

FOR SALE | PRIME RETAIL REDEVELOPMENT AT TROSPER & CAPITOL



CAPITOL BLVD ASSEMBLAGE | RETAIL REDEVELOPMENT

TUMWATER, WA

EXCLUSIVELY LISTED BY

Tyler Kanda

GREENE COMMERCIAL

360.789.8946

tylerk@greenecommercial.com

Tommy Lowe

OLYMPIC SOTHEBY'S

360.791.3854

tommylowe@olympicsir.com



GREENE
COMMERCIAL

360.528.4167

www.greenecommercial.com

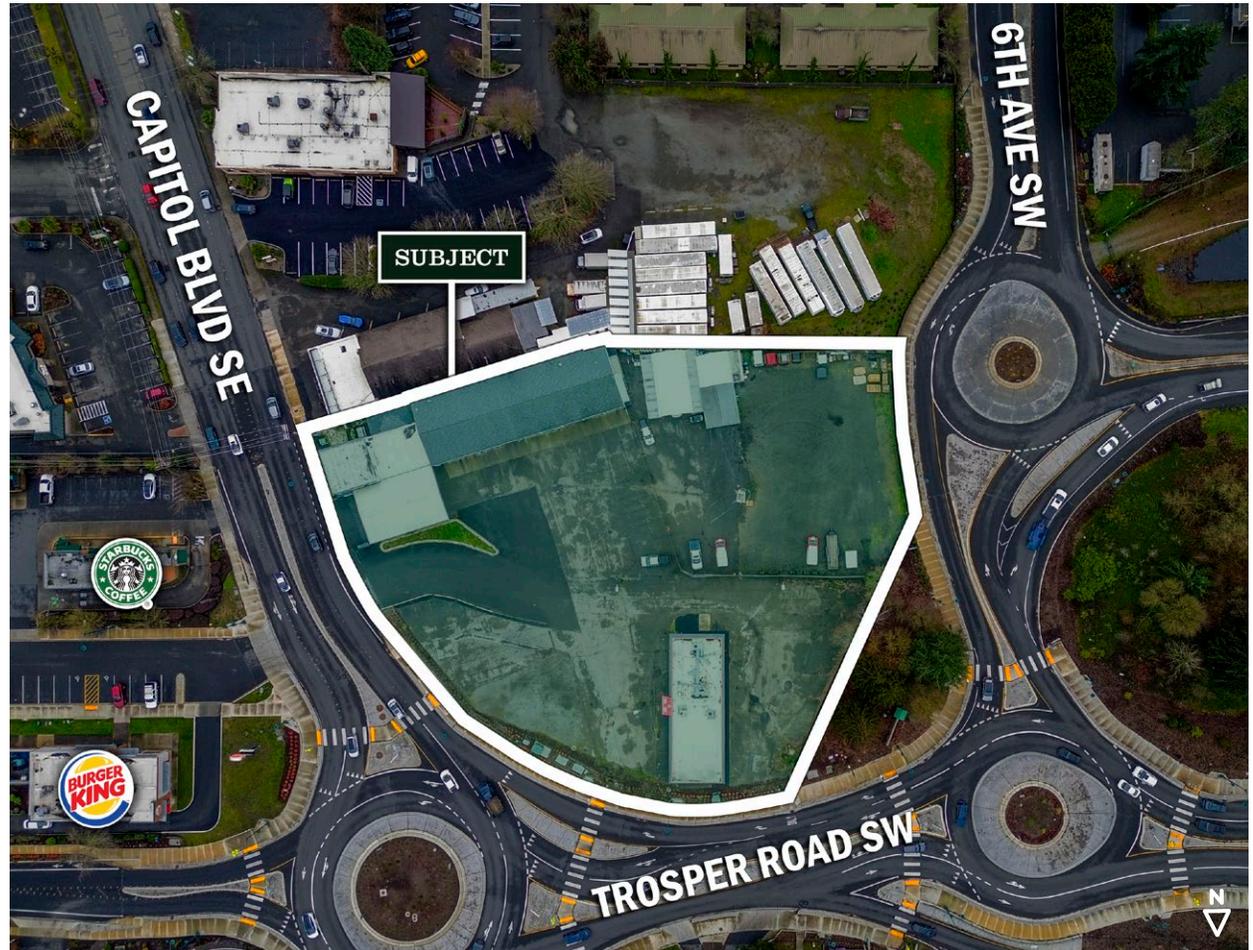
TABLE OF CONTENTS

1. EXECUTIVE SUMMARY

- The Offering
- Description
- Location Details

2. DEMOGRAPHIC ANALYSIS

- Demographic Profile
- Traffic Volume



EXCLUSIVELY LISTED BY



Tyler Kanda

GREENE COMMERCIAL

360.789.9846

tylerk@greenecommercial.com



Tommy Lowe

OLYMPIC SOTHEBY'S

360.791.3854

tommylowe@olympicsir.com

DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Greene Commercial and should not be made available to any other person or entity without the written consent of Greene Commercial.

