



**17,208 SF RETAIL CENTER
FOR SALE**

SOUTHGATE (NORTH) RETAIL CENTER

5103-11 Capitol Blvd SE, Tumwater, WA

CONFIDENTIAL OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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PROPERTY DETAILS

- Southgate North is a 17,208 SF retail center featuring six tenants ranging in size and use along with two vacant suites ready to be filled.
- Located adjacent to I-5 (exit 102), the property boasts excellent signage visible from the freeway as well as Capitol Blvd.
- South portion of Shopping Center (including Freestanding Retail) also available For Sale. If interested, please contact brokers.

PROPERTY HIGHLIGHTS

- Excellent visibility along a high-traffic corridor, featuring loyal, well-followed tenants and multiple value-add opportunities
- HVAC Systems recently replaced
- New Roof Installed 2025
- 81 parking stalls
- Four curb cuts on Capitol Blvd SE

PROPERTY OVERVIEW

Address	5103-11 Capitol Blvd SE
BLDG SF	17,208 SF
Lot Size	57,934 SF (1.33 AC)
Zoning	CBC (Capitol Boulevard Community)
Asking Price	\$4,200,000
Per SF	\$244
Per Land SF	\$72.50

Tenant Highlights

Happy Teriyaki

- Beloved Japanese staple serving Seattle-style teriyaki, gyoza, chicken katsu, and udon with generous portions and good value.

Ramirez Mexican Store

- A community favorite dual-concept business combining a full-service restaurant with a full bar and a Mexican grocery offering staples such as homemade salsa and tortillas available to go.
- Consistent quality, a well-stocked store with a butcher counter, and friendly staff.

Nails Plus

- Nail salon offering manicures, pedicures, and artistic designs with a personalized, attentive approach.

Fur Street Grooming

- Pet grooming salon known for gentle techniques and handling dogs of all temperaments, including anxious pets.

Alicia Sander Insurance (Allstate)

- Local Allstate agency offering auto, home, renters, life, motorcycle, and business coverage.

