

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



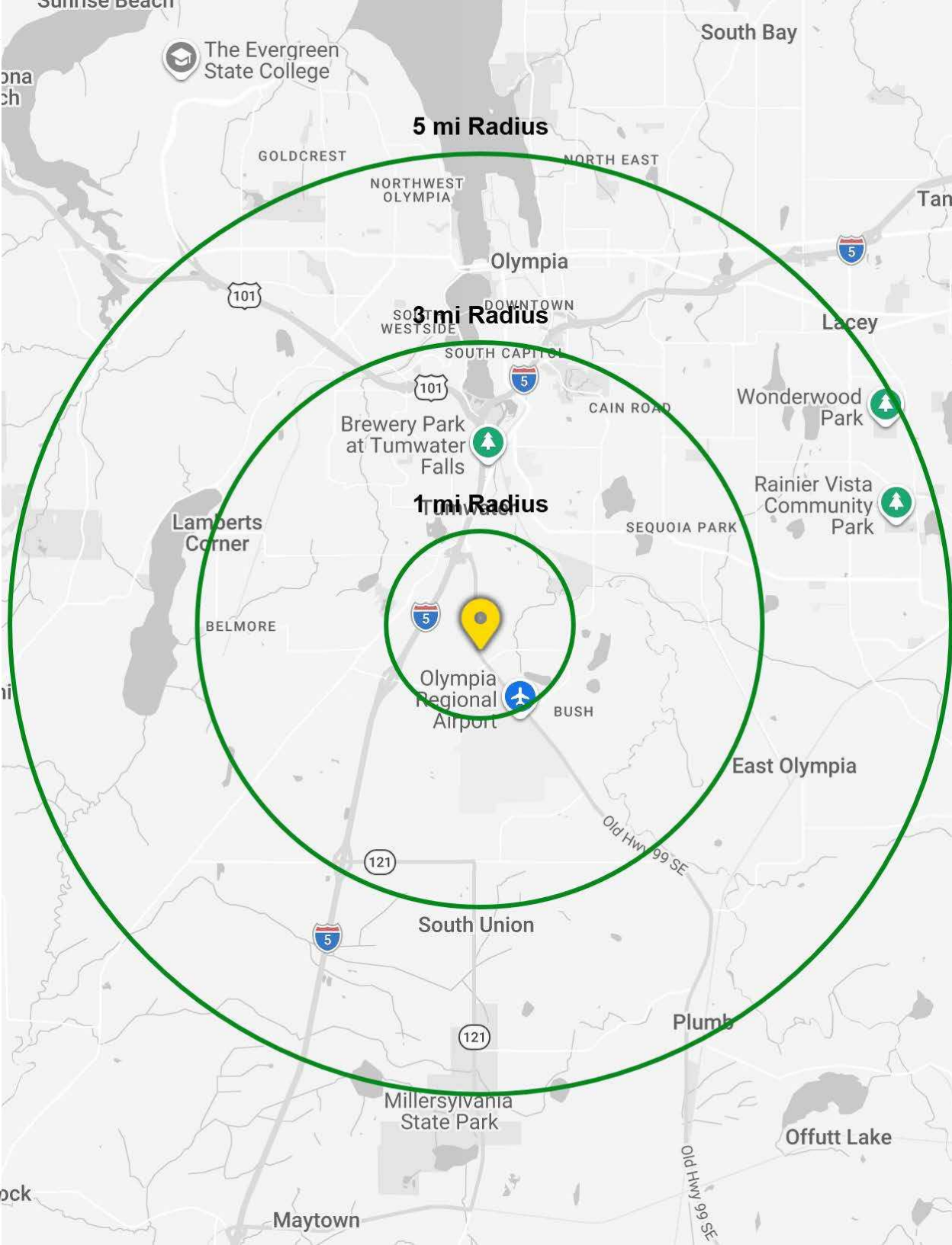


PHOTOS



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

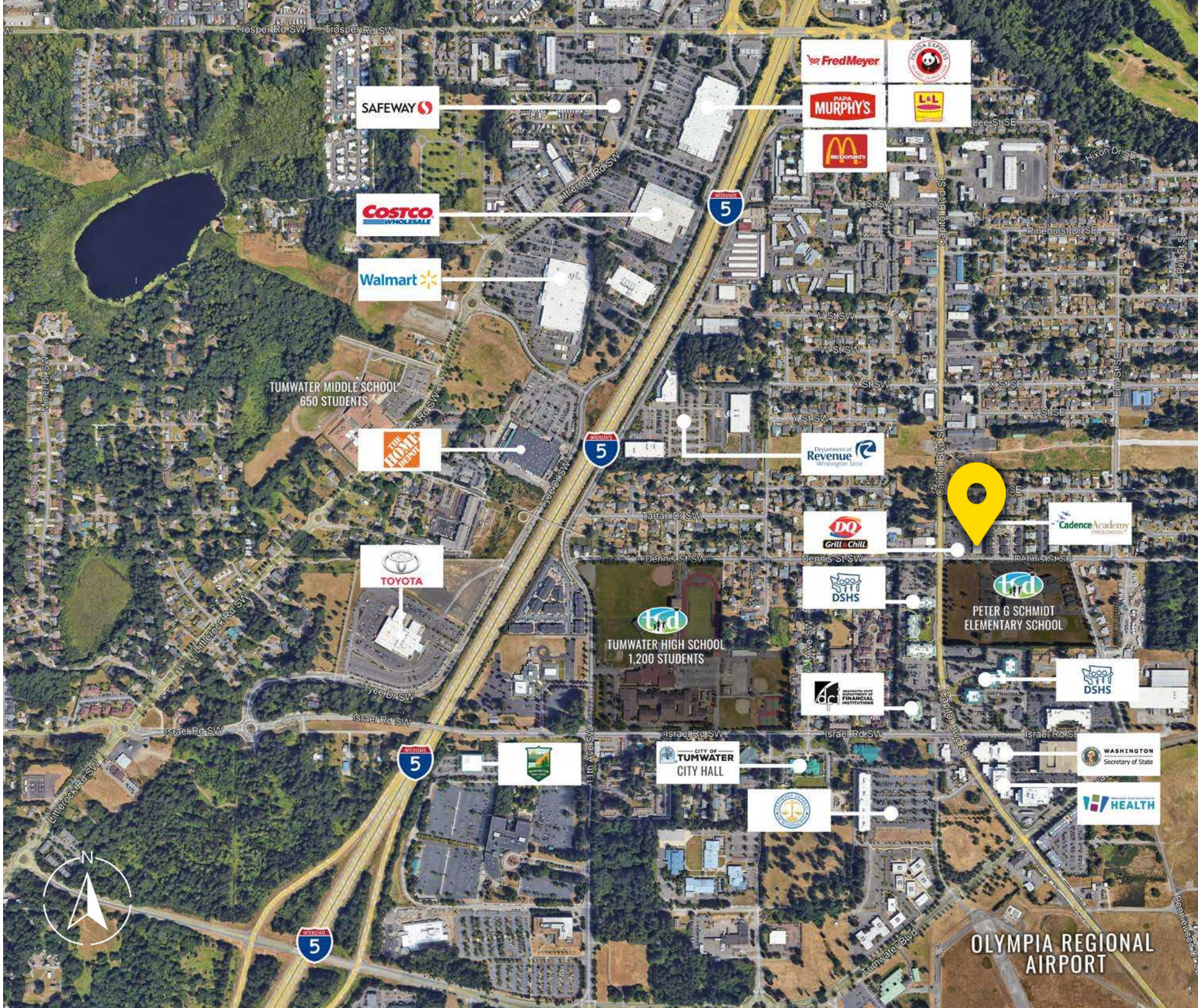


Moments away from
major tenants



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

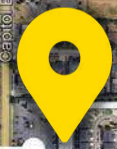
McDonald's

PANDA EXPRESS

L.L. Bean

TUMWATER HIGH SCHOOL
