

# FOR LEASE

7108 Martin Way E  
Lacey, WA 98516



## FORMER AUTO PARTS STORE

Steve Erickson | Jake Thurber | Jacob Fors

First Western Properties Inc. | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

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

**7108 MARTIN WAY E** is located along the established Martin Way retail corridor in Lacey and offers versatile commercial space in a highly accessible location. Formerly occupied by an auto parts retailer, the property provides an opportunity for a variety of retail, automotive, service, or showroom users looking to establish a presence within a well-traveled commercial area serving Lacey and the surrounding Thurston County market.

## FOR LEASE

**15,324 SF CALL BROKER FOR DETAILS**

- Situated along Martin Way E, a major corridor with strong traffic counts.
- Surrounded by dense residential neighborhoods, major employers, and retail destinations.
- Excellent visibility and convenient access
- Easy connectivity to I-5 and the greater Lacey/Olympia market
- Expansive rear service yard with roll-up door access
- Ideal for retail, automotive, service, or showroom users



Population



Average HH Income



Daytime Population

Regis - 2026

Mile 1

8,766

\$114,654

6,481

Mile 3

71,602

\$118,533

50,847

Mile 5

139,530

\$126,013

85,642

## NEARBY RETAIL

**WinCo  
FOODS**

**Great  
Floors**

**DUTCH BROS**  
Coffee

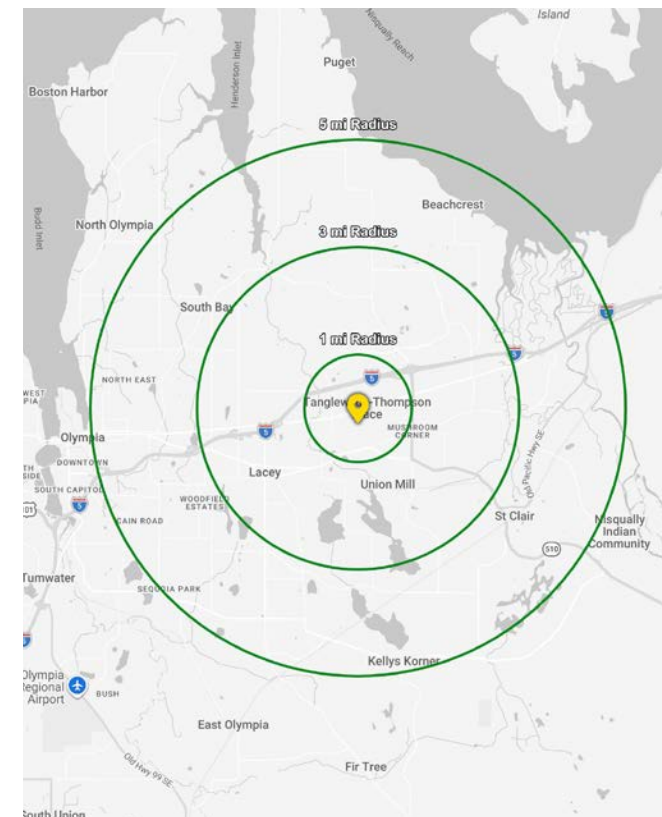
**Coastal**  
FARM & RANCH

**Walmart**

**COSTCO**  
WHOLESALE

**SAFEWAY**

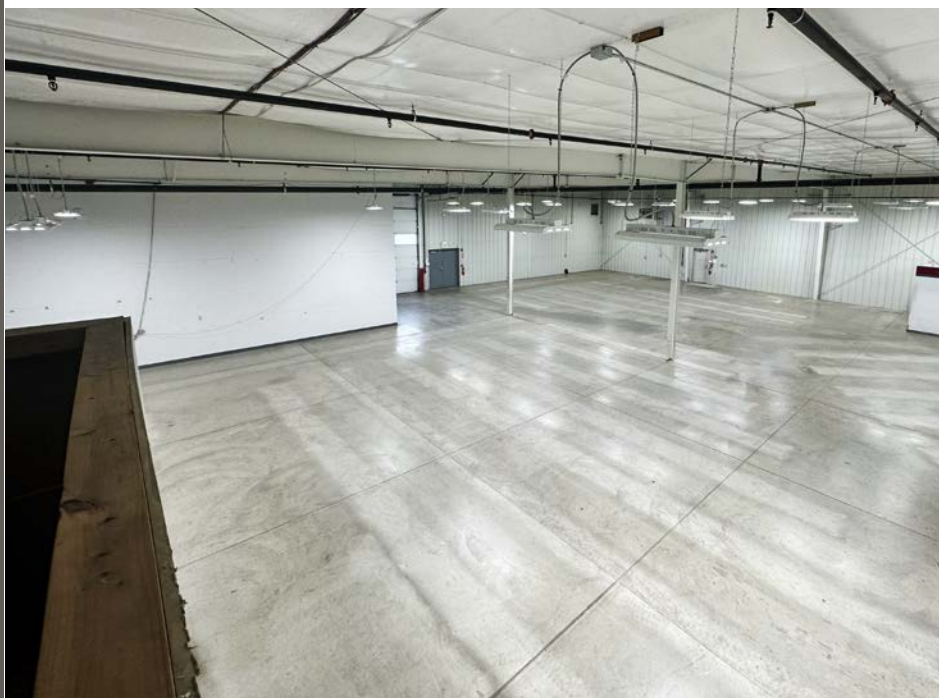
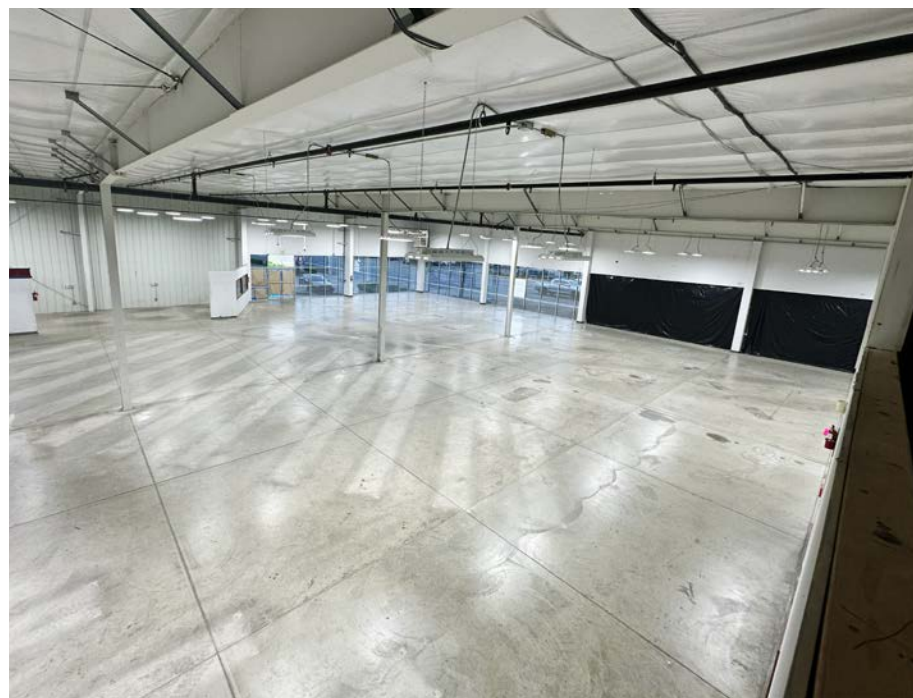
**GROCERY OUTLET**  
bargain market



