josh Parnell | Michael Olson

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

SUMMARY

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

NEW DEVELOPMENT PAD

» SUITES:

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

*PENDING

- **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.

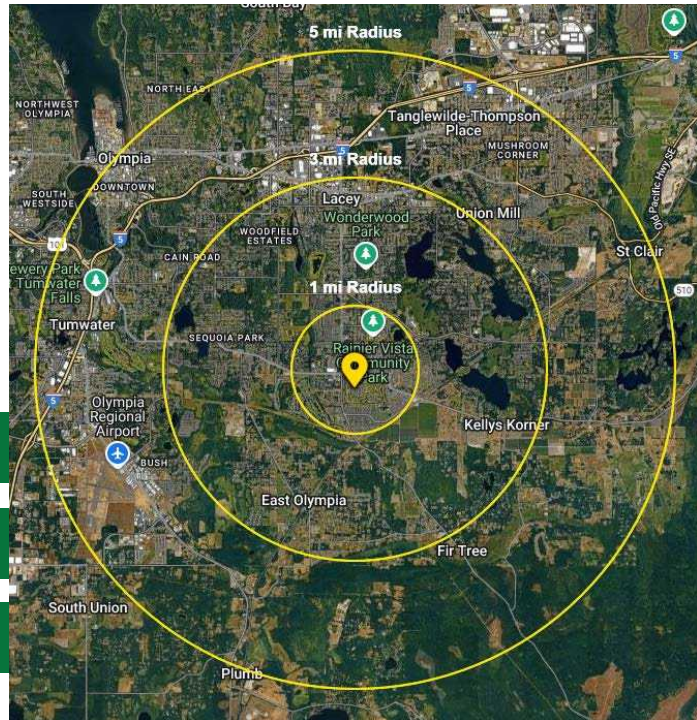
Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	15,980	$112,757	6,614
Mile 3	65,918	$125,562	30,349
Mile 5	137,385	$119,951	101,234

TENANTS

Walmart
Jersey Mike's Subs
Chipotle Mexican Grill
MOD
T-Mobile
Great Clips – It's Gonna Be Great
indigo Urgent Care

