

# FOR LEASE

6528 Capitol Blvd SE  
Tumwater, WA 98501

RETAIL VISIBILITY +  
WAREHOUSE FUNCTIONALITY



PETER G SCHMIDT  
ELEMENTARY SCHOOL

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



## CAPITOL BLVD RETAIL/WAREHOUSE/FLEX CENTER

Michael Olson & Jameson Sullivan



**CAPITOL BLVD RETAIL/FLEX 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.

## NEARBY TENANTS



## SUMMARY

### AVAILABLE

**SUITE A: 3,026 SF \$17.00 PSF + \$5.22 NNN**

**SUITE D: 2,132 SF \$17.00 PSF + \$5.22 NNN**

- Grade Level Garage door in rear of space.
- New Monument Signage
- 2 Endcap Units Flex/Retail Spaces.
- 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.

## POTENTIAL CONTRACTORS

- HVAC Contractors
- Plumbing Contractors
- Electrical Contractors
- Flooring Showrooms
- Cabinets & Countertop dealers
- Garage Door Companies
- Restoration Contractors
- Landscape & Irrigation
- Fire Protection
- E-Commerce
- Distribution



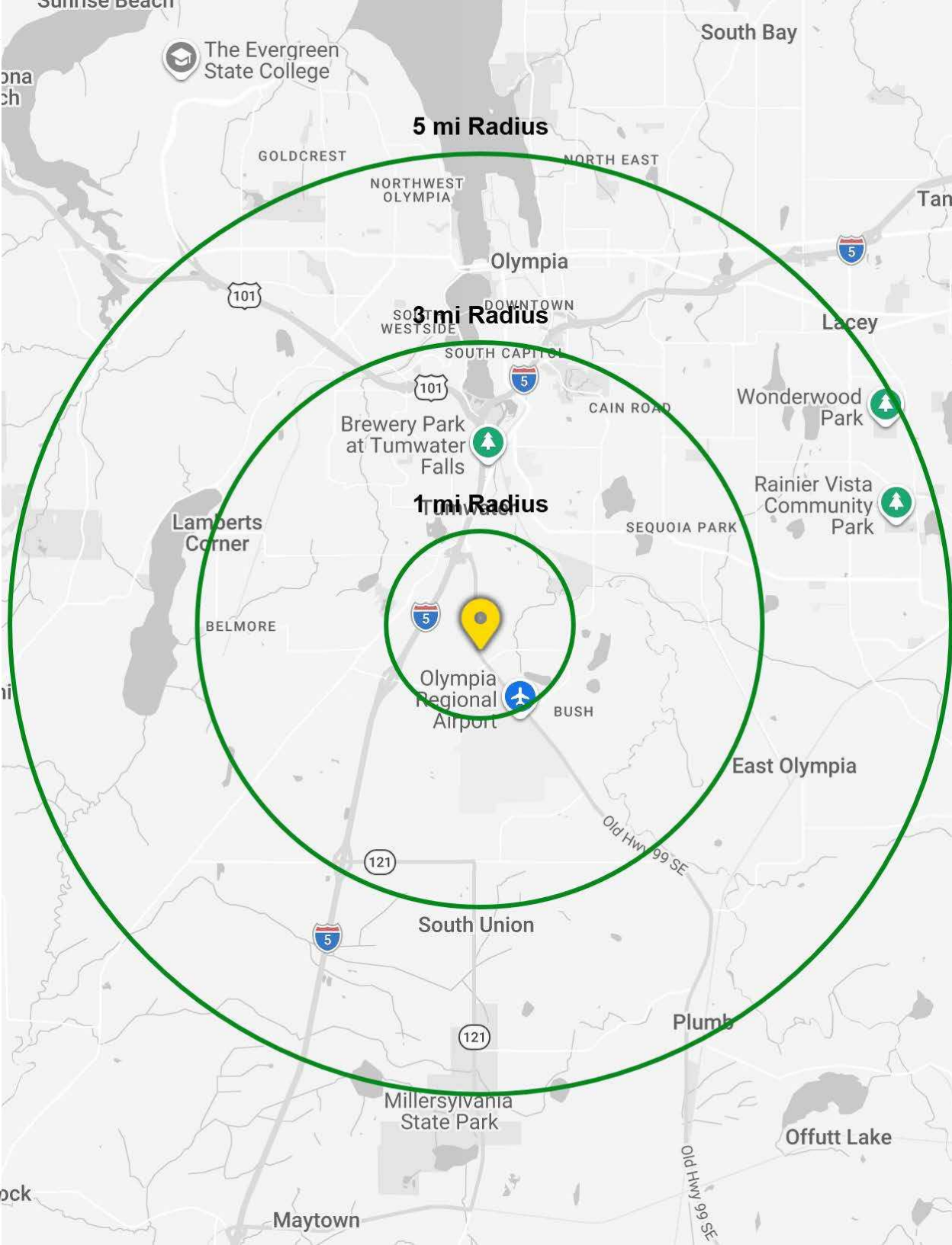


PHOTOS



