

Marcus & Millichap

BROWN RETAIL GROUP

SEATTLE | PORTLAND | BOISE

FORMER RITE AID

909 E Yelm Ave, Yelm, WA 98597

**REPOSITIONING OPPORTUNITY: 13,685 SF FREESTANDING
FORMER DRUG STORE W/ DRIVE THRU, GROCERY SHADOW
ANCHORED IN PRIME RETAIL TRADE AREA**



ACTUAL PROPERTY PHOTO



Any property descriptions, artwork, renderings, tables, site plans, land surveys, registry plans, zoning plans, maps, aerial depictions, or any other related information or descriptions, as set forth herein, have been included for illustrative purposes only and should not be relied upon when performing due diligence or making any investment decisions.



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| THE OFFERING

909 E Yelm Ave, Yelm, WA 98597

Brown Retail Group of Marcus & Millichap has been selected to exclusively market for **sale a freestanding 13,685 SF retail building on 1.76 acre in Yelm, WA**, featuring a large-format layout with abundant parking and a rare double drive-thru, ideal for retail, medical, fitness, or service users. The property benefits from being located adjacent to a Safeway grocery store ranked in the top 4% nationwide (1.2M+ annual visits); directly across from Nisqually Plaza, Yelm's dominant shopping center (1M+ annual visits); and on Yelm Avenue (State Route 507/510) with excellent visibility to over 18,000 VPD. The reinforced concrete construction offers durable, institutional-quality building with long-term utility. The property is located at a signalized intersection, features multiple points of ingress/egress, and is surrounded by national retailers including Grocery Outlet, Harbor Freight, O'Reilly Auto Parts, Goodwill, Dollar Tree, Jiffy Lube, Les Schwab, Tractor Supply, and Walmart. The property features flexible C-1 zoning, allowing retail, mixed-use, education, public safety, and senior living uses. The area demographics are strong, with 5-mile population growth of 74% since 2000, average household incomes exceeding \$100,000, and median home values under \$400,000, reflecting robust growth and discretionary spending. Washington State's income tax-free environment further enhances investor returns.

PRICE: \$3,800,000
PRICE/SF: \$278



Gross Leasable Area	13,685 SF
Lot Size (Acres)	1.76 Acres
Type of Ownership	Fee Simple
Year Built	2000

THE HIGHLIGHTS

FREESTANDING 13,685 SF BUILDING ON 1.76 ACRE

Large-format single-tenant retail building with efficient layout and abundant surface parking, ideal for retail, medical, fitness, or service users.

GROCERY SHADOW ANCHORED BY NATIONALLY TOP 4% RANKED SAFEWAY

The property is located adjacent to a Safeway grocery store ranked in the top 4% of all grocery stores nationwide, receiving over 1.2 million customer visits per year (per Placer.ai), providing strong, continuous traffic flow and visibility for the site.

DIRECTLY ACROSS FROM YELM'S DOMINANT SHOPPING CENTER (1M+ ANNUAL VISITS)

The property is directly across the street from Nisqually Plaza, the largest and most established shopping center in Yelm, WA, receiving over 1 million customer visits per year (per Placer.ai), driving continuous daily traffic and exposure for the property.

DRIVE-THRU PERMITTED WITH RARE DOUBLE DRIVE-THRU

The property is equipped with abundant parking and features a double drive-thru, providing value for numerous business uses.

REINFORCED CONCRETE CONSTRUCTION

Durable, institutional-quality construction offering long-term functional utility and low replacement risk.



SURROUNDED BY NATIONAL RETAILERS

The property benefits from its close proximity to national and regional tenants such as Safeway, Grocery Outlet, Harbor Freight, O'Reilly Auto Parts, Goodwill, Dollar Tree, Jiffy Lube, Les Schwab Tire Center, Tractor Supply, Walmart, and more.

EXCELLENT RETAIL LOCATION WITH VISIBILITY TO OVER 18,000 VPD

Located directly on Yelm Avenue (State Route 507/510), in the main retail corridor of Yelm, the property enjoys excellent visibility and exposure to over 18,000 VPD with multiple points of ingress and egress including a signalized intersection.

FLEXIBLE C-1 ZONING

The Property is zoned Commercial (C-1) which allows a variety of uses including retail, mixed-use, education, public safety, senior/assisted living, and others. The intent of the commercial zone to provide for the location of business centers to serve the needs of the community for convenience goods and services.

