

# FOR SALE

6029 Capitol Blvd SE  
Tumwater, WA 98501



87,736 CPD



CAPITOL BLVD SE - 16,424 CPD



## RETAIL/QSR PAD OPPORTUNITY

Michael Olson

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

**6029 CAPITOL BLVD SE** is located on So. Capitol Way (Hwy 99), this 0.46-acre parcel with a 1,274 SF existing home offers outstanding visibility, accessibility, and flexibility in one of Tumwater’s most active commercial corridors. Zoned CBC (Community Business Center), the property allows for a wide range of commercial, residential, and mixed-use opportunities—ideal for investors, owner-users, and developers.

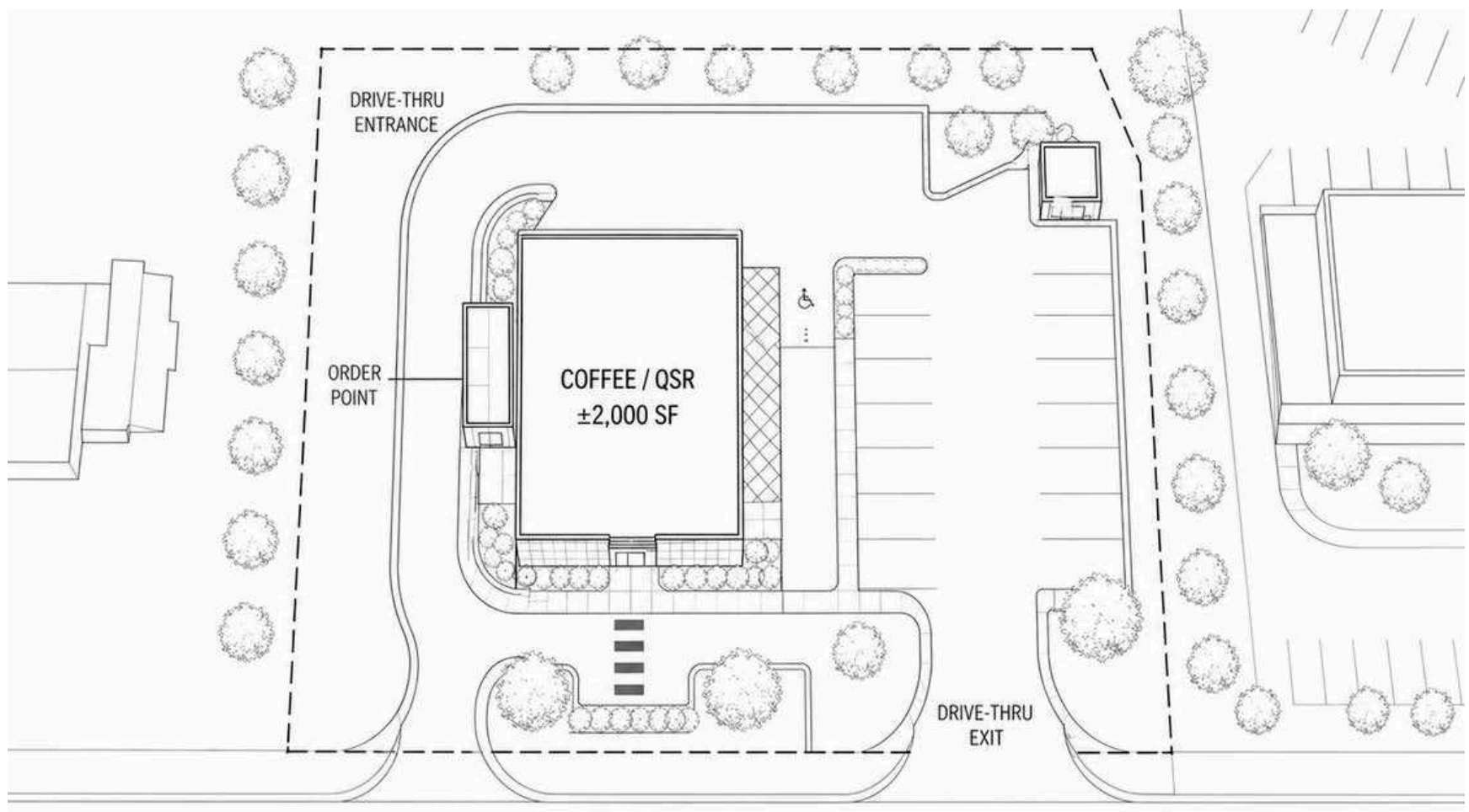
<b>PARCEL NO.:</b>	1270311180
<b>LOT SIZE:</b>	0.46 acre
<b>BUILDING SIZE:</b>	1,274 SF
<b>ZONING:</b>	<p><b>CBC – Community Business Center</b> Retail &amp; Commercial</p> <ul style="list-style-type: none"> <li>• Retail Stores &amp; Shops</li> <li>• Restaurants, Cafés, Coffee Shops, QSR</li> <li>• Grocery &amp; Convenience Stores</li> <li>• Personal &amp; Professional Services</li> <li>• Banks &amp; Financial Institutions</li> <li>• Fitness &amp; Health Facilities</li> <li>• Automotive Services</li> <li>• Hotels &amp; Lodging</li> <li>• Entertainment &amp; Recreation</li> </ul> <p>Office &amp; Professional</p> <ul style="list-style-type: none"> <li>• Business &amp; Professional Offices</li> <li>• Medical &amp; Dental Offices</li> <li>• Co-working Spaces</li> <li>• Government &amp; Public Services</li> </ul> <p>Residential &amp; Mixed-Use</p> <ul style="list-style-type: none"> <li>• Multi-Family Residential</li> <li>• Live/Work Units</li> <li>• Mixed-Use Developments</li> </ul> <p><i>(Refer to City of Tumwater Municipal Code for complete use list and development standards.)</i></p>
<b>ASKING PRICE:</b>	<b>\$519,000</b>

