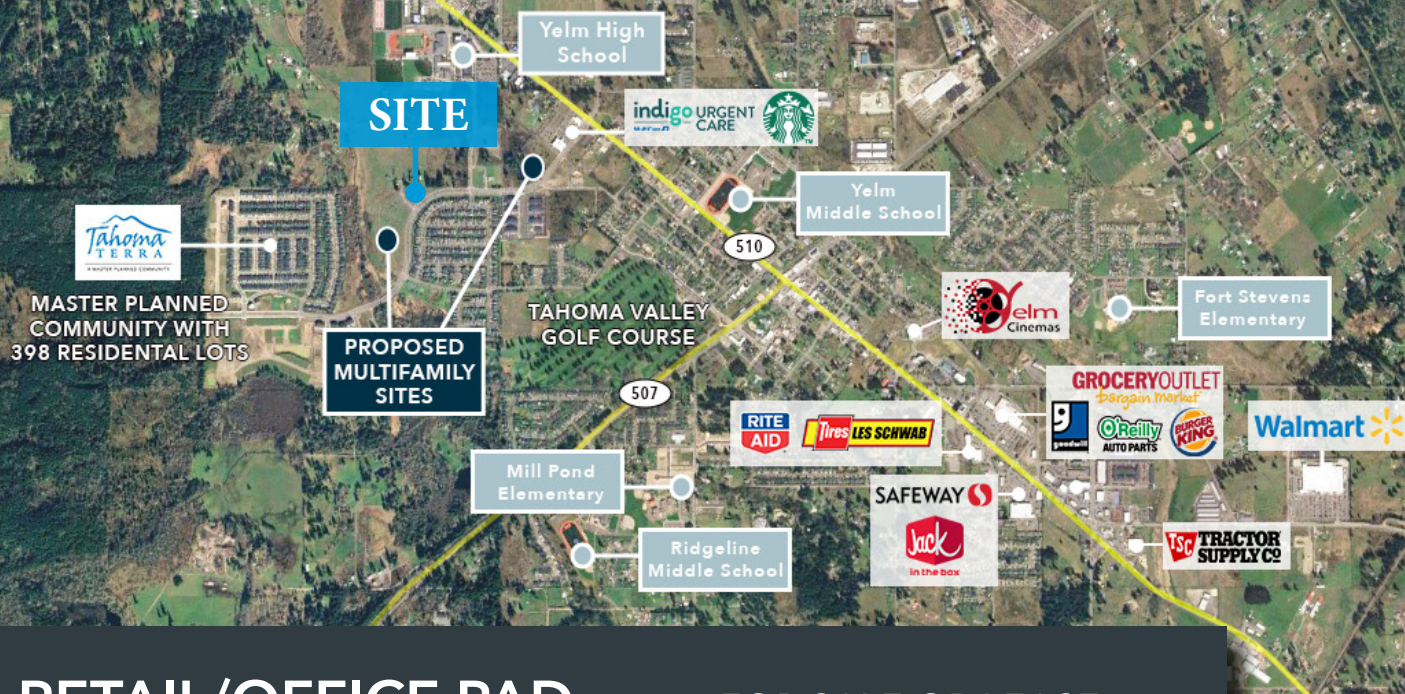


14788

BERRY VALLEY RD SE

Yelm, Washington, 98597



0.99 ACRE RETAIL/OFFICE PAD

FOR SALE OR LEASE

ZACHARY OTA

