

FOR SALE

1301 & 1405 Yelm Avenue East (SR 510)
Yelm, WA 98597



YELM RETAIL PADS

Jeremiah Durr

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

YELM RETAIL PADS are located near a high performing Safeway with over 750 feet of frontage on Yelm Hwy.

FOR SALE - 1301 & 1405 YELM AVENUE EAST

LOTS 1 & 2 4.74 ACRES \$4,500,000

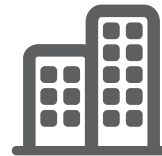
- Highly visible pads located on the dominant intersection of Yelm Highway & Bald Hill Road
- Site has existing water, sewer and power connections from previous uses.
- Zoned: C1 (commercial)
- Wide variety of uses allowed
- Gopher study completed September 2019 (No gophers, ready to develop)
- Thurston Parcels: 22730140300
22730140400



Population



Average HH Income

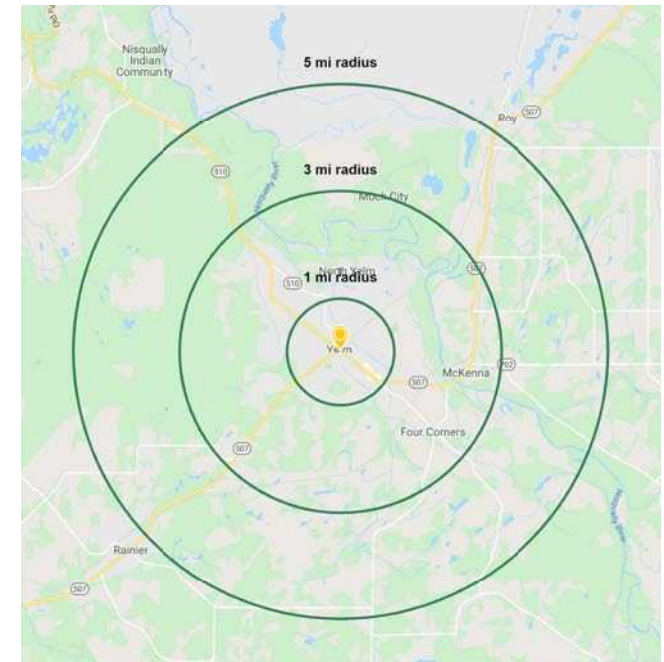


Daytime Population

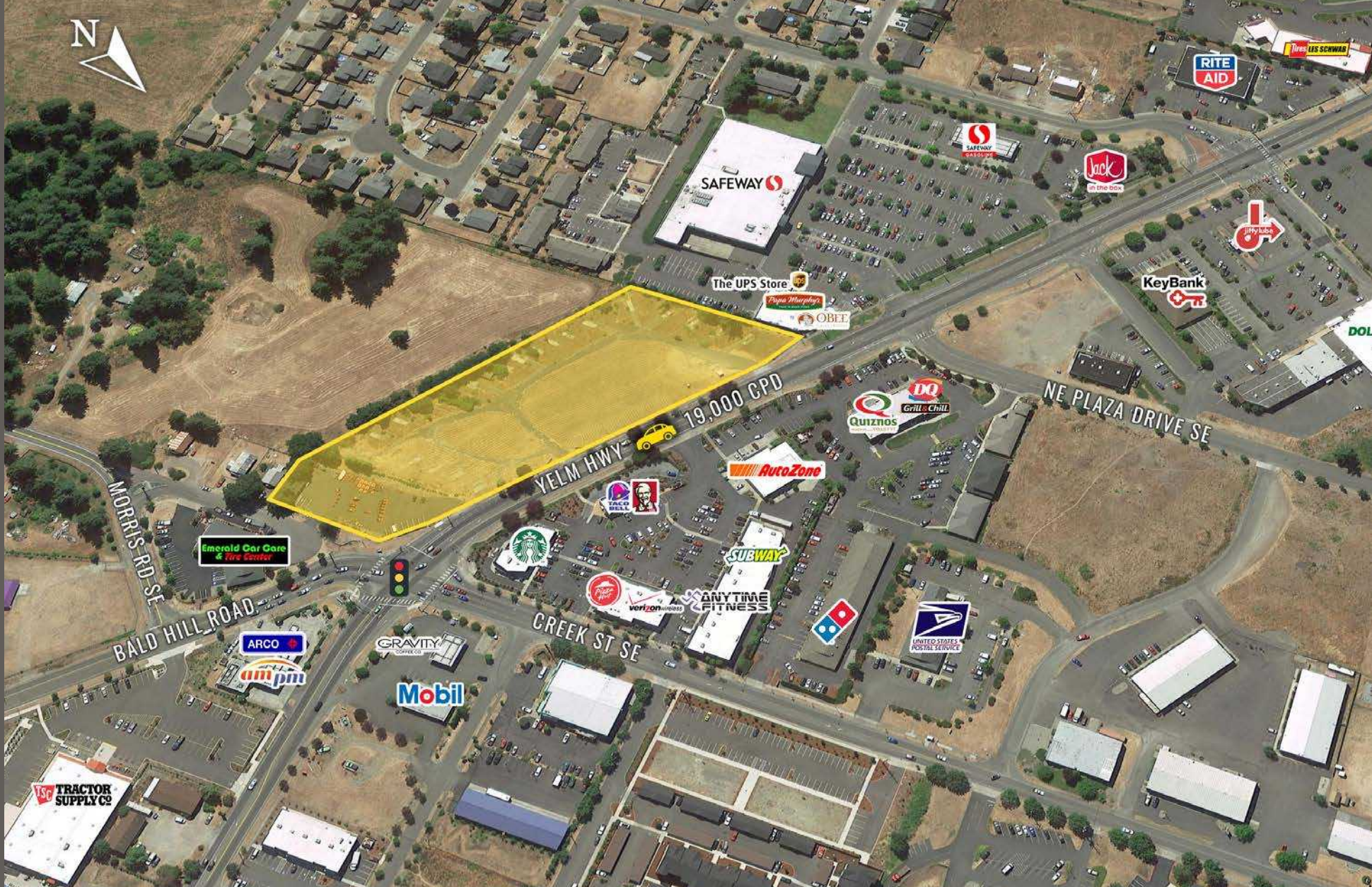
Regis - 2023

	Population	Average HH Income	Daytime Population
Mile 1	4,249	\$118,316	2,581
Mile 3	19,447	\$112,368	8,809
Mile 5	25,816	\$116,522	12,016

