

FOR LEASE

17041 WA-507,
Yelm, WA 98597



* RENDERING IS FOR CONCEPTUAL PURPOSES ONLY & SUBJECT TO CHANGE



YELM WALMART PADS

Tim Weber | Don Whittles | Blake Weber | Ned Whalen

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

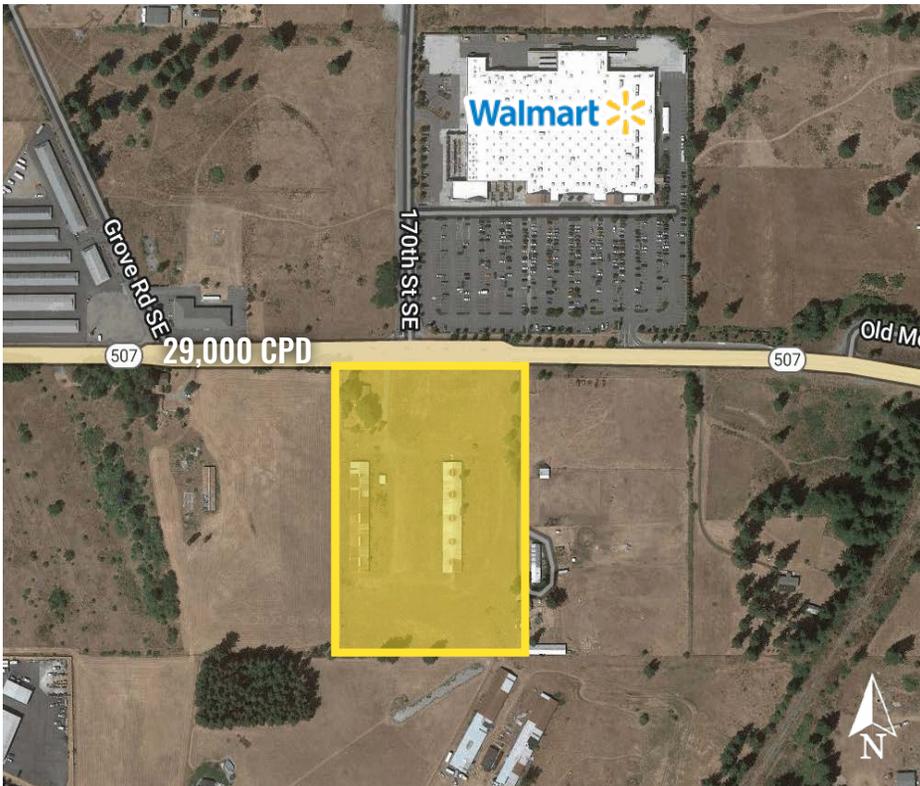
AVAILABLE

2.2 ACRES

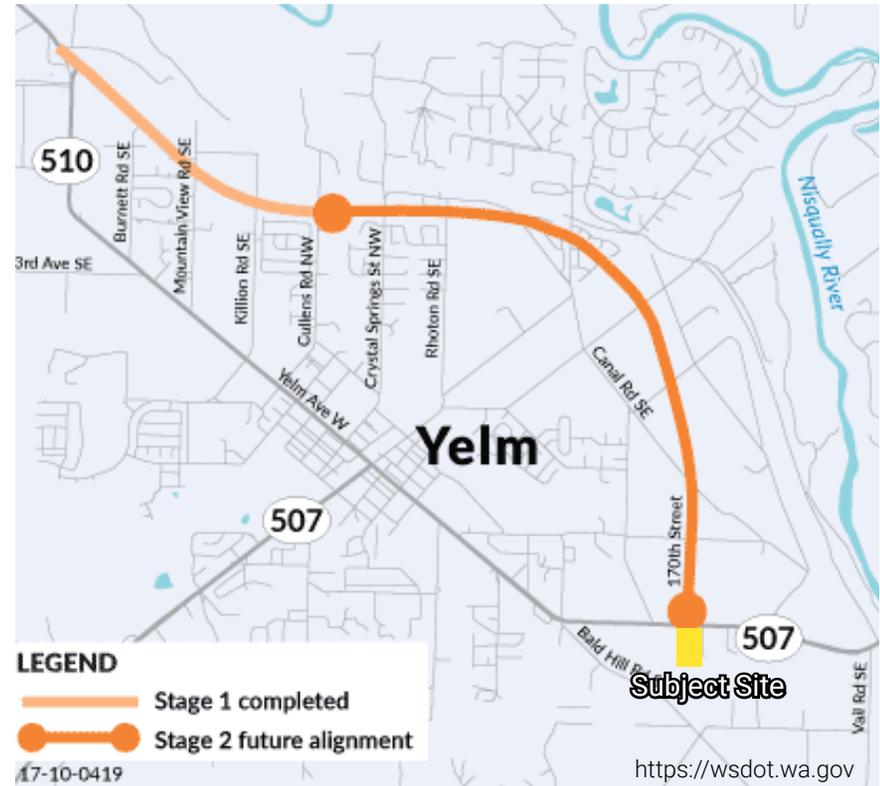
507-8,000 SF

- Ground-lease pad opportunities
- Drive-Thru Opportunity
- Located across from Walmart Supercenter
- Sewer Accessible
- Located at main access point for future Yelm 510 Bypass Highway
*Anticipated delivery: Q4 2024

