

FOR LEASE

6528 Capitol Blvd SE
Tumwater, WA 98501



PETER G SCHMIDT
ELEMENTARY SCHOOL

CAPITOL BLVD SE - 13,843 CPD



Cadence Academy
PRESCHOOL



CAPITOL BLVD RETAIL CENTER

Michael Olson & Jameson Sullivan

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

CAPITOL BLVD RETAIL CENTER offers an excellent opportunity for businesses seeking visibility and convenience in the heart of Tumwater. This well-located space provides direct frontage along Capitol Boulevard, ensuring strong traffic exposure and easy access for customers. Surrounded by established retailers, restaurants, and services, the suite is positioned in a well-established commercial corridor with steady foot and vehicle traffic.

AVAILABLE

SUITE A: 3,026 SF \$19.00 PSF + \$5.22 NNN

SUITE D: 2,132 SF \$20.00 PSF + \$5.22 NNN

- 2 Endcap Units Flex/Retail Spaces.
- Grade Level Garage door in rear of space.
- Located at hard corner, lighted intersection.
- Prime visibility along Capitol Boulevard with strong daily traffic counts.
- Easy access and convenient customer parking.
- Surrounded by established retailers, restaurants, and services.



Population



Average HH Income

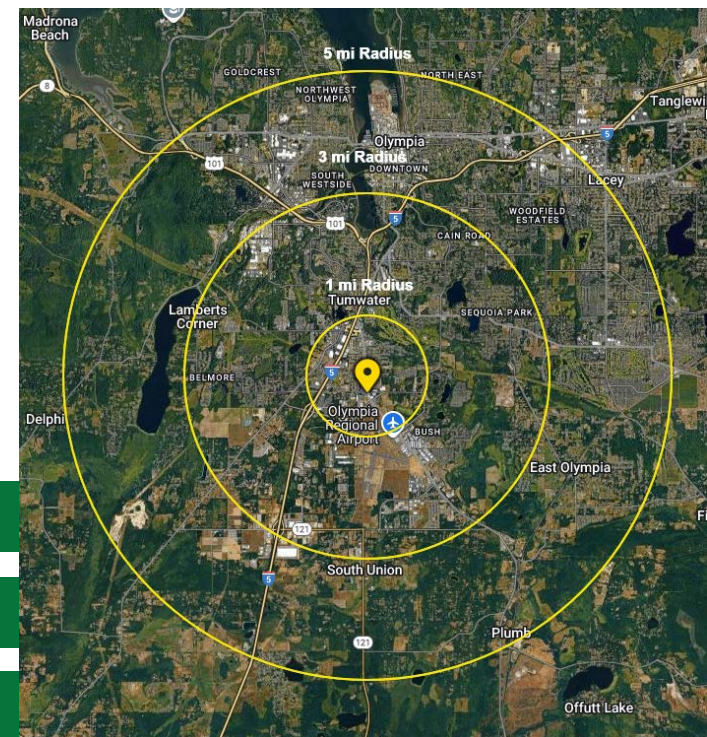


Daytime Population

Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	5,971	\$94,207	10,720
Mile 3	45,043	\$129,125	33,488
Mile 5	120,775	\$117,736	99,463