**NEARBY RETAIL**

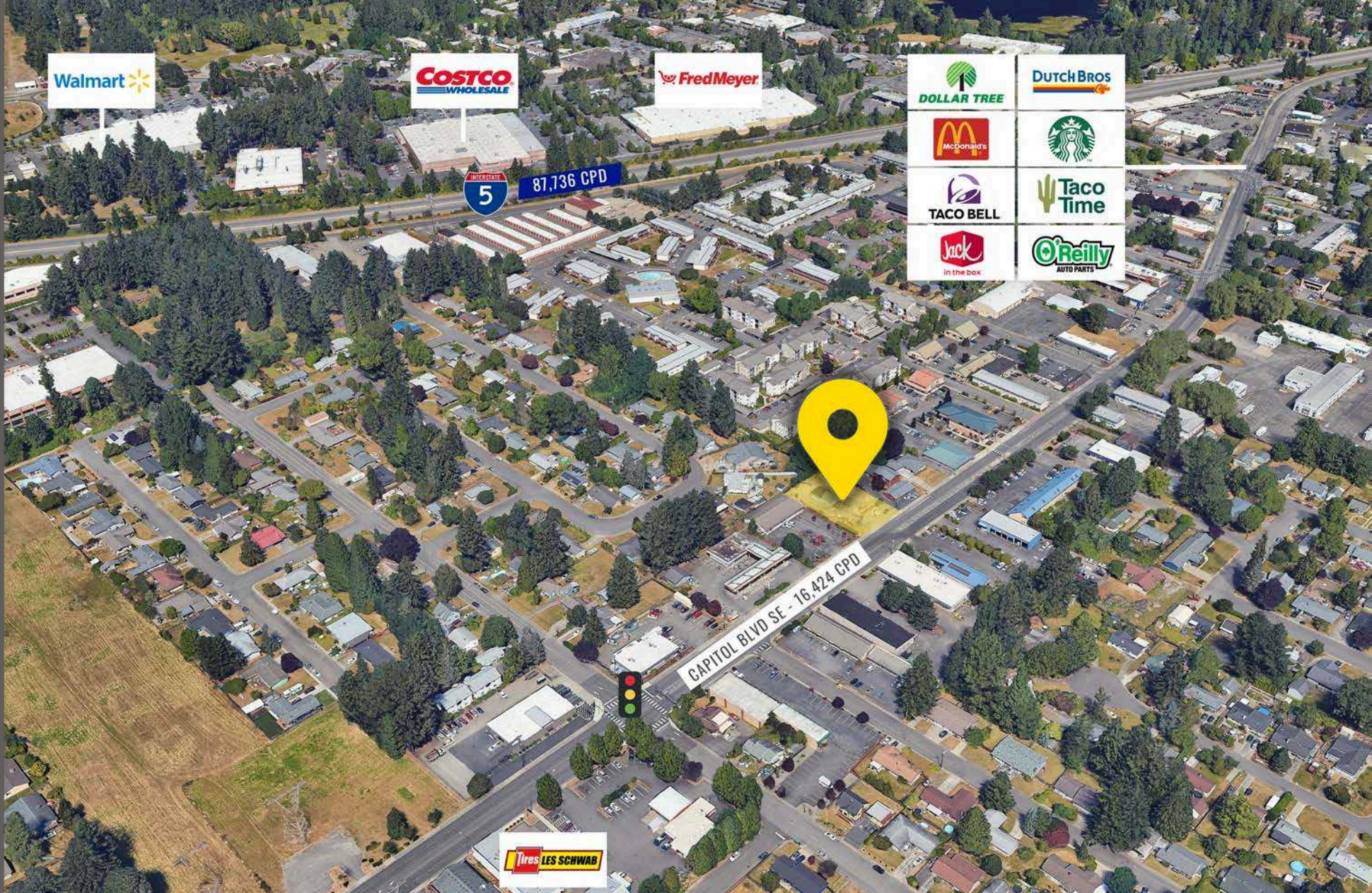


# SITE HIGHLIGHTS

- ✓ Configurable for coffee, QSR, or small retail user - building ±2,000–2,400 SF
- ✓ Pad-ready concept for redevelopment or ground-up construction
- ✓ Flat, usable parcel for efficient site planning
- ✓ On-site parking for approx. 18–22 vehicles
- ✓ Excellent ingress/egress from Capitol Blvd SE
- ✓ Drive-thru lane could accommodate stacking
- ✓ Located in a high-growth Tumwater corridor
- ✓ Surrounded by residential density and commuter traffic
- ✓ Ideal for national or regional QSR operators



