

FOR SALE | PRIME RETAIL REDEVELOPMENT AT TROSPER & CAPITOL



# CAPITOL BLVD ASSEMBLAGE | RETAIL REDEVELOPMENT

TUMWATER, WA

EXCLUSIVELY LISTED BY

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## 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

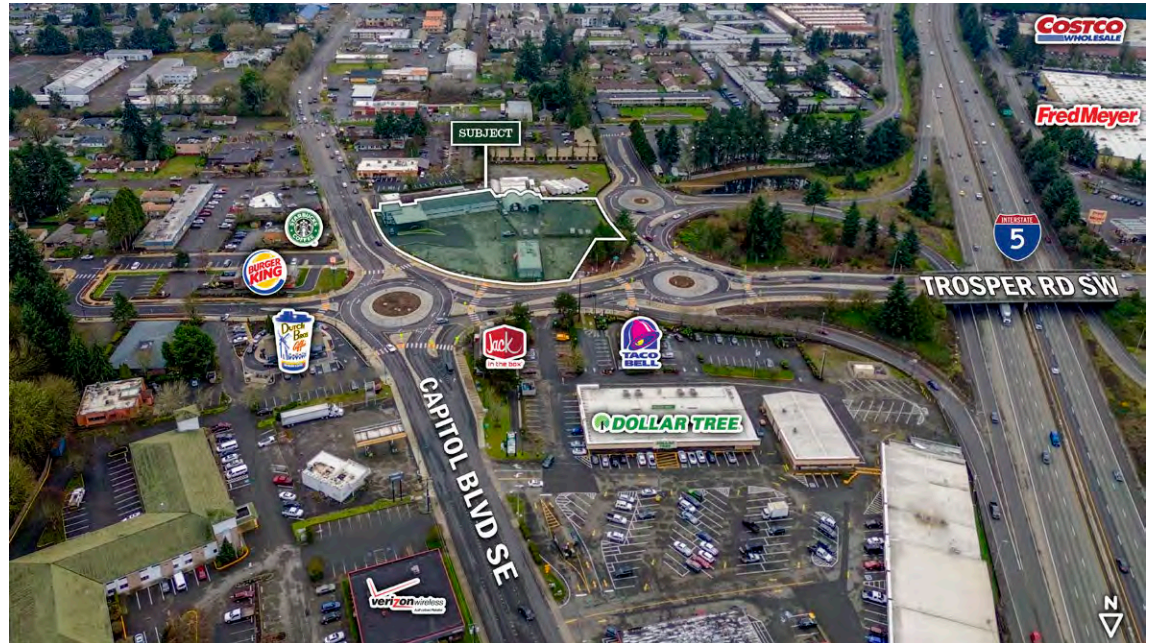
ADDRESS	211 Trospers Rd SW & 5301/5403 Capitol Blvd SE Tumwater, WA
PRICE	Undisclosed
PARCELS	12834440400, 12834440701, 12834440602
ZONING	GC (General Commercial)
BUILDING(S)	±7,800 SF
LAND	78,290 SF (1.80 AC)



## 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.





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