NEARBY TENANTS

Safeway
QFC Quality Food Centers
Lowe's
Mud Bay
AutoZone



FIRST WESTERN PROPERTIES

PHOTOS

NEW DEVELOPMENT PAD

NEW DEVELOPMENT PAD

FIRST WESTERN PROPERTIES

LOCATION DETAILS

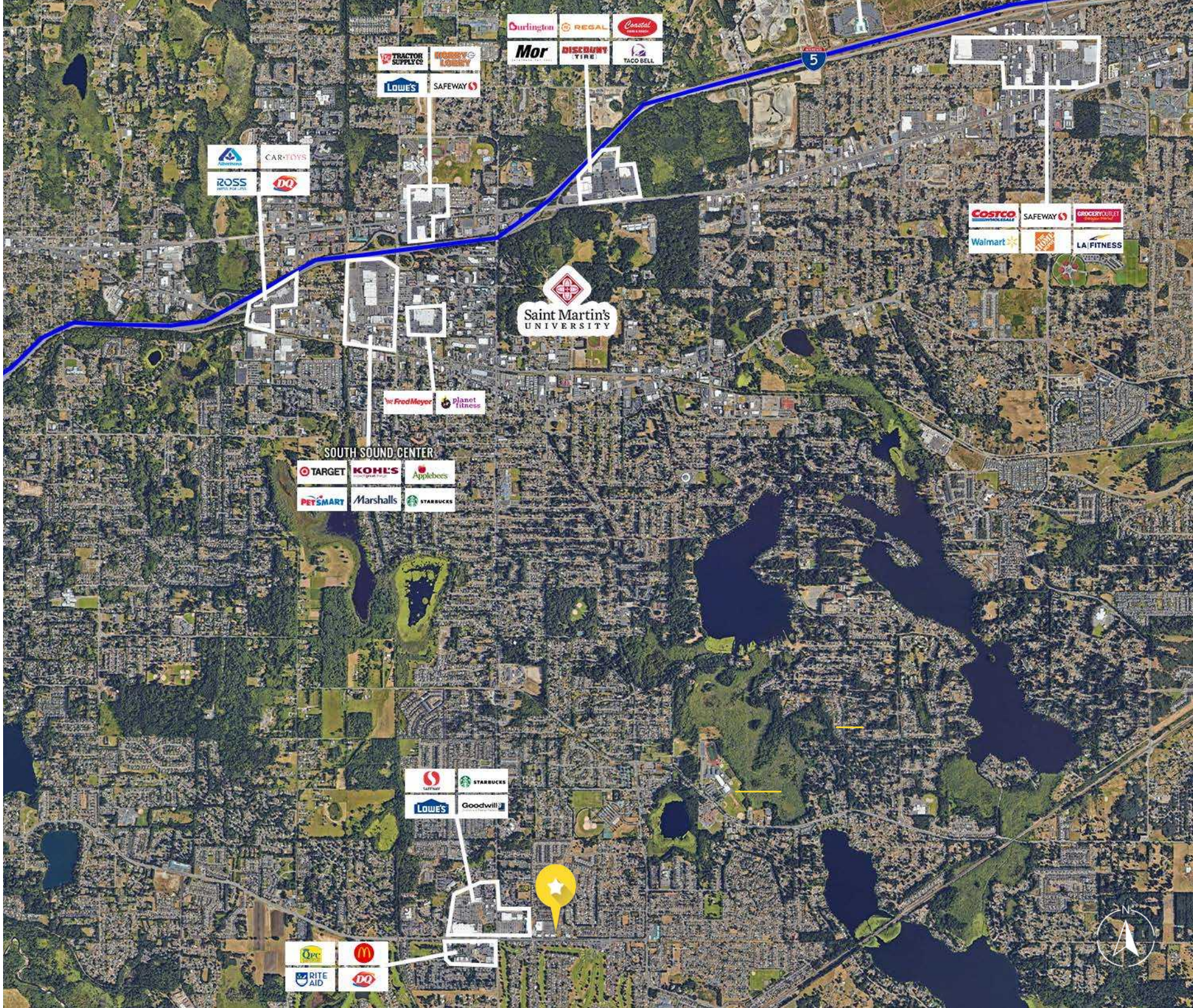
16,845 CPD
Yelm HWY SE

Located close to national tenants

Located on a major arterial road in Lacey

FIRST WESTERN PROPERTIES

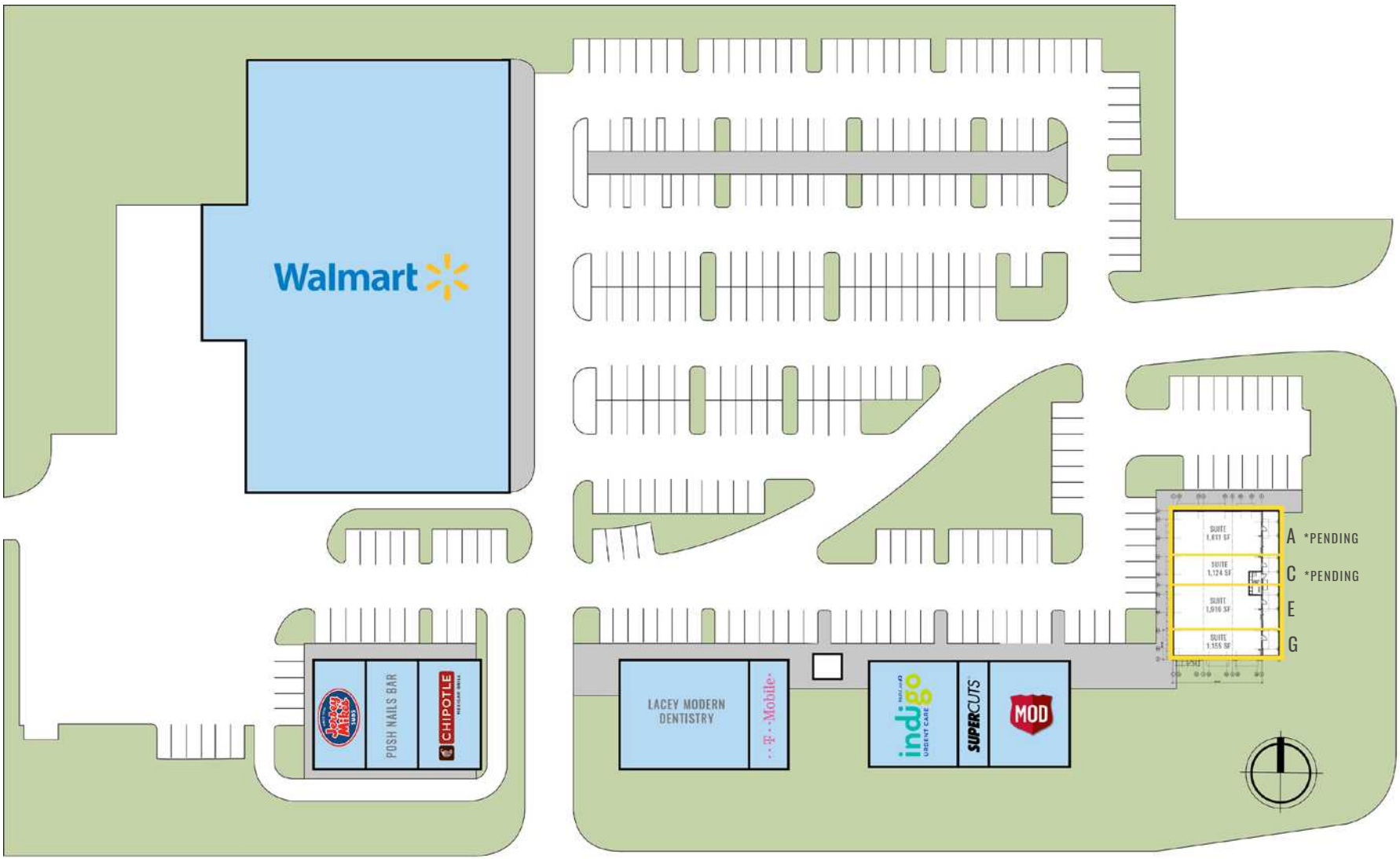
LOCATION DETAILS



FIRST WESTERN PROPERTIES

SITE PLAN

Suite	SF	
A	1,811	*Pending*
C	1,124	*Pending*
E	1,910	Available
G	1,155	Available
PAD	6,000	



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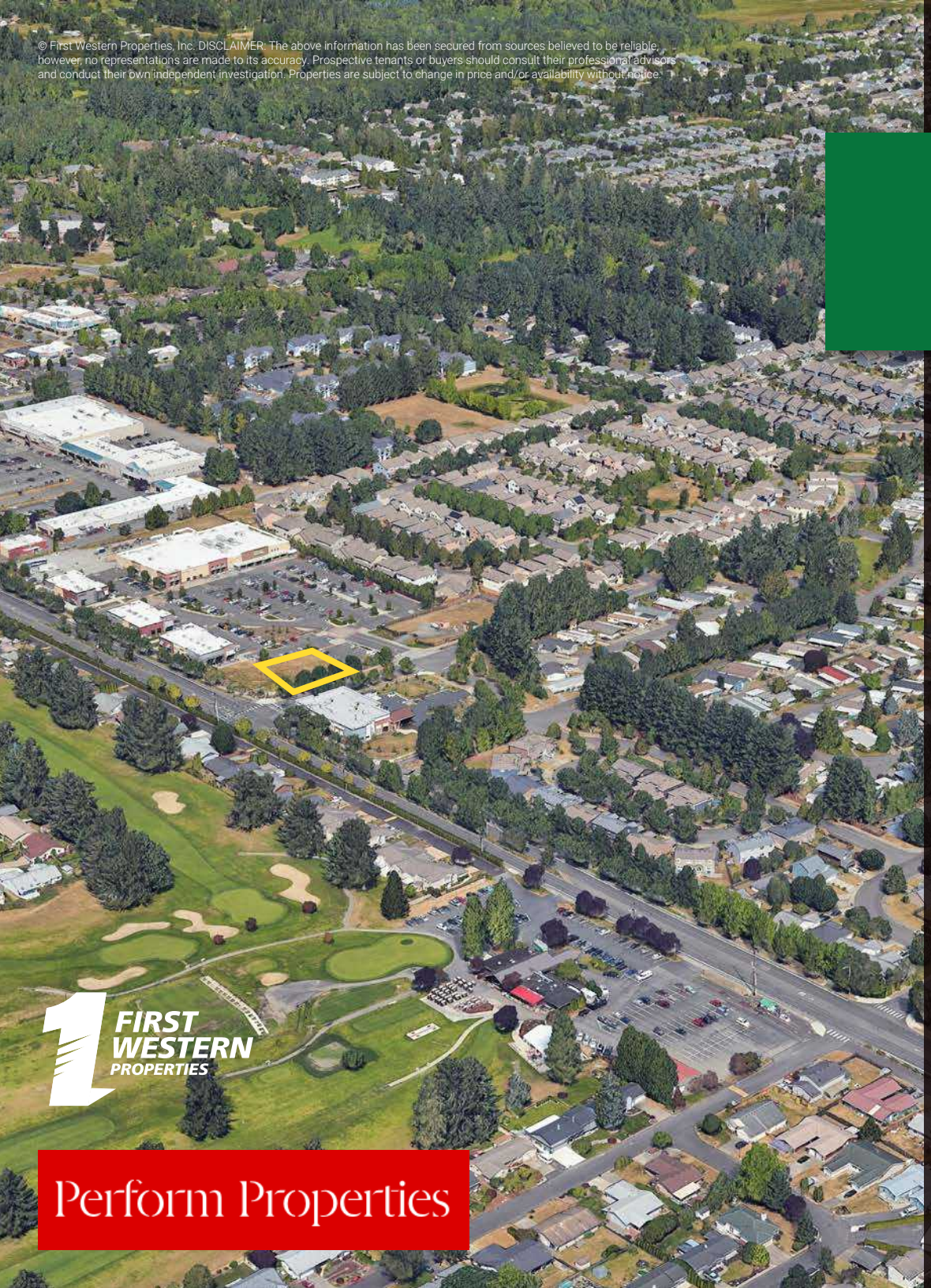

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TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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