



**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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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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