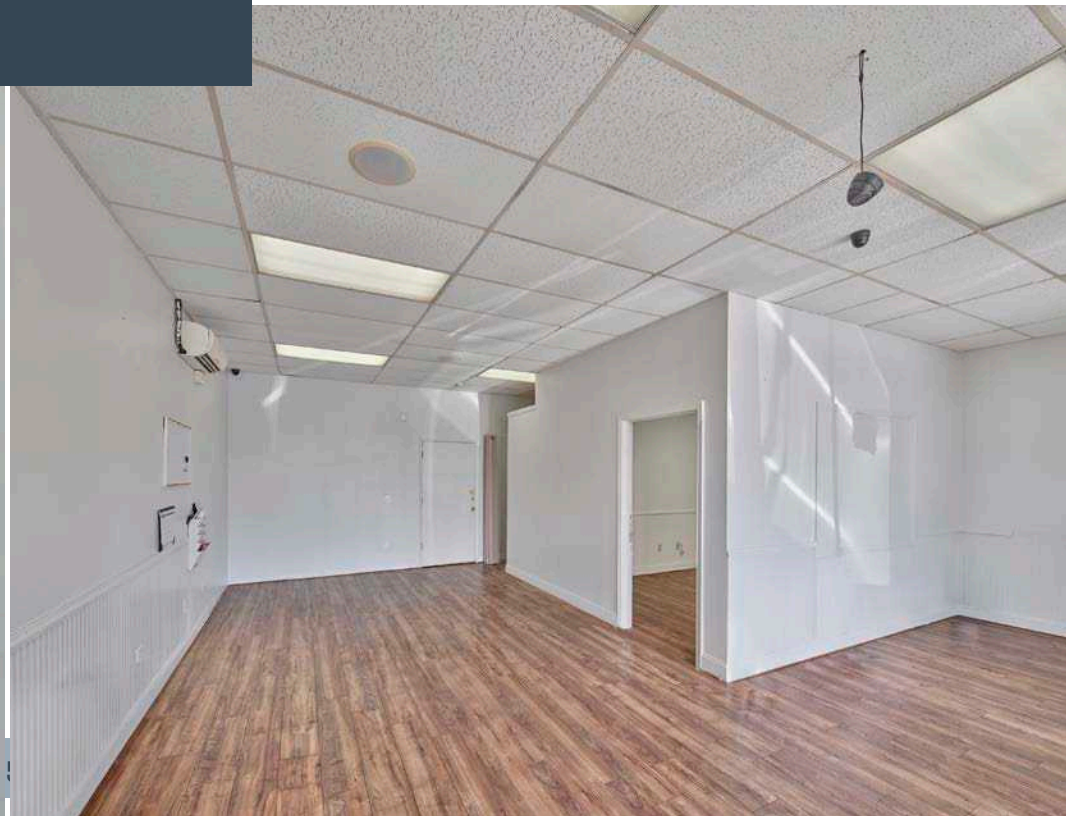
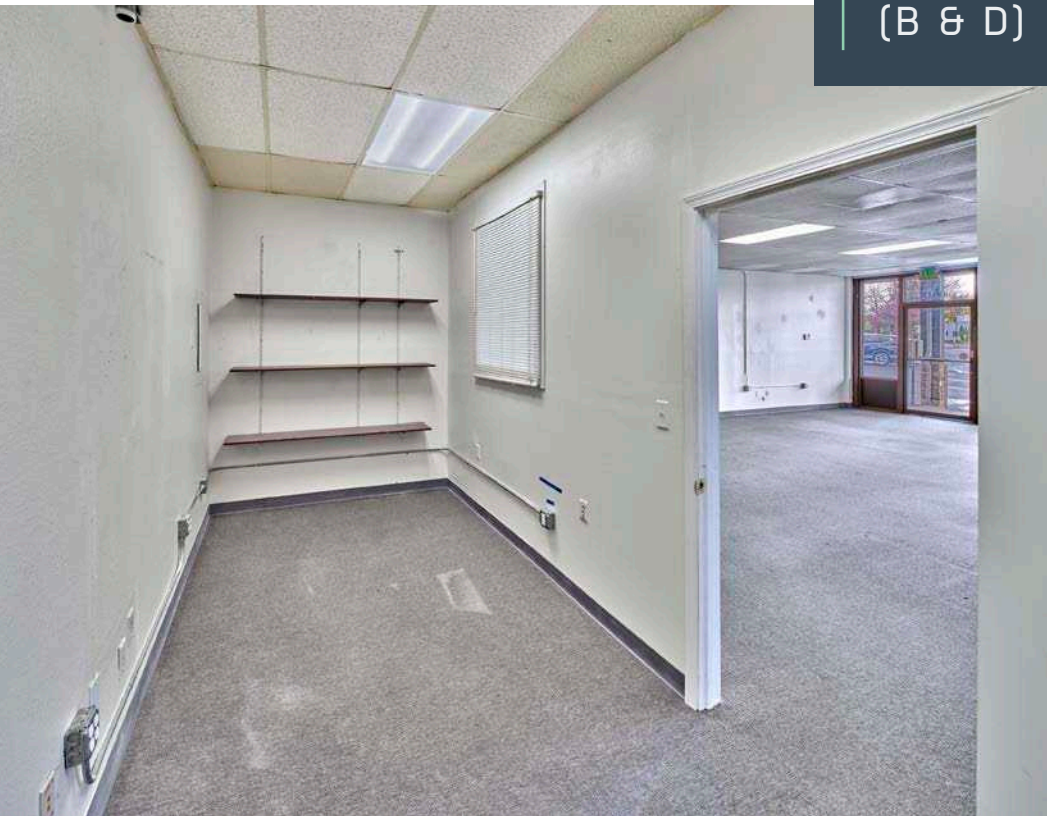
Sound Direct Medicine