HIGH-GROWTH, AFFLUENT DEMOGRAPHICS AND LOW COST OF LIVING

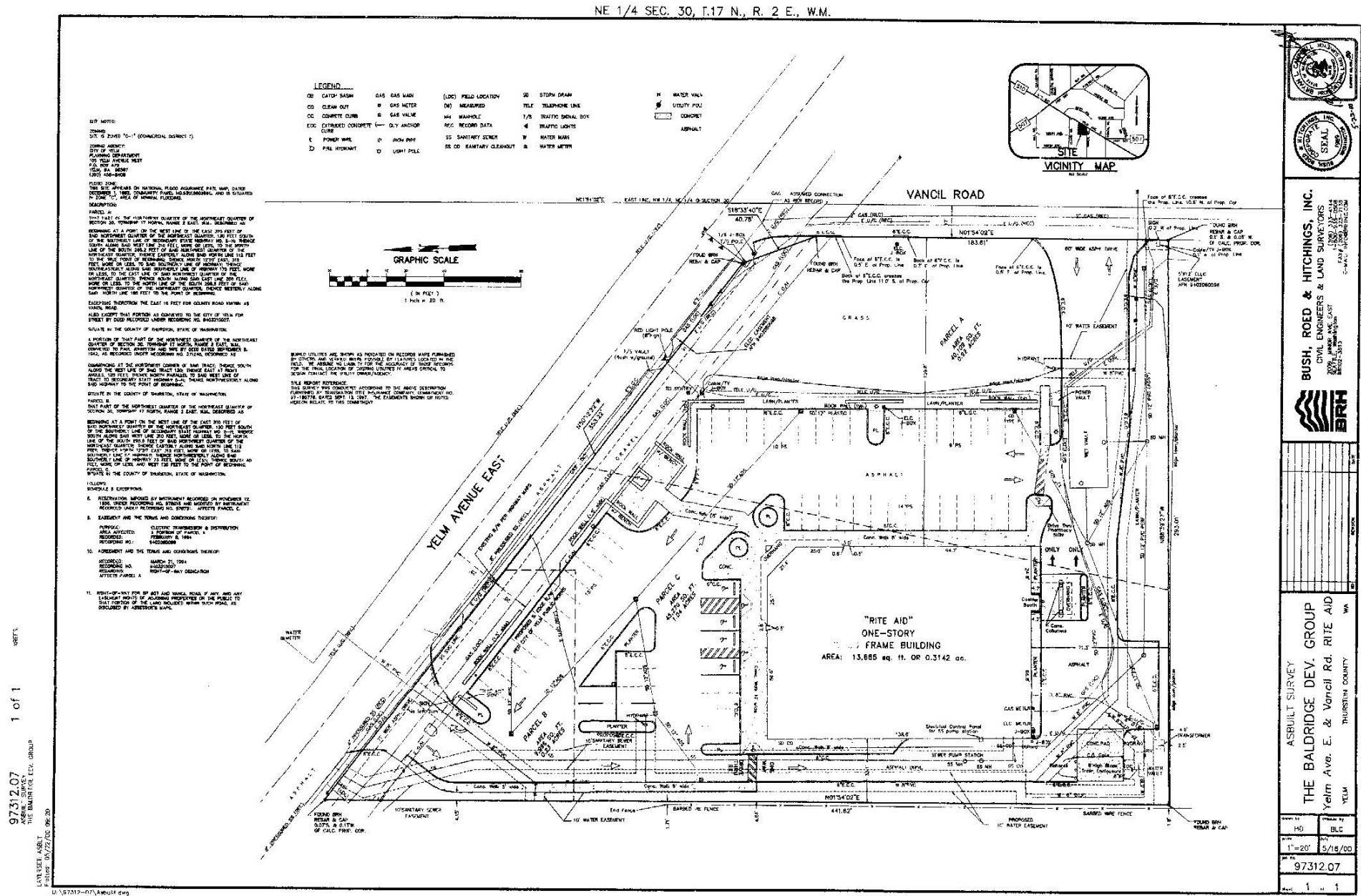
The population within a 5-mile radius has surged 74% since 2000, with average household incomes over \$100,000, and the median home value under \$400,000, reflecting robust residential growth, sustained retail demand, and ample discretionary spending.