This information has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Greene Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance, the size and square footage of the land and existing improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, State, and Federal regulations including zoning classifications and permitted redevelopment uses, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of the subject property.

Any boundary lines, parcel outlines, or dimensions depicted on aerial photographs, site plans, or maps within this marketing package are approximate and for illustrative purposes only. They do not represent a professional land survey. Prospective buyers are responsible for obtaining an independent ALTA land title survey or architectural survey to verify exact property lines, total acreage, dimensions, easements, and encroachments.

The information contained in this marketing package has been obtained from sources we believe to be reliable; however, Greene Commercial has not verified, and will not verify, any of the information contained herein. Greene Commercial has not conducted any independent investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. References to square footage, age, or potential development yields are approximate. All potential buyers must take appropriate measures to verify all of the information set forth herein. The recipient of this report must independently verify all information and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

This prime retail redevelopment assemblage sits at the heavily trafficked intersection of Trospers Road SW and Capitol Boulevard SE in Tumwater, Washington. Located directly off the I-5 interchange, the site offers exceptional exposure along the main corridor to regional anchors like Costco and Fred Meyer. The three contiguous parcels feature existing metal warehouse structures and a secured yard, positioned immediately adjacent to established brands such as Starbucks and Burger King.

Buyers can utilize the existing buildings for immediate operations or execute a full redevelopment plan for national retail, quick-service restaurants, or mixed-use projects on this high-traffic hard corner.

THE OFFERING

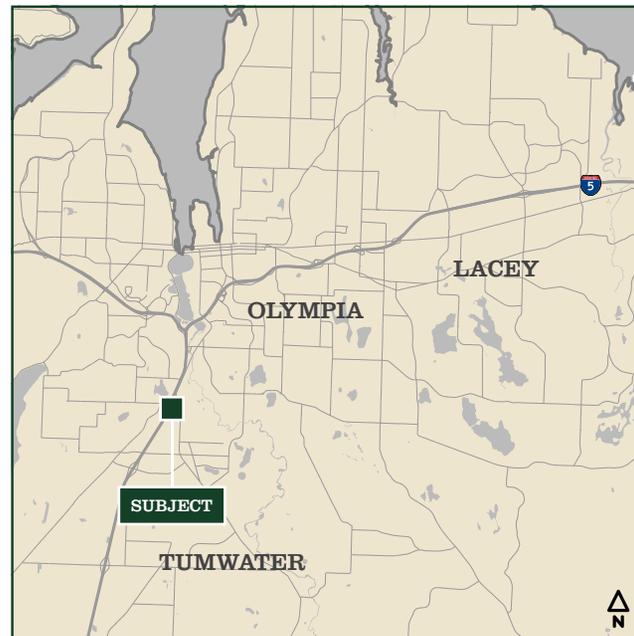
ADDRESS	211 Trospers Rd SW & 5301/5403 Capitol Blvd SE Tumwater, WA
PRICE	Undisclosed
PARCELS	12834440400, 12834440701, 12834440602
ZONING	GC (General Commercial)
BUILDING(S)	±7,800 SF
LAND	78,290 SF (1.80 AC)



DEMOGRAPHIC ANALYSIS

The property is positioned in a high-traffic retail corridor driven by direct freeway access and a growing local demographic. Trospers Road SW sees over 22,385 vehicles per day just east of the interchange. The immediate 3-mile radius features 53,191 residents, an average household income approaching \$100,000, and over \$761 million in annual consumer spending.

This local consumer base is projected to grow another 5.91% by 2029, while the broader 5-mile trade area already encompasses 130,812 residents.





EXCLUSIVELY LISTED BY

Tyler Kanda

GREENE COMMERCIAL

360.789.8946

tylerk@greenecommercial.com

Tommy Lowe

OLYMPIC SOTHEBY'S

360.791.3854

tommylowe@olympicsir.com



GREENE
COMMERCIAL

360.528.4167

www.greenecommercial.com