Vice President

D 253-238-2840

zota@lee-associates.com

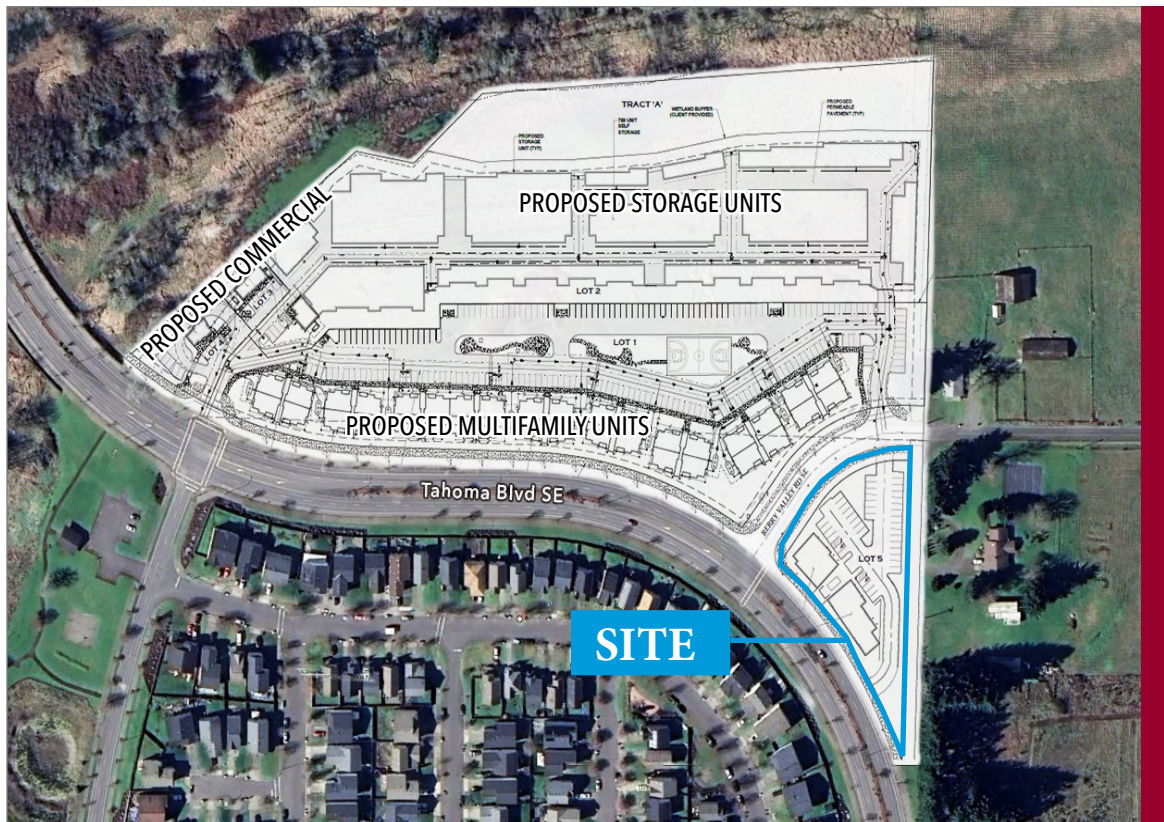
**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY OVERVIEW