PROPERTY AERIAL



Moments near major freeways



Located in the Tumwater Retail Core

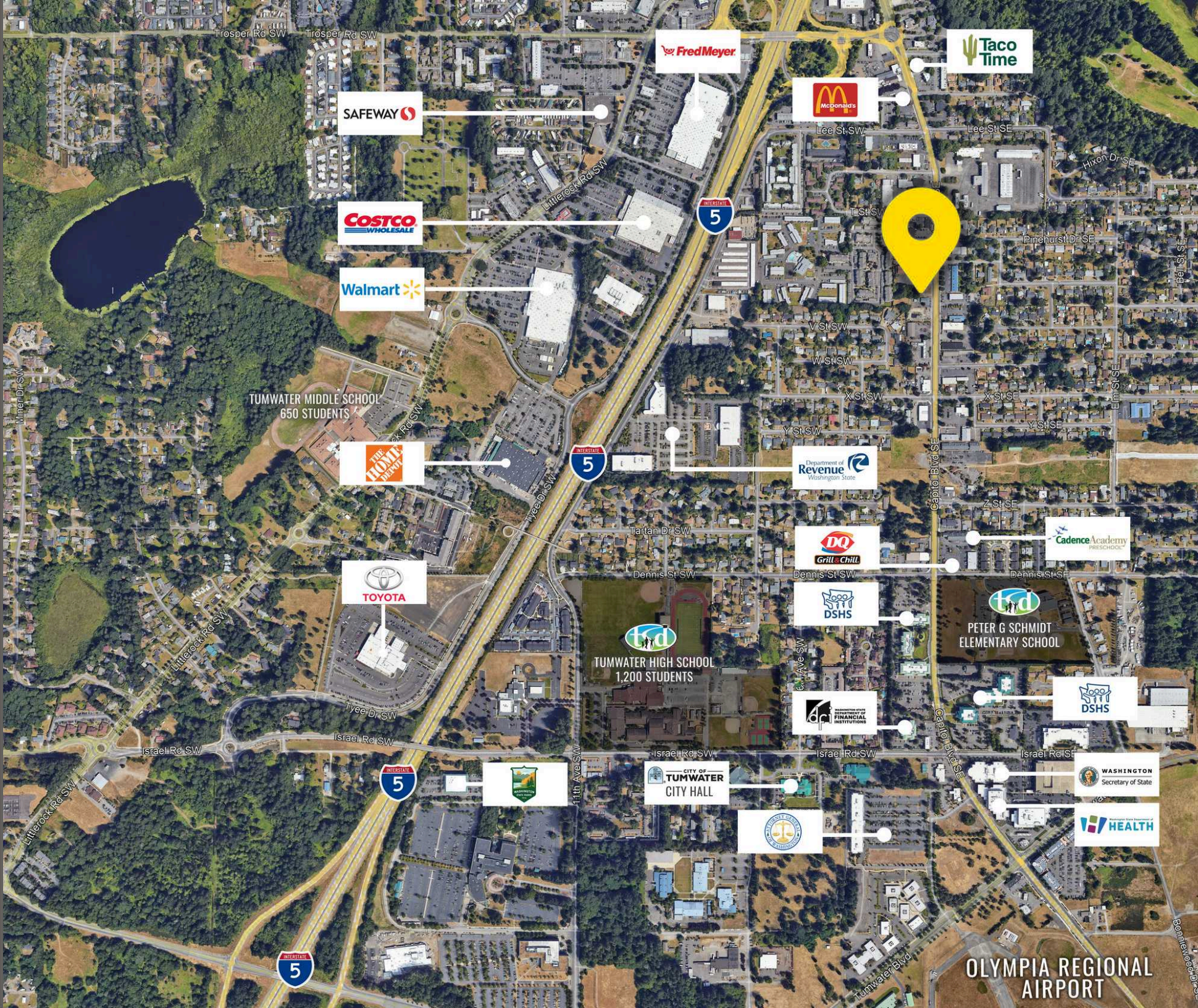


16,424 CPD Capitol Blvd SE



87,736 CPD Interstate 5

LOCATION AERIAL



SAFeway

COSTCO WHOLESALE

Walmart

THE HOME DEPOT

TOYOTA

Fred Meyer

McDonald's

Taco Time

TUMWATER MIDDLE SCHOOL  
650 STUDENTS

INTERSTATE 5

INTERSTATE 5

Department of Revenue  
Washington State

DQ  
Grill & Chill

Cadence Academy  
PRESCHOOL

twd  
TUMWATER HIGH SCHOOL  
1,200 STUDENTS

DSHS

PETER G SCHMIDT  
ELEMENTARY SCHOOL

WASHINGTON STATE  
FINANCIAL INSTITUTIONS

DSHS

INTERSTATE 5

CITY OF  
TUMWATER  