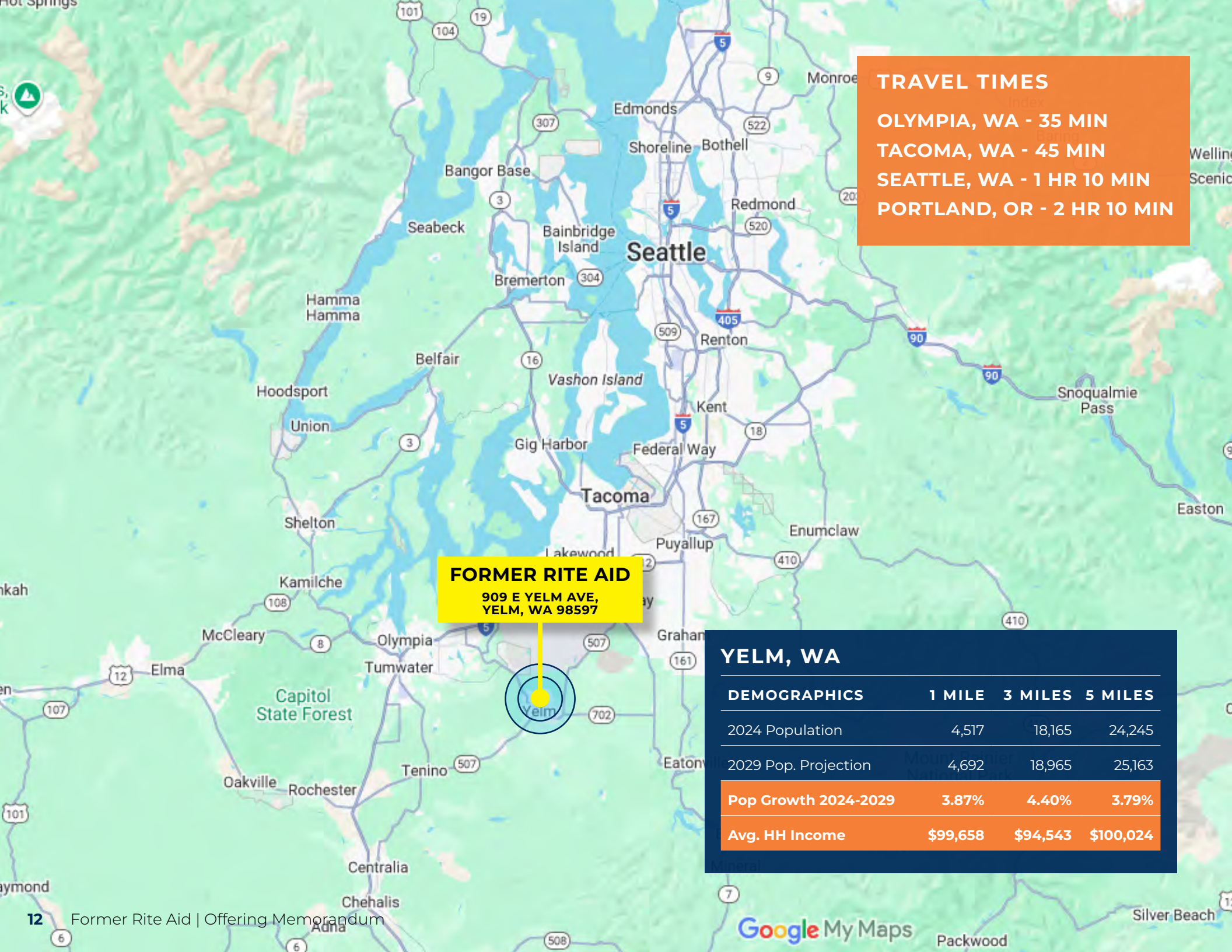
INCOME TAX-FREE STATE

Washington state is an income tax free state.



SITE PLAN





YELM, WA

Yelm, Washington is a vibrant and dynamic city located in southeastern Thurston County, adjacent to Pierce County along the Nisqually River. The city is bordered by the Nisqually Indian Reservation and sits in the foothills of Mount Rainier.

Yelm is primarily a bedroom community for residents working in the surrounding cities of Tacoma, Olympia, Centralia, and Seattle. It also hosts a large number of military families currently or formerly stationed at nearby Joint Base Lewis-McChord. The city has recently seen an increase in residents due the City Council's adoption of the Yelm Comprehensive Plan. The plan includes funding for community development, infrastructure rejuvenation, and more over the next 20 years.

Yelm is a central point for a large variety of activities and attractions. Within an hour's drive, you can be hiking in Mount Rainier National Park, bird watching at the Billy Frank Wildlife Refuge, or ziplining at Northwest Trek. Yelm acts as a jumping off point for outdoor tourism. Within Yelm city proper, adventurers can fulfill their nature desire by visiting Deschutes Falls Park.

Yelm offers safe neighborhoods, affordability, great schools, fabulous parks, family-oriented community celebrations, and a vast array of business, employment and volunteer opportunities. Yelm has become the center of commerce for south Thurston and southeast Pierce Counties, with a daily market area of over 30,000 people due to the availability of retail goods and services, and proximity to all major metropolitan areas of western Washington.



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Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

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