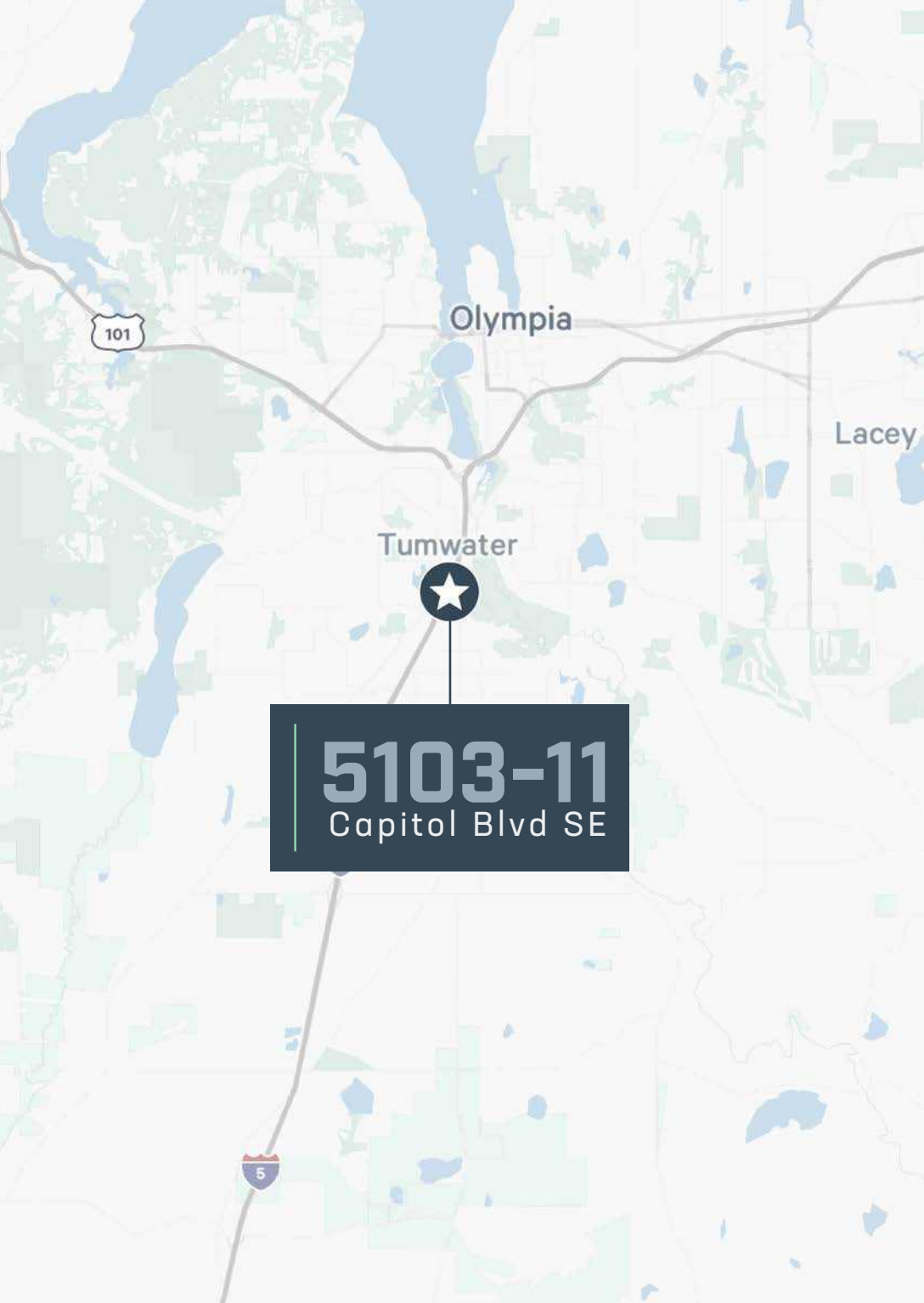
- Tumwater's first Direct Primary Care clinic - flat monthly membership, unlimited doctor access, same-day appointments, no insurance required.





VACANT SUITES
(B & D)





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
Population			
2025 Population - Current Year Estimate	8,393	27,194	55,614
2030 Population - Five Year Projection	8,599	28,474	57,827
2020 Population - Census	8,329	26,207	53,544
2010 Population - Census	6,638	21,962	45,502
2020-2025 Annual Population Growth Rate	0.15%	0.71%	0.73%
2025-2030 Annual Population Growth Rate	0.49%	0.92%	0.78%

Household Income			
2025 Average Household Income	\$103,880	\$116,017	\$117,316
2025 Median Household Income	\$83,029	\$91,449	\$90,739
2025 Per Capita Income	\$46,718	\$50,481	\$50,373

TRAFFIC COUNTS

STREET	CROSS STREET/LOCATIONS	AADT	YEAR
Trosper Rd SW	Tyee Dr SW E	24,262	2025
I-5	Trosper Rd SW NE	100,388	2021

Note: Source is Costar

5103-11

Capitol Blvd SE

Tumwater, WA



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