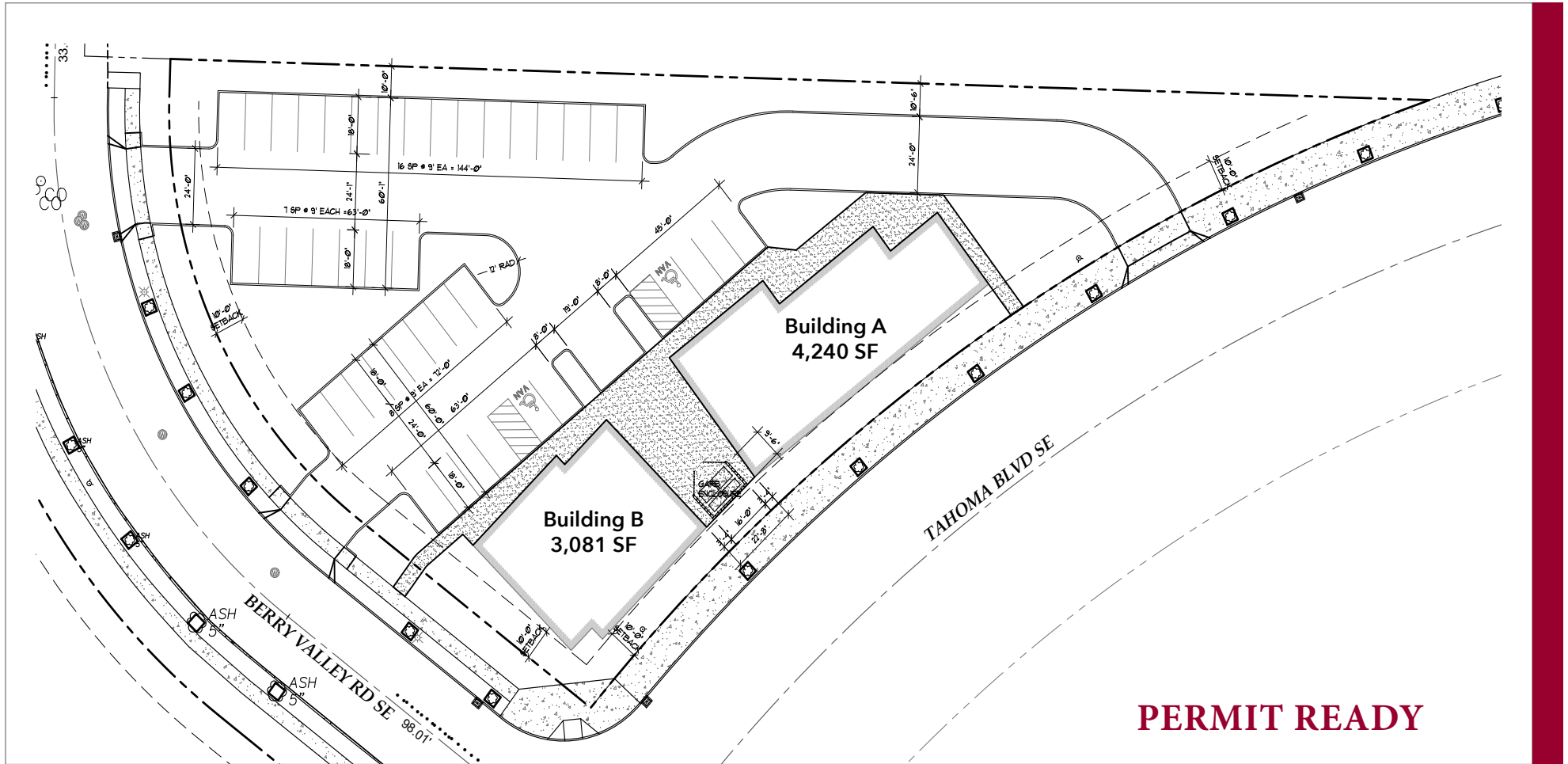
Retail/office pad opportunity located on Tahoma Blvd, just at the epicenter of Yelm's dining, shopping and recreational activities.

Yelm has an array of exciting development projects featuring brand-new commercial spaces including single family homes, apartments, townhomes and storage facilities. The site provides excellent accessibility to Highway 510 and serves as a key entry point to the city's upcoming housing corridor.