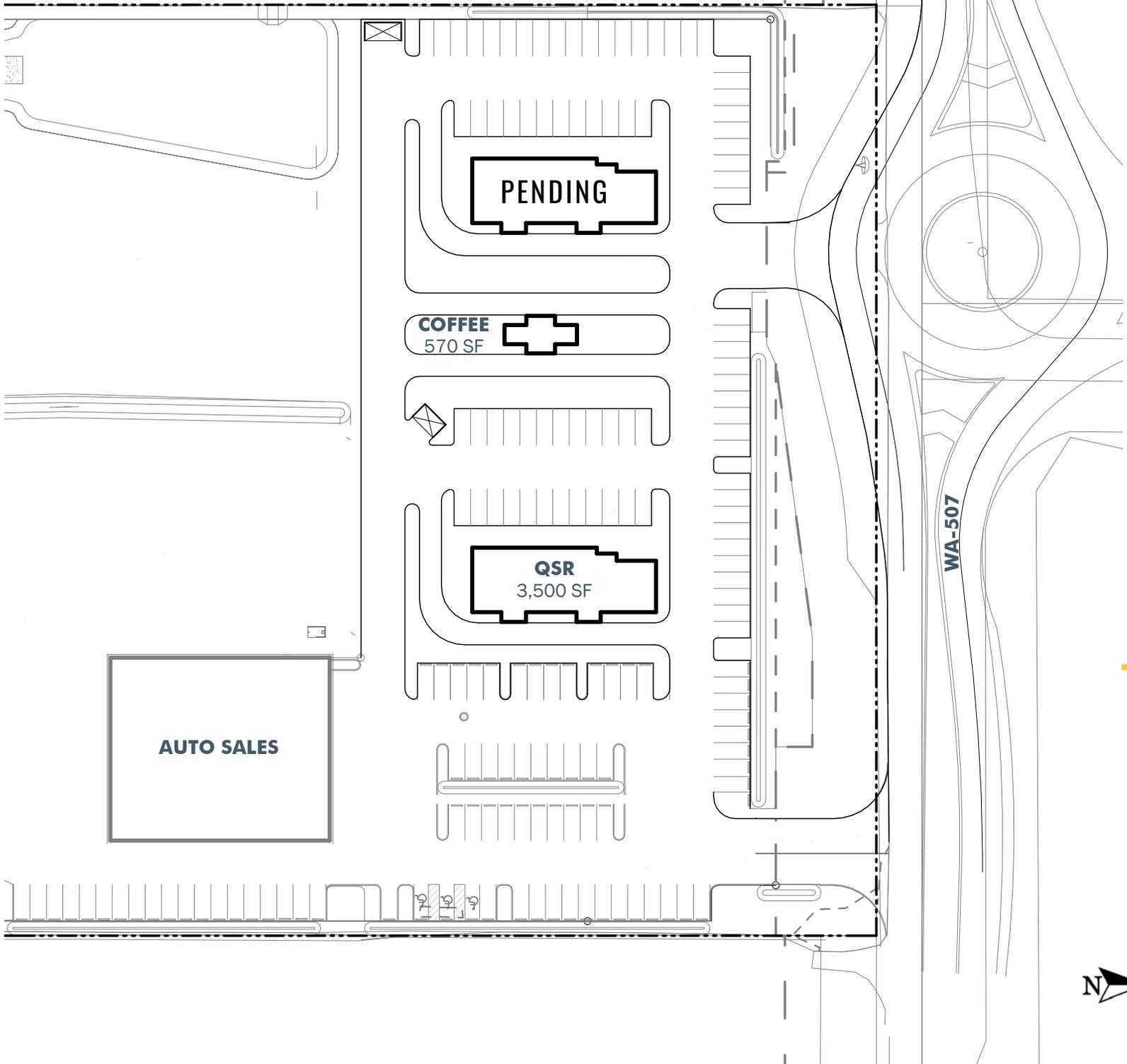
NEARBY TENANTS



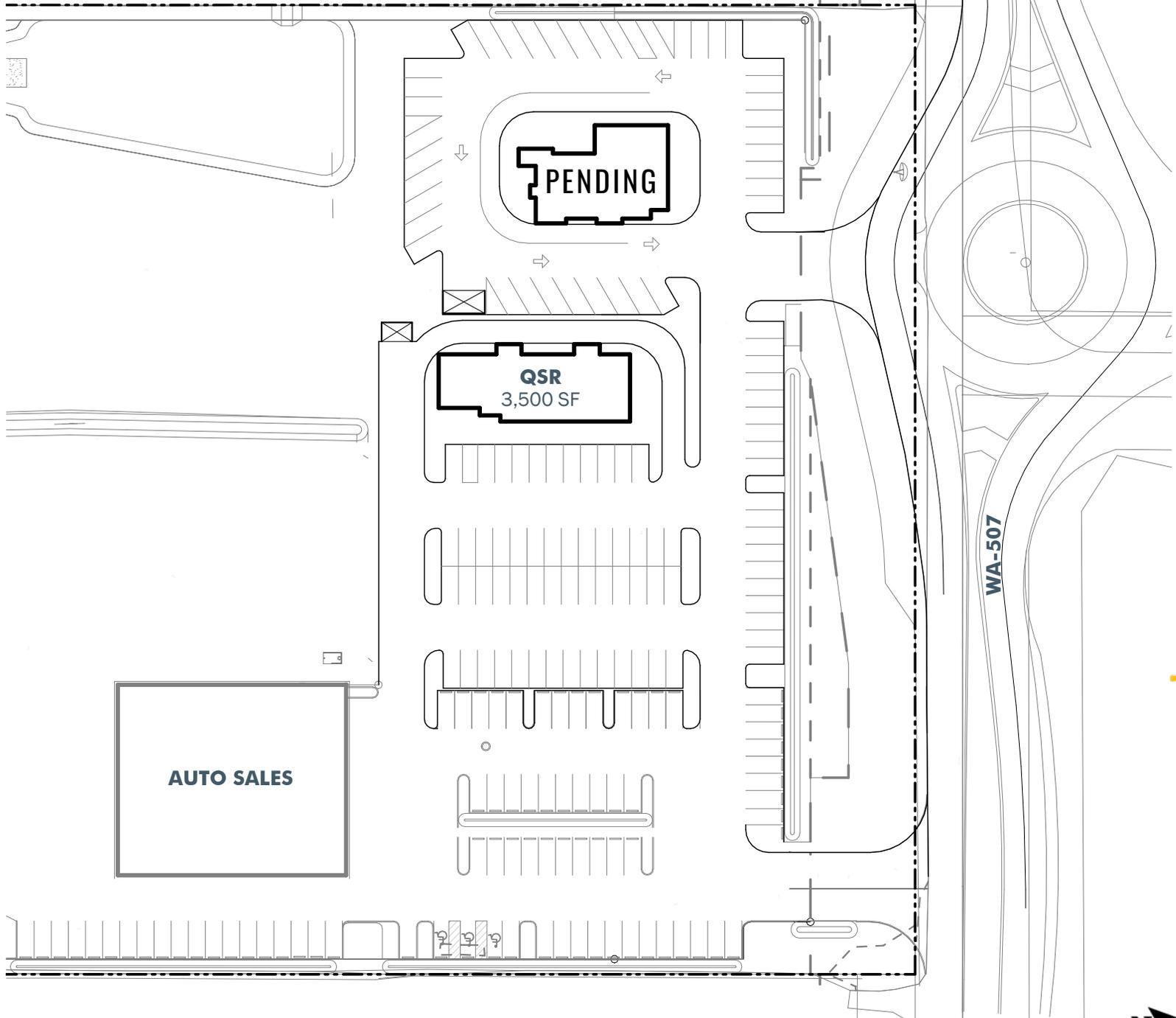
FUTURE YELM 510 BYPASS HIGHWAY



SITE PLAN - OPTION 1



SITE PLAN - OPTION 2



DEMOGRAPHICS

POPULATION

| 5 Minutes | 10 Minutes | 15 Minutes |
|-----------|------------|------------|
| 10,417 | 22,171 | 35,177 |

AVERAGE HH INCOME

| 5 Minutes | 10 Minutes | 15 Minutes |
|-----------|------------|------------|
| \$114,733 | \$114,887 | \$120,765 |

