

SOUTHGATE (SOUTH) SHOPPING CENTER

FOR SALE



— THE —
RANTSGROUP
COMMERCIAL REAL ESTATE

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KEY PROPERTY HIGHLIGHTS



SOUTHGATE (SOUTH): SALE PRICE \$11.0 M

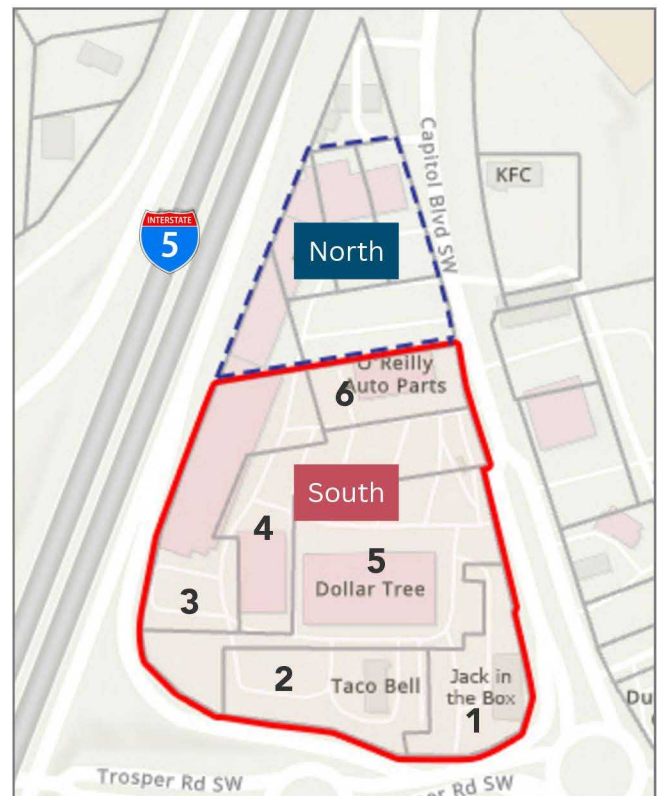
± 5.1 ACRES ACROSS
SIX (6) PARCELS

± 42,424 SF
RETAIL SPACE

± 54,000 SF
RETAIL PAD

1	JACK IN THE BOX	± 24,000 SF PAD	0.6 AC
2	TACO BELL	± 30,000 SF PAD	0.7 AC
3	DOLLAR TREE	± 13,424 RETAIL SF	1.6 AC
4	COFFEE STAND, PARKING & 5201 RETAIL BLDG	± 6,000 RETAIL SF	0.9 AC
5	INLINE TENANTS	± 18,000 RETAIL SF	0.9 AC
6	O'REILLY AUTO PARTS	± 5,000 SF	0.4 AC

Assemblage Potential Opportunity exists to coordinate with northern parcel ownership.



KEY PROPERTY HIGHLIGHTS

RARE INFILL REDEVELOPMENT OPPORTUNITY

Southgate Shopping Center presents a rare opportunity to acquire a high-visibility infill retail asset in one of the South Sound's most active commercial corridors. The offering combines existing in-place income with near- and long-term redevelopment upside in a supply-constrained market.

IMMEDIATE VALUE-ADD POTENTIAL

The property currently generates income from established tenants while also offering significant near-term upside through vacancy lease-up, repositioning, and site optimization opportunities. Existing improvements are of an older vintage, creating flexibility for phased redevelopment, pad reconfiguration, or strategic modernization.

NATIONAL TENANTS AND IN-PLACE INCOME

Dollar Tree, O'Reilly's Auto, Taco Bell, Jack-in-the-Box.

HIGH-VISIBILITY & ACCESS

Strong frontage along Capitol Boulevard visibility from I-5. Immediate access to I-5 at Trosper Road interchange.

DOMINANT RETAIL HUB

Near shopping centers that include Home Depot, Walmart, Costco and Fred Meyer.

RECENT INFRASTRUCTURE IMPROVEMENTS

New roundabouts enhancing access and traffic flow.

ZONING & SITE FLEXIBILITY

Supports a range of retail or mixed-use outcomes. Zoned CBC (Capitol Boulevard Community).