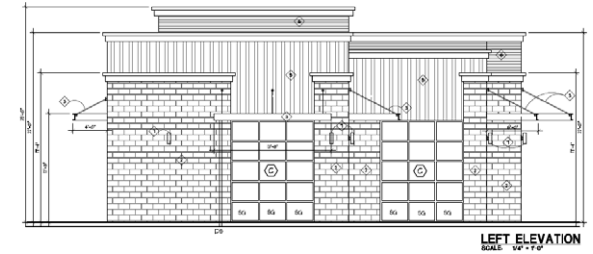
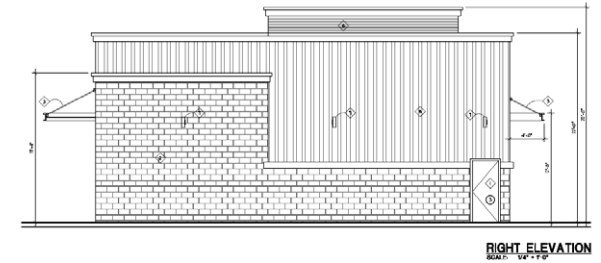
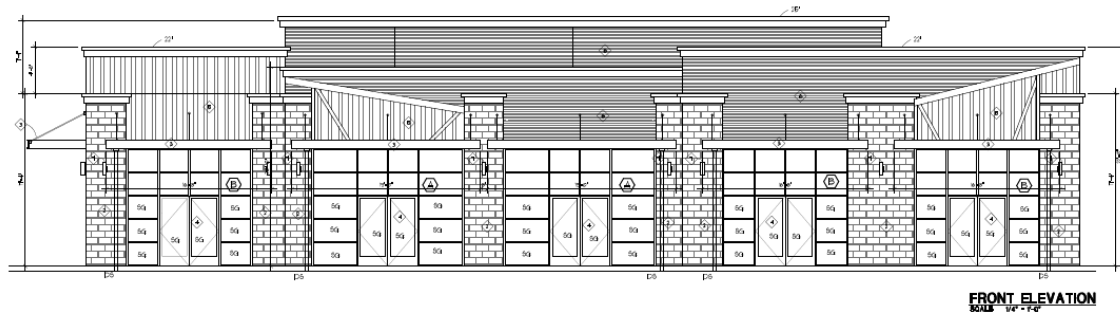
ADDRESS:	14788 Berry Valley Rd SE
LAND SIZE:	0.99 Acre
PARCEL NUMBER:	78640000010
ZONING:	Mixed-Use
SALE PRICE:	\$3,500,000
LEASE RATE:	\$30.00 PSF + NNN
COMMENTS:	Permit ready for two retail buildings: 4,240 SF and 3,081 SF. Build-to-suit opportunities. Grey shell delivers by the end of 2025. Close proximity to Yelm High School.

SITE PLAN

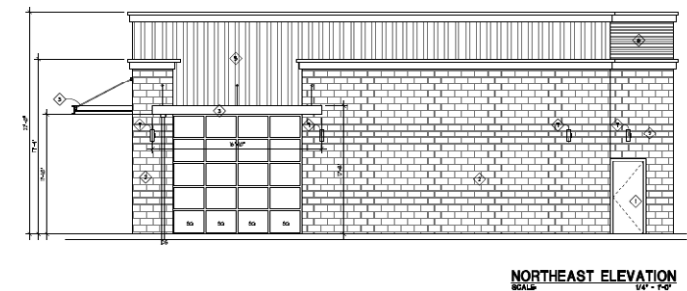
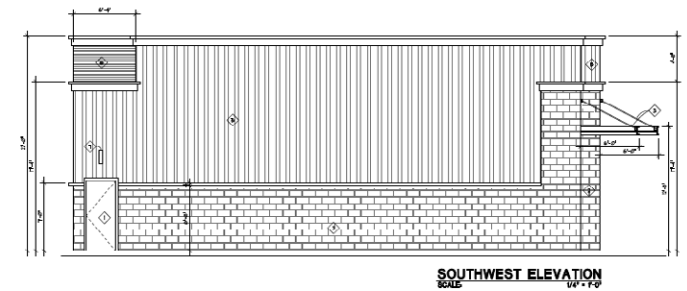
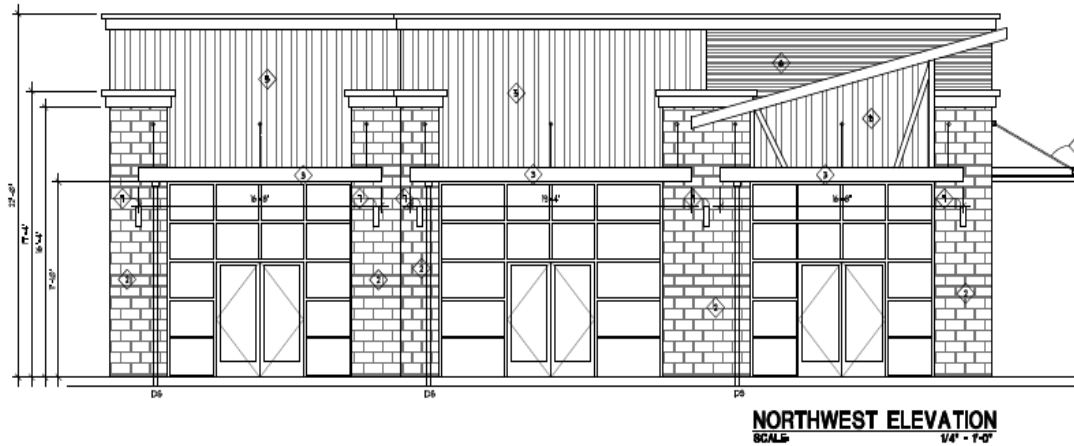