NEARBY TENANTS



PHOTOS



LOCATION DETAILS



13,843 CPD
Capitol Blvd SE



86,791 CPD
Interstate 5

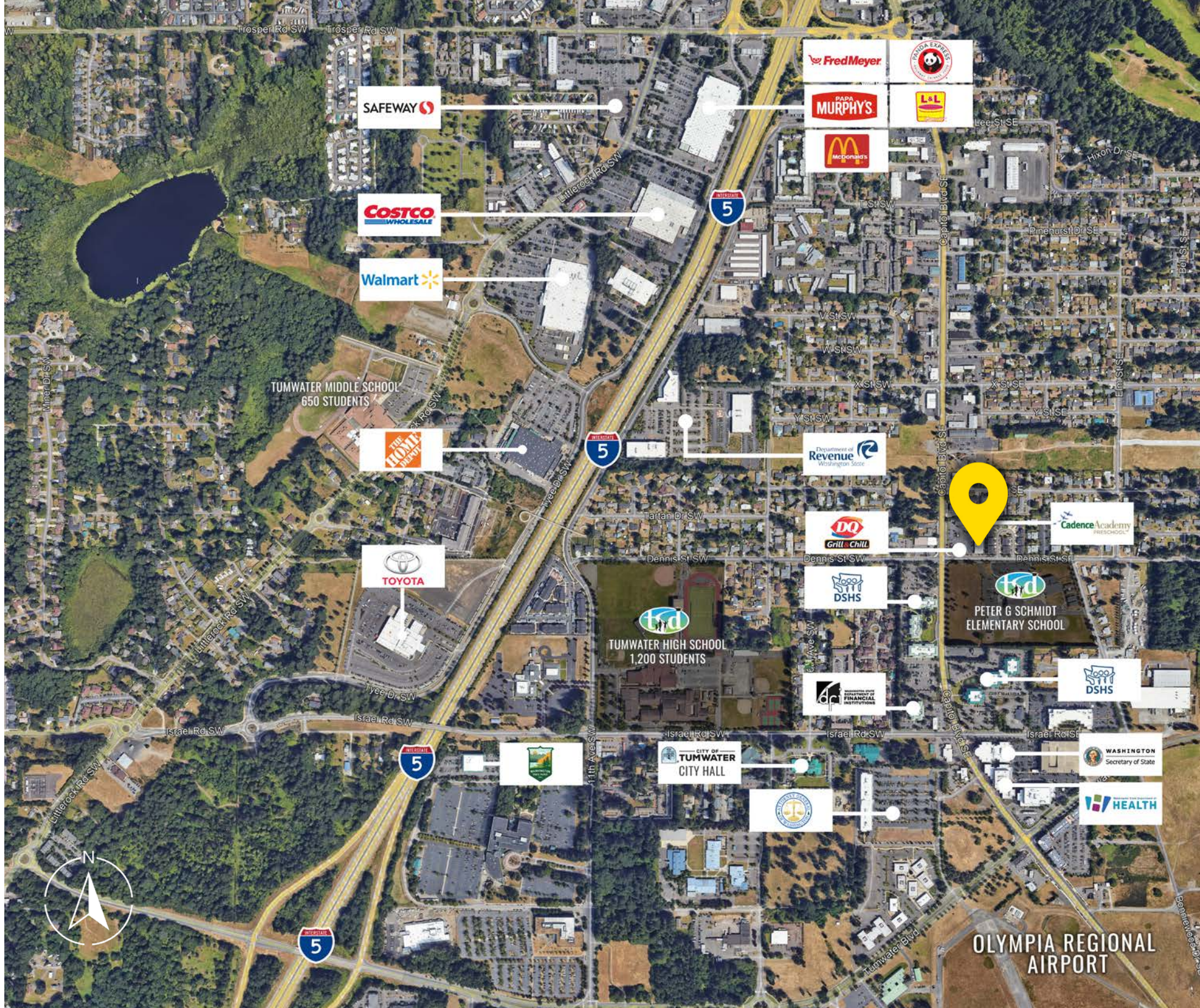


Moments away from
major tenants



Retail frontage with
grade level roll up

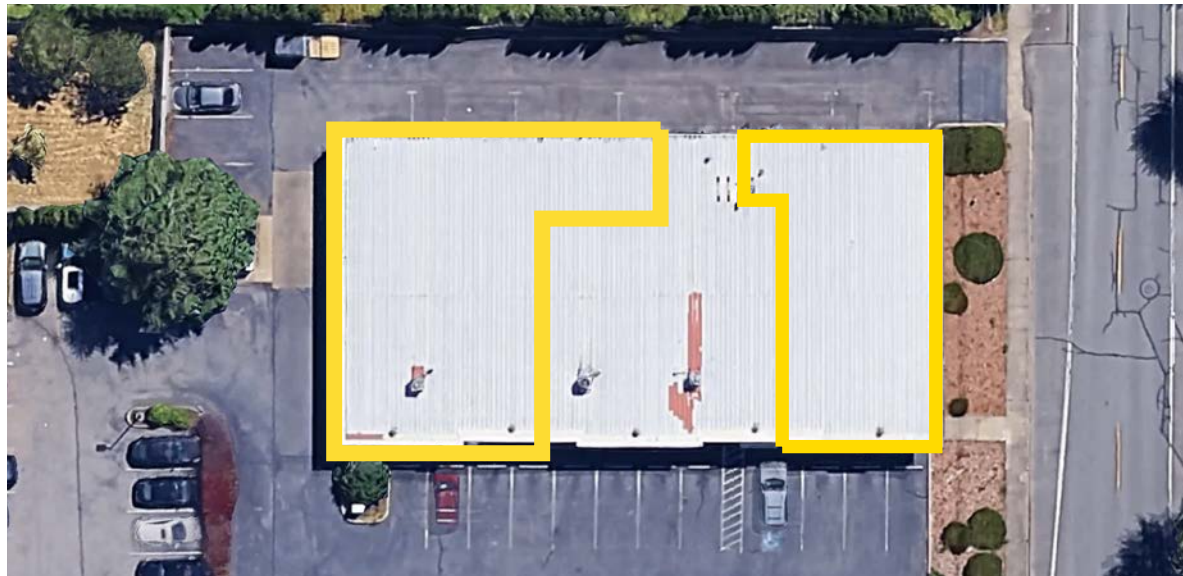
LOCATION DETAILS



SITE PLAN

GRADE LEVEL LOADING

GRADE LEVEL LOADING





SUITE A: 3026 SF



PHOTOS - SUITE D



SUITE D: 2,132 SF



PHOTOS - SUITE D



SUITE D: 2,132 SF



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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