CITY HALL

CITY OF  
TUMWATER  
CITY HALL

WASHINGTON STATE  
JUDICIAL BRANCH

WASHINGTON  
Secretary of State

WASHINGTON STATE  
HEALTH

OLYMPIA REGIONAL  
AIRPORT

# DEMOGRAPHICS

## POPULATION

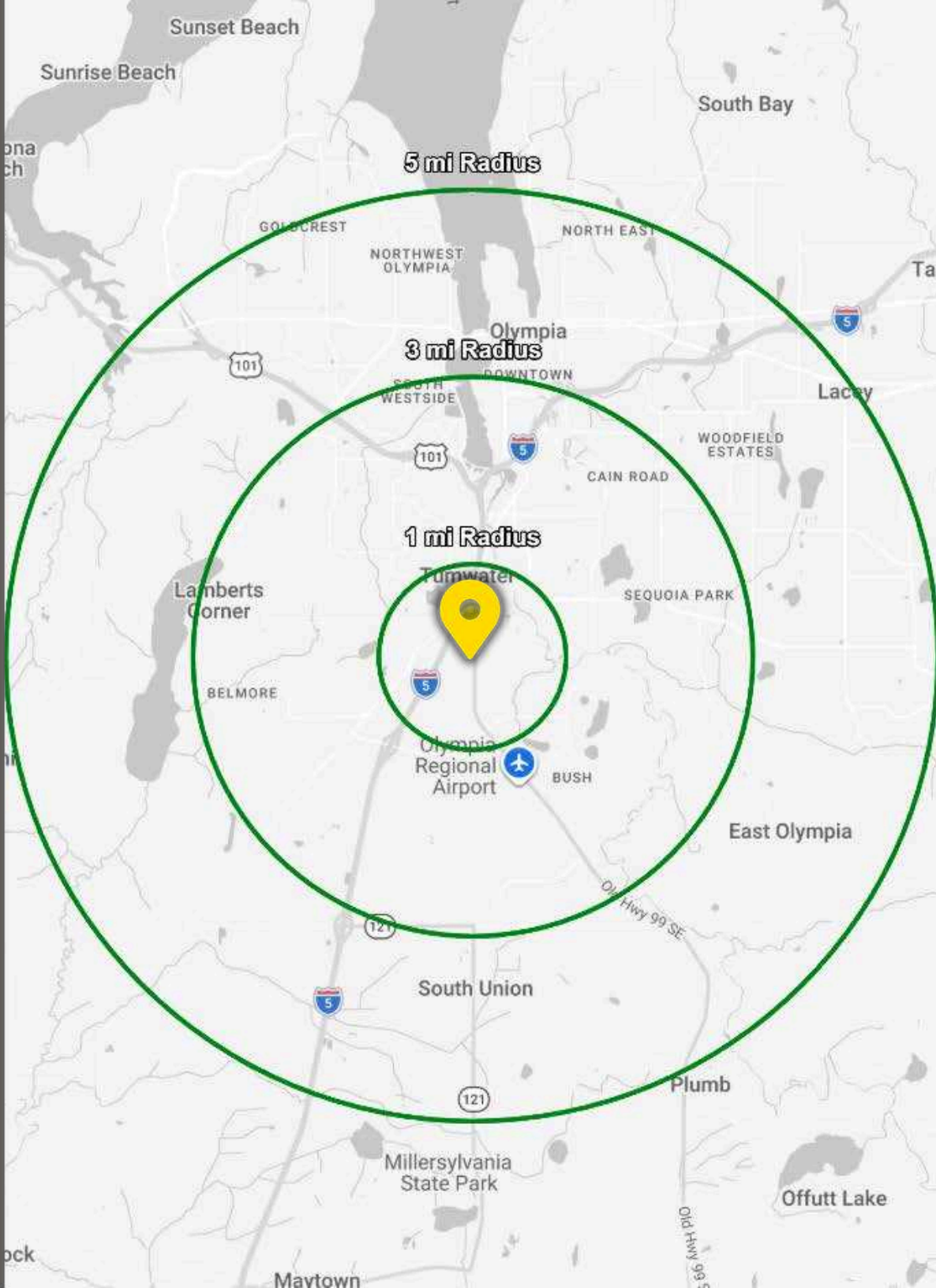
1 MILE	3 MILES	5 MILES
7,353	48,599	126,488

## AVERAGE HH INCOME

1 MILE	3 MILES	5 MILES
\$99,878	\$130,245	\$118,349

## DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
9,958	42,148	105,398



TRADE AREA



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

MICHAEL OLSON

☎ 253.533.1386

✉ molson@firstwesternproperties.com



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