



18,000 VPD



BALD HILL RD SE

6,100 VPD



YELM RETAIL PADS

16930 WA-507

YELM, WA 98597

PACIFIC ASSET ADVISORS, INC.

LISTING DETAILS



RENTABLE SF
+/- 5.6
ACRES

CALL
FOR
RATE

OPPORTUNITY TYPE: Ground Lease/Build-to-Suit

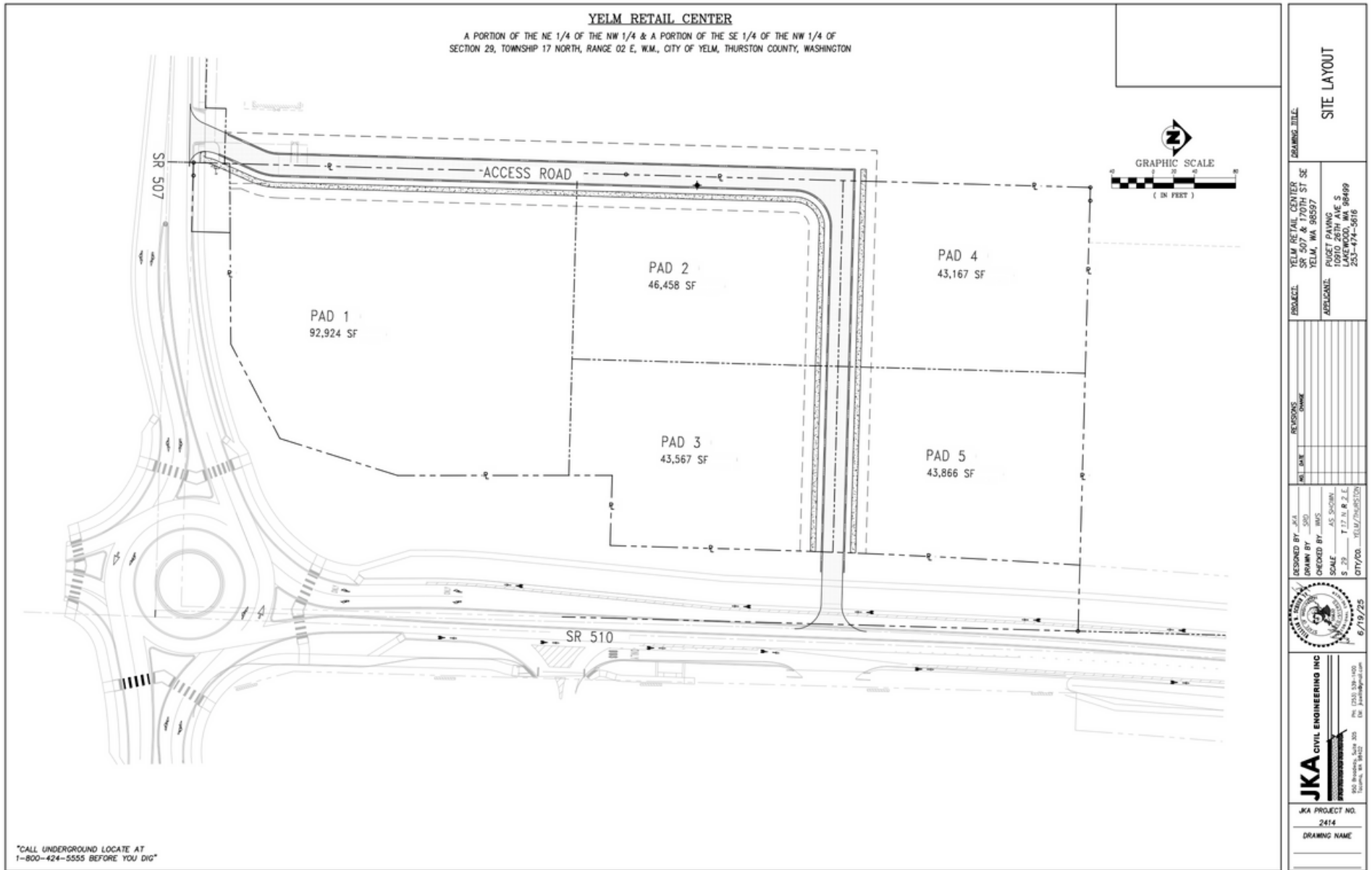
TOTAL LAND AREA: +/- 5.6 Acres

DESCRIPTION:

- Drive-Thru Opportunity
- Located adjacent to Walmart Supercenter
- Sewer Accessible
- Located at main access point for future Yelm 510 Bypass Highway
- Stage 2 Road Extension expected completion 2026

	1 MILE	3 MILES	5 MILES
MEDIAN INCOME:	\$95,536	\$91,709	\$97,428
TOTAL POPULATION:	3,104	19,566	27,297
DAYTIME POPULATION:	1,647	8,586	11,817

SITE PLAN



YELM LOOP INFORMATION LINK

AERIAL

GROCERY OUTLET Bargain Market jiffy lube
HARBOR FREIGHT O'Reilly AUTO PARTS
DOLLAR TREE KeyBank

ANYTIME FITNESS Auto Zone Pizza Hut
verizon TACO BELL Quiznos DQ

SAFeway Jack in the box ups

TRACTOR SUPPLY CO



SITE

FUTURE YELM 510 BYPASS HIGHWAY

3,500 VPD

507

18,000 VPD

507

15,300 VPD

6,100 VPD

BALD HILL RD SE



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