1,200 STUDENTS

PETER G SCHMIDT
ELEMENTARY SCHOOL



DQ
Grill & Chill

7-Eleven
DSHS

6th
WASHINGTON
FINANCIAL INSTITUTIONS

CITY OF
TUMWATER
CITY HALL

WASHINGTON
Secretary of State

HEALTH

Cadence Academy
RESOURCES

DSHS

WASHINGTON
Secretary of State

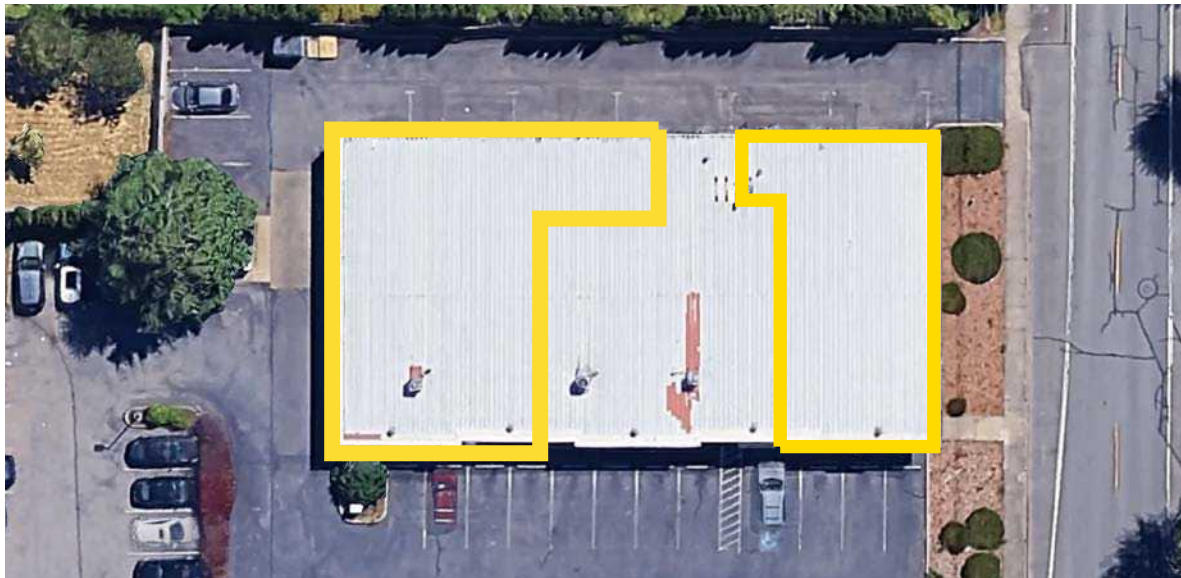
HEALTH

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.


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