# DEMOGRAPHICS

# DEMOGRAPHICS



## POPULATION

Mile 1	Mile 3	Mile 5
5,971	45,043	120,775

## AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$94,207	\$129,125	\$117,736

## DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
10,720	33,488	99,463

# LOCATION DETAILS



13,843 CPD  
Capitol Blvd SE



86,791 CPD  
Interstate 5

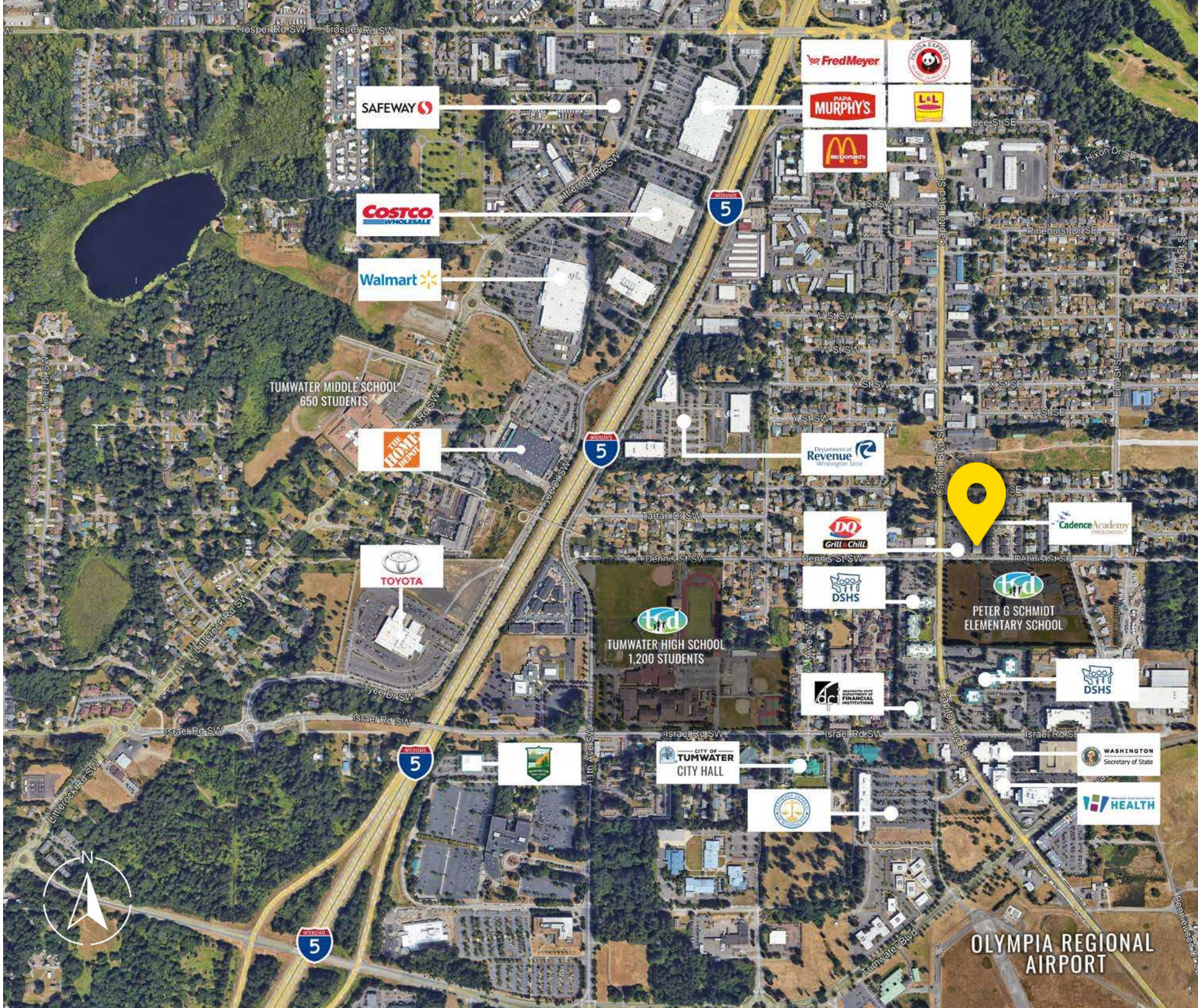


Moments away from  
major tenants



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. BEAN

Department of Revenue  
Washington State

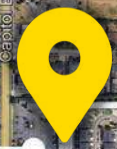
DQ  
Grill & Chill

7-Eleven  
DSHS

6th  
WASHINGTON STATE  
FINANCIAL INSTITUTIONS

CITY OF TUMWATER  
CITY HALL

WASHINGTON STATE  
JUDICIAL CENTER



Cadence Academy  
RESOURCES

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



TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.


**MICHAEL OLSON**

 253.533.1386

 molson@firstwesternproperties.com

**JAMESON SULLIVAN**

 253.471.5508

 jsullivan@firstwesternproperties.com



© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.