NEARBY TENANTS



LOCATION DETAILS

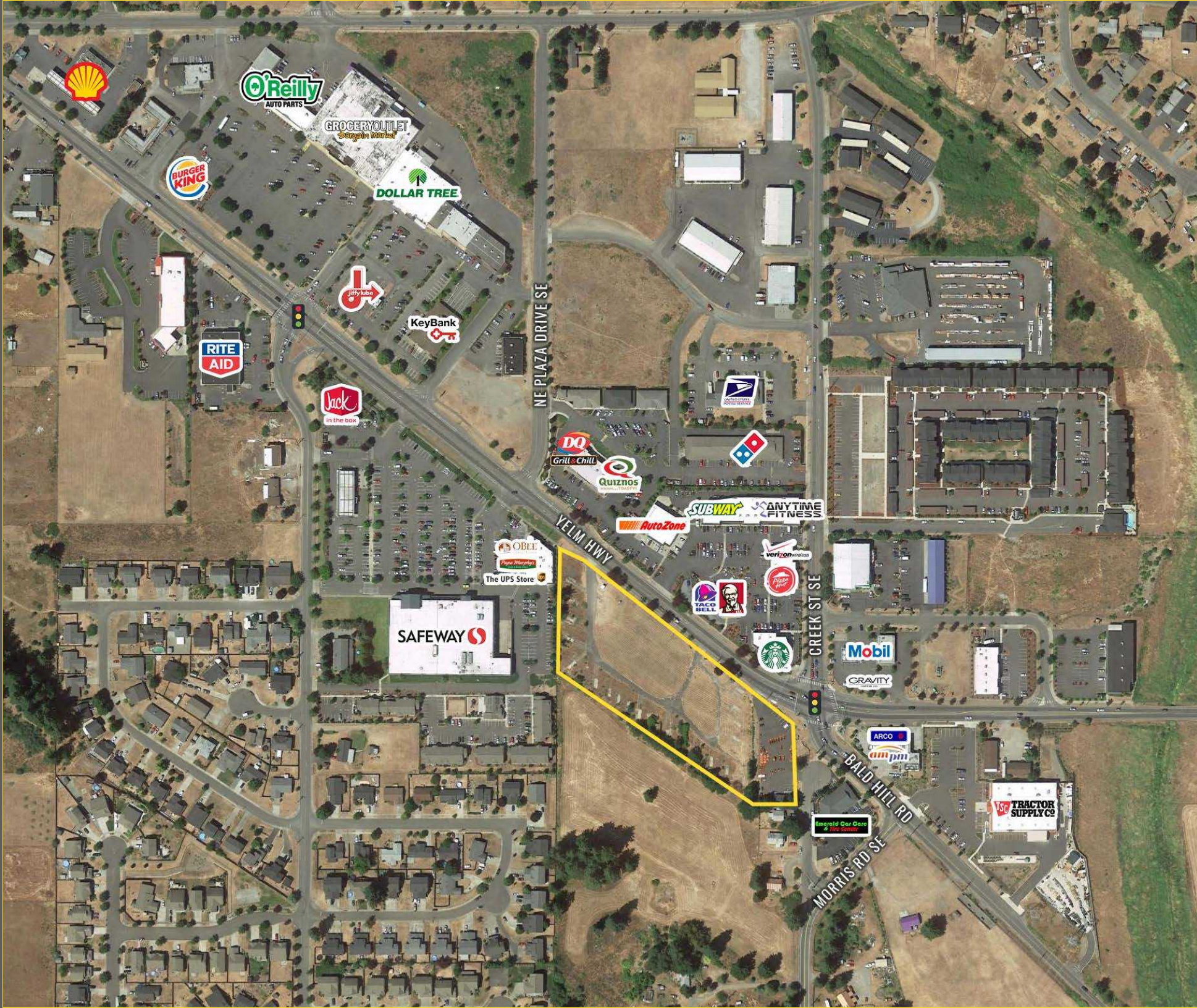


Located in Yelm's
"5 Corners" intersection



19,000 CPD
Yelm Hwy

LOCATION AERIAL



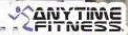
GROCERY OUTLET
Bargain Market



NE PLAZA DRIVE SE



YELM HWY



The UPS Store



CREEK ST SE



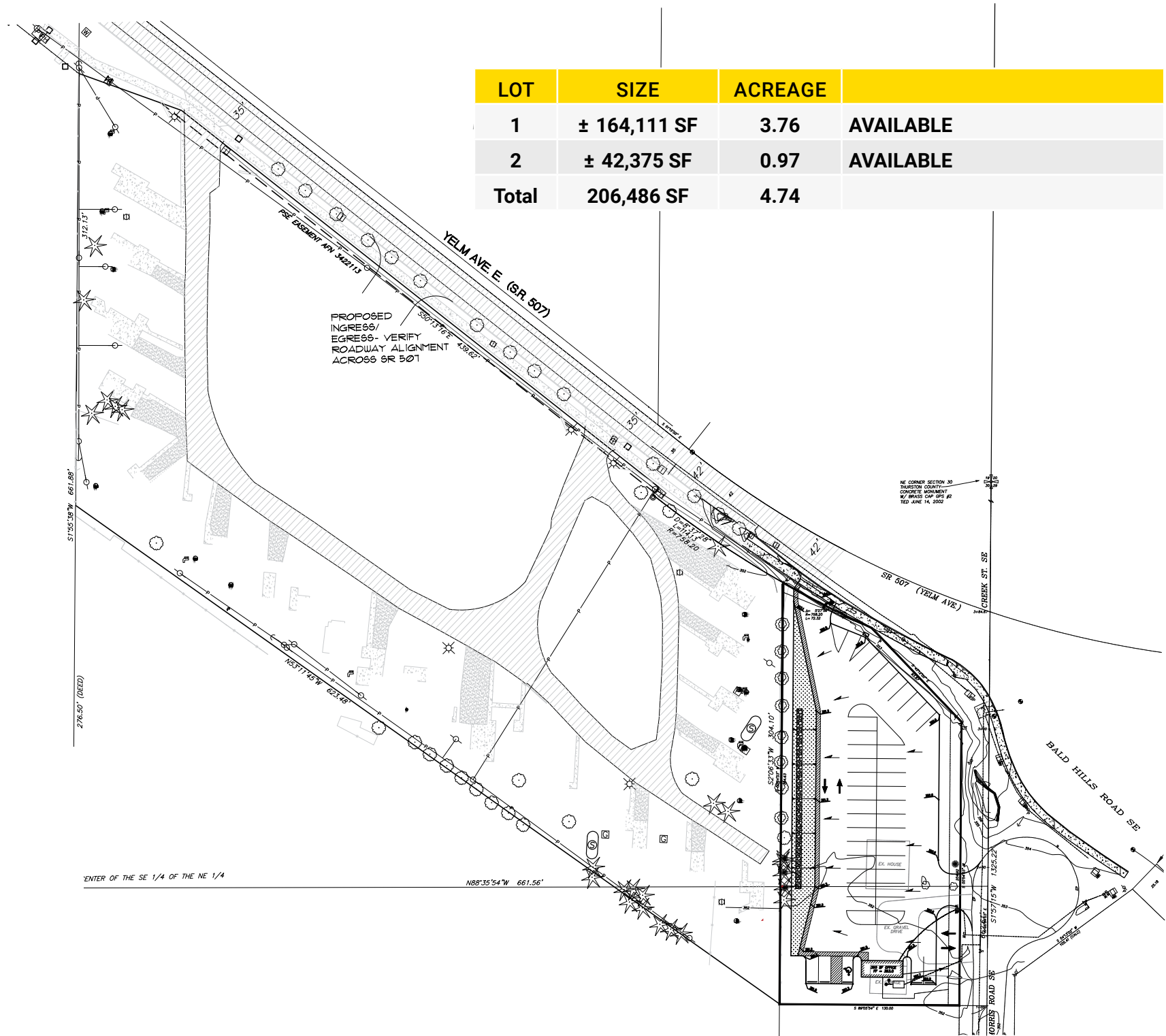
BALD HILL RD

MORRIS RD SE



SURVEY & AVAILABILITY

LOT	SIZE	ACREAGE	
1	± 164,111 SF	3.76	AVAILABLE
2	± 42,375 SF	0.97	AVAILABLE
Total	206,486 SF	4.74	



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JEREMIAH DURR

253.471.5506

jdurr@firstwesternproperties.com



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