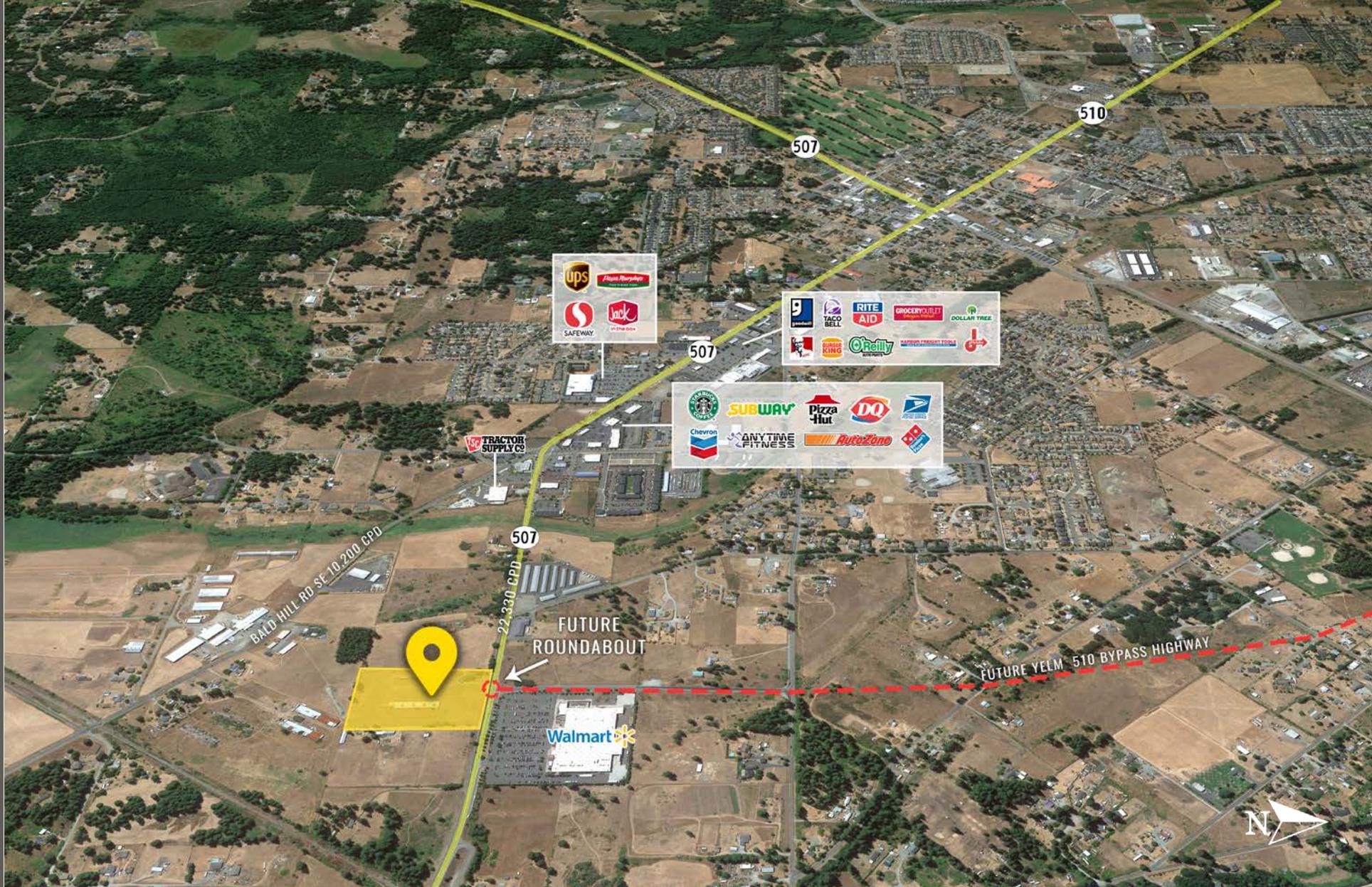
DAYTIME POPULATION

| 5 Minutes | 10 Minutes | 15 Minutes |
|-----------|------------|------------|
| 5,245 | 9,877 | 16,122 |

DEMOGRAPHICS



LOCATION DETAILS



Located moments from Washington 507



Located in the Yelm Retail Core



22,330 CPD WA 507



10,200 CPD Bald Hill Rd SE

TACOMA | KIRKLAND | PORTLAND



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

BLAKE WEBER

206.898.1231
bweber@firstwesternproperties.com

TIM WEBER

253.471.5502
tweber@firstwesternproperties.com

DON WHITTLES

253.471.5509
dwhittles@firstwesternproperties.com

NED WHALEN

253.471.5503
nwhalen@firstwesternproperties.com



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