KEY PROPERTY HIGHLIGHTS

ESTABLISHED REGIONAL RETAIL HUB

Southgate Shopping Center is located within a dominant regional retail corridor surrounded by major national retailers including Costco, Walmart, Fred Meyer, and Home Depot. The concentration of established national tenancy and daily consumer traffic continues to reinforce the area as a primary shopping destination for the greater Thurston County market.

FLEXIBLE REDEVELOPMENT OPPORTUNITY

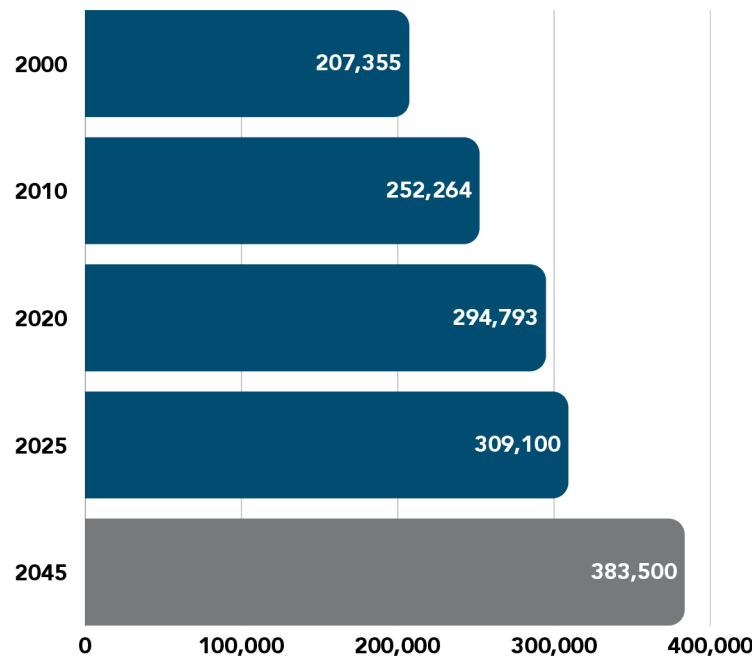
The site's frontage, configuration, and zoning support a variety of potential development outcomes, including retail intensification, mixed-use development, or a larger coordinated redevelopment strategy. Additional collaboration with ownership of the adjacent northern parcels could further expand the opportunity for a cohesive large-scale project.



STRONG REGIONAL GROWTH FUNDAMENTALS

Tumwater and the greater Thurston County region continue to experience strong population and economic growth, supporting long-term retail demand and redevelopment potential. According to [Thurston Regional Planning Council projections](#), Thurston County is expected to continue adding significant population growth over the coming decades, with Tumwater positioned as a key growth submarket due to its access, employment base, and regional connectivity.

Population - Estimates & Projections



City of Tumwater Average Annual Population Growth

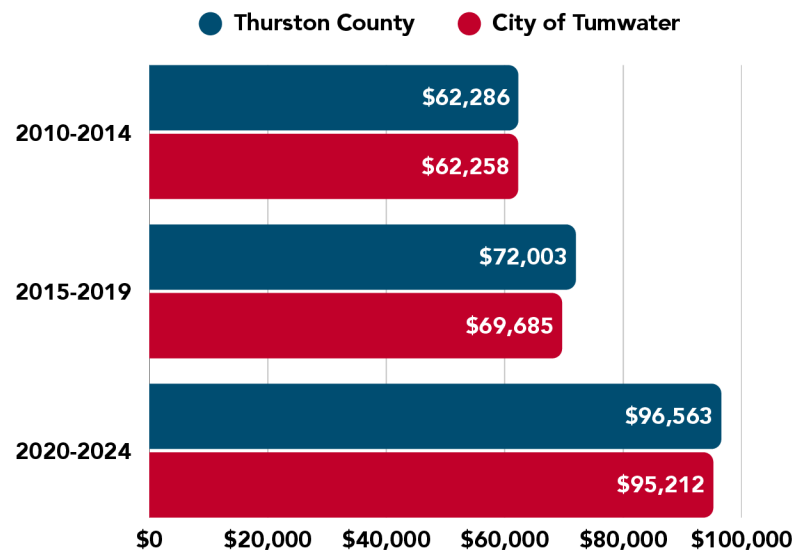
2000-2010: 3.2% per year
2010-2020: 3.0% per year