BUILDING ELEVATIONS

BUILDING A: 4,240 SF



BUILDING B: 3,081 SF



MARKET STATISTICS

POPULATION	5 MILE	10 MILES	15 MILES
Total Population	25,161	76,709	358,054
Daytime Population	19,445	72,866	336,874

HOUSEHOLDS & INCOME	5 MILE	10 MILES	15 MILES
Total Households	8,335	26,991	130,085
Average HH Income	\$108,410	\$120,448	\$110,404

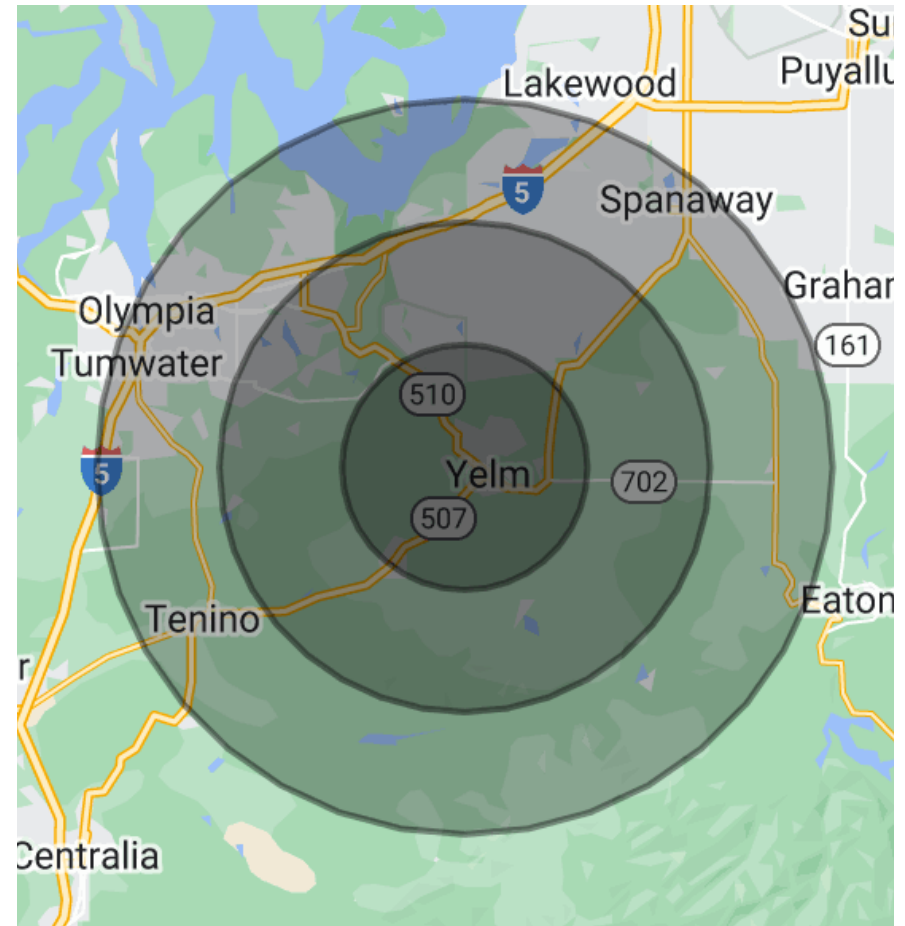
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DISCLAIMER

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