

FOR LEASE

5110-40 Yelm Highway SE
Lacey, WA 98503

B|E|C|U
COMING SOON



Owned & Operated by:

Perform Properties

Represented by:



SUMMERWALK VILLAGE

Michael Olson | Justin Holmes | Josh Parnell

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

- » SUITE:
 - 5122-A: 1,830 SF
- » PADS:
 - 5134-E: 1,827 SF
 - 5134-G: 1,259 SF
Can be combined.

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.

SUMMARY



Regis - 2025

Population



Average HH Income



Daytime Population

	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

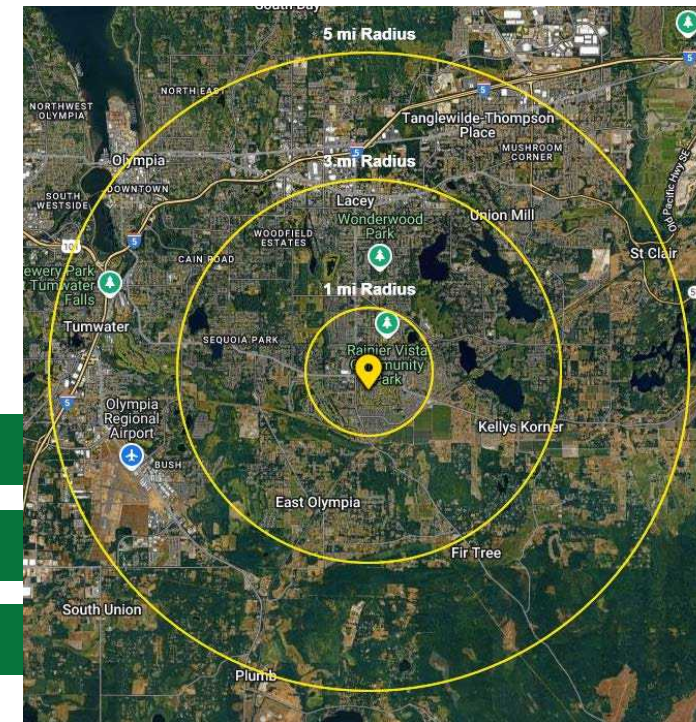
TENANTS



COMING SOON!



NEARBY TENANTS



SUITE 5122A: 1,830 SF



PHOTOS

LOCATION DETAILS



16,845 CPD
Yelm HWY SE

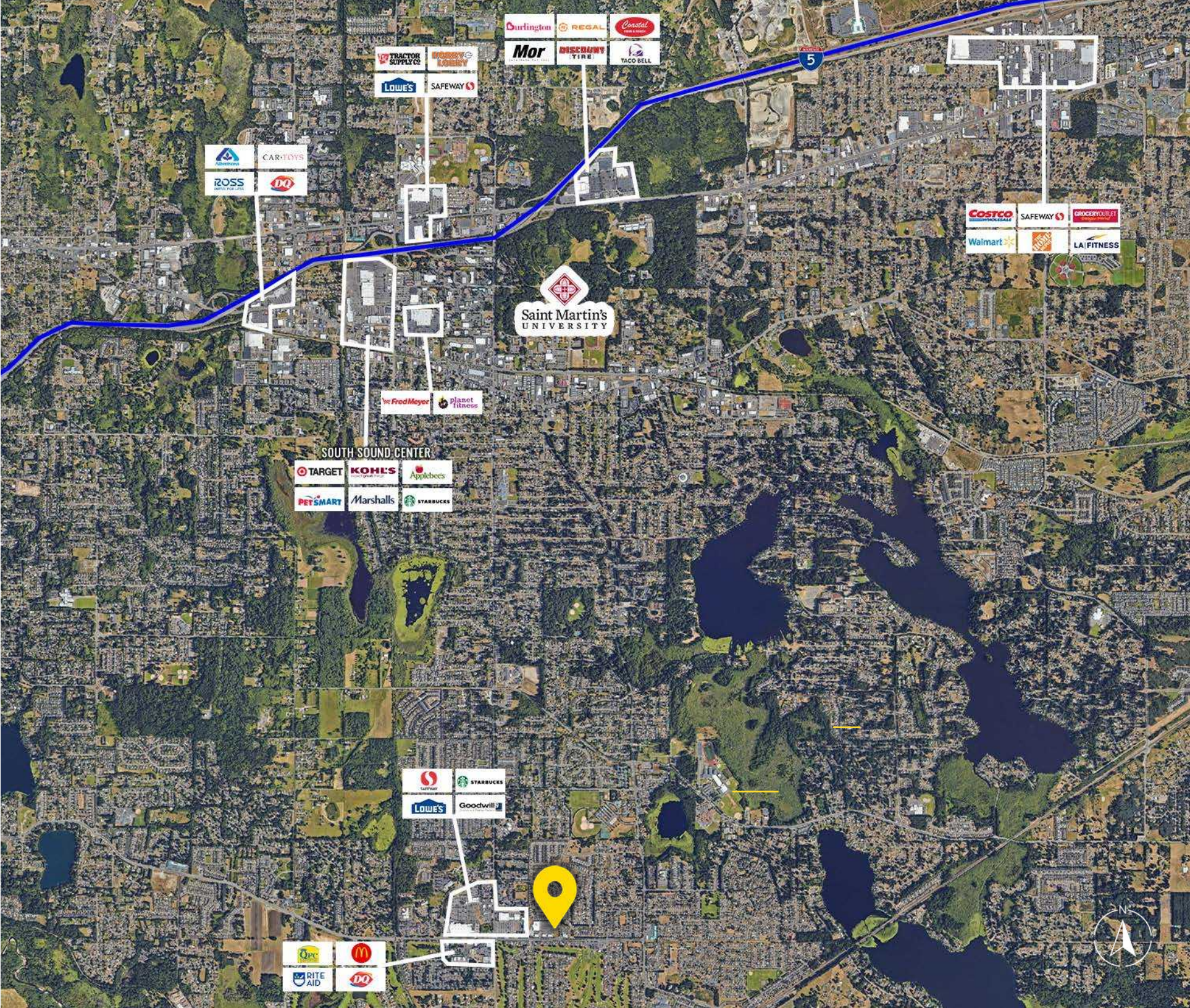


Located close to
national tenants



Located on a major
arterial road in Lacey

LOCATION DETAILS



QFC
RITE AID
McDonald's
DQ

Starbucks
Lowe's
Goodwill

SOUTH SOUND CENTER
TARGET
Kohl's
Applebees
PET SMART
Marshalls
Starbucks

Fred Meyer
Planet Fitness

Saint Martin's UNIVERSITY

Costco
Walmart
SAFEWAY
GROCERY OUTLET
LA FITNESS

TRACTOR SUPPLIES
LOWE'S
MORRY LOBBY
SAFEWAY
Durlington
REGAL
Mor
DISCOUNT TIRE
TACO BELL
Cosatal
TACO BELL

ROSS
CAR-TOYS
DQ



SITE PLAN

Suite	SF	
A	2,935	BECU - <i>Coming Soon!</i>
E	1,827	AVAILABLE
G	1,259	AVAILABLE
5122A	1,830	AVAILABLE



PARKSIDE DRIVE SE

YELM HIGHWAY SE




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TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED. RESULTS DRIVEN.


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