Thurston County Average Annual Population Growth

2000-2010: 2.0% per year
2010-2020: 1.6% per year

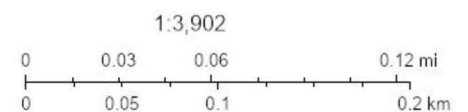
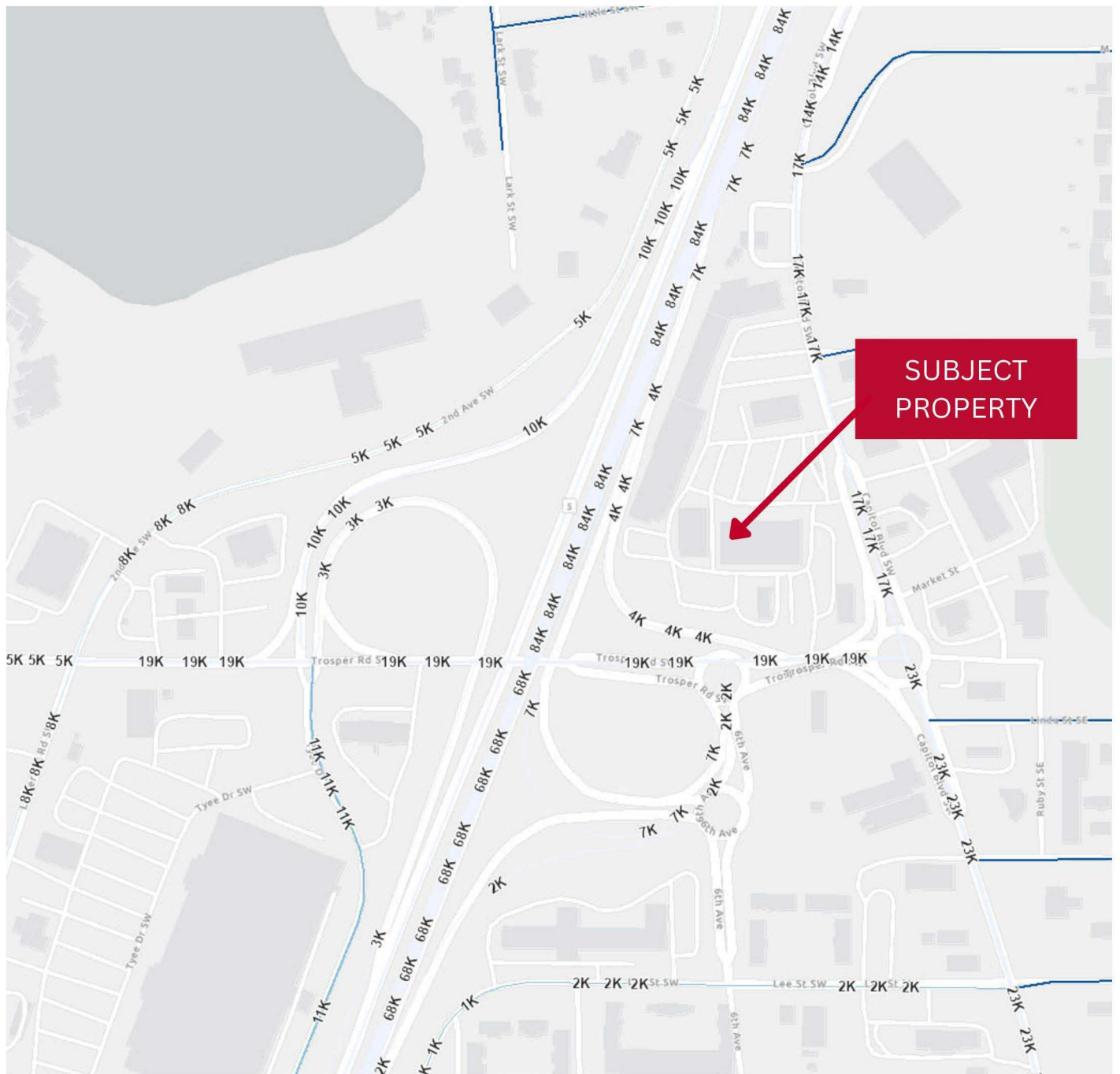
Source: Thurston County Regional Planning Council
<https://www.trpc.org/391/The-Profile-Thurston-County-Statistics-D>

Median Household Income



REGIONAL INFORMATION

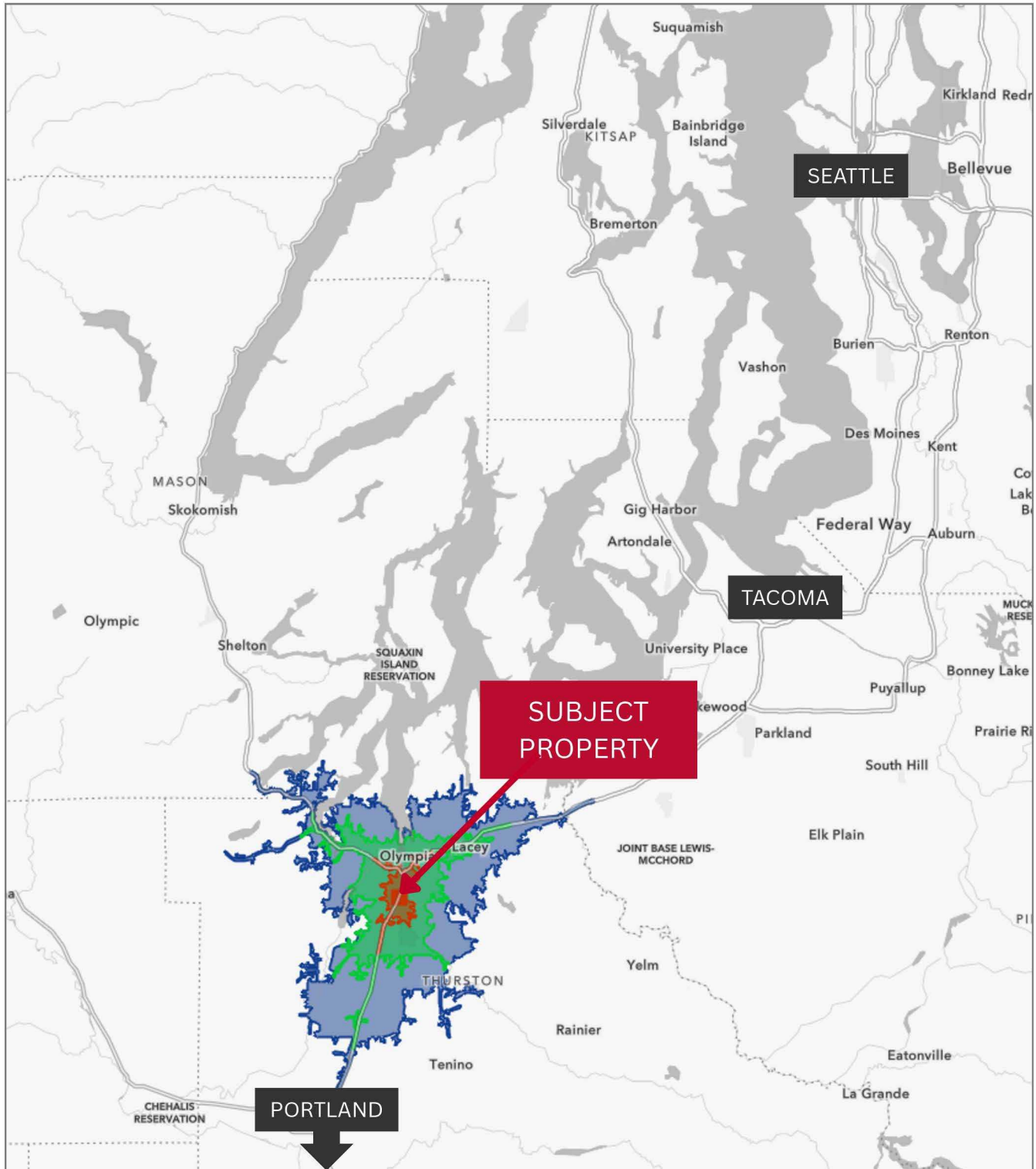
AVERAGE DAILY TRAFFIC COUNTS



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

REGIONAL INFORMATION

5, 10, 15-MINUTE DRIVE TIMES



PROPERTY PHOTOS



PROPERTY PHOTOS



FOR SALE

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DISCLAIMER

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