

FOR LEASE

5110-40 Yelm Highway SE
Lacey, WA 98503



Owned & Operated by:

Perform Properties

Represented by:



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

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



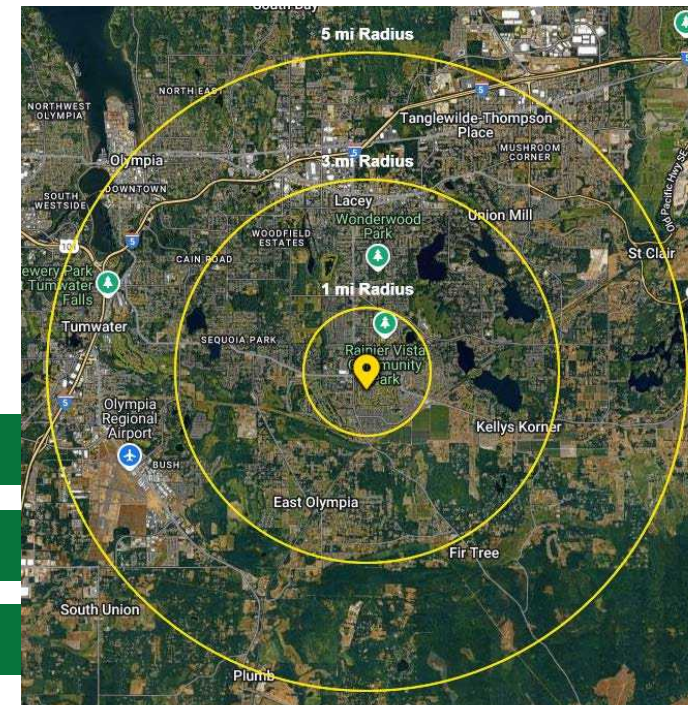
Daytime Population

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

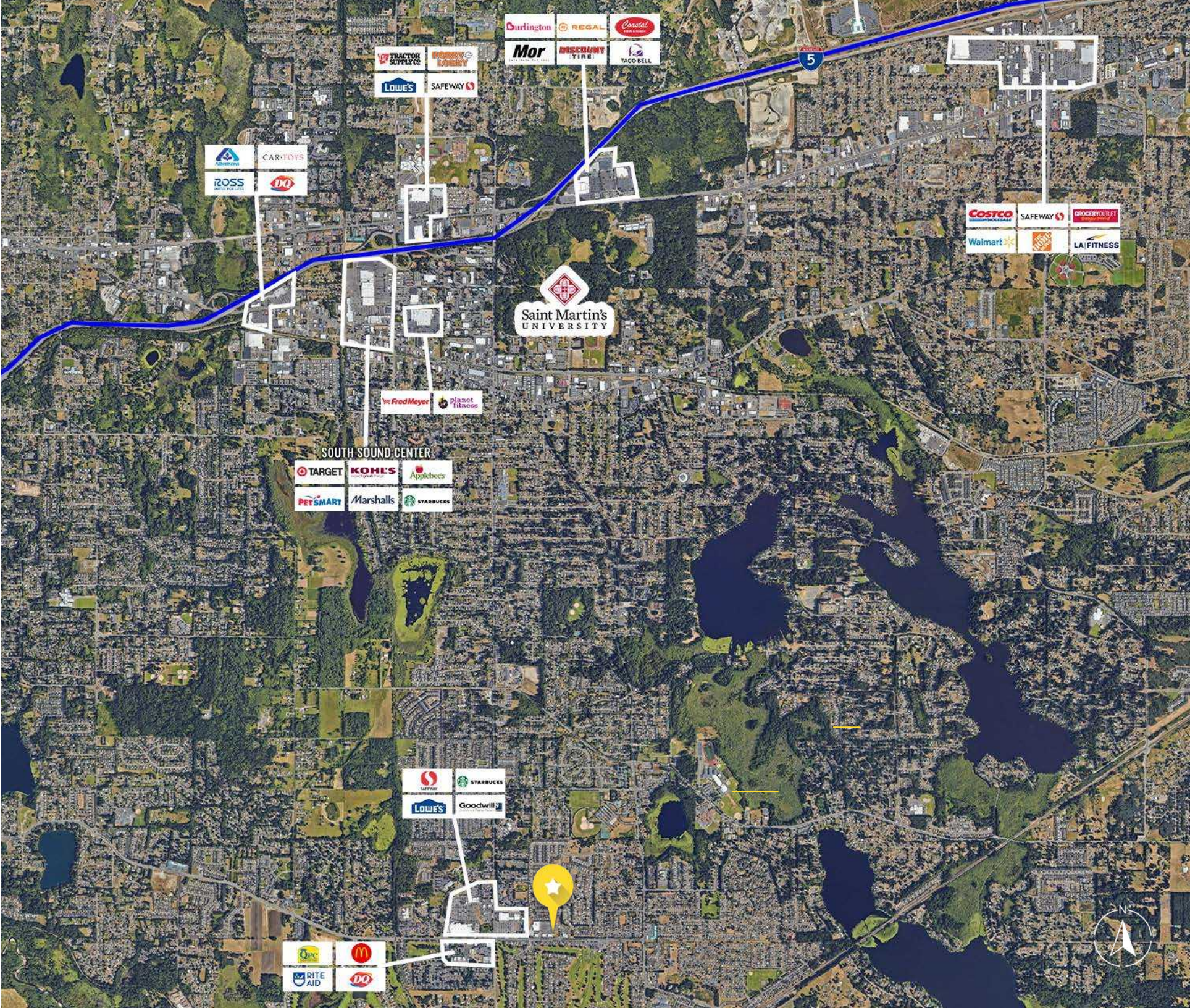


Located close to
national tenants



Located on a major
arterial road in Lacey

LOCATION DETAILS



Saint Martin's
UNIVERSITY

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SOUTH SOUND CENTER



SITE PLAN

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	



PARKSIDE DRIVE SE

YELM HIGHWAY SE


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TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED. RESULTS DRIVEN.


JUSTIN HOLMES

 253.447.2282


 justin@firstwesternproperties.com

JOSH PARNELL

 253.230.8715

 josh@firstwesternproperties.com

MICHAEL OLSON

 253.533.1386

 molson@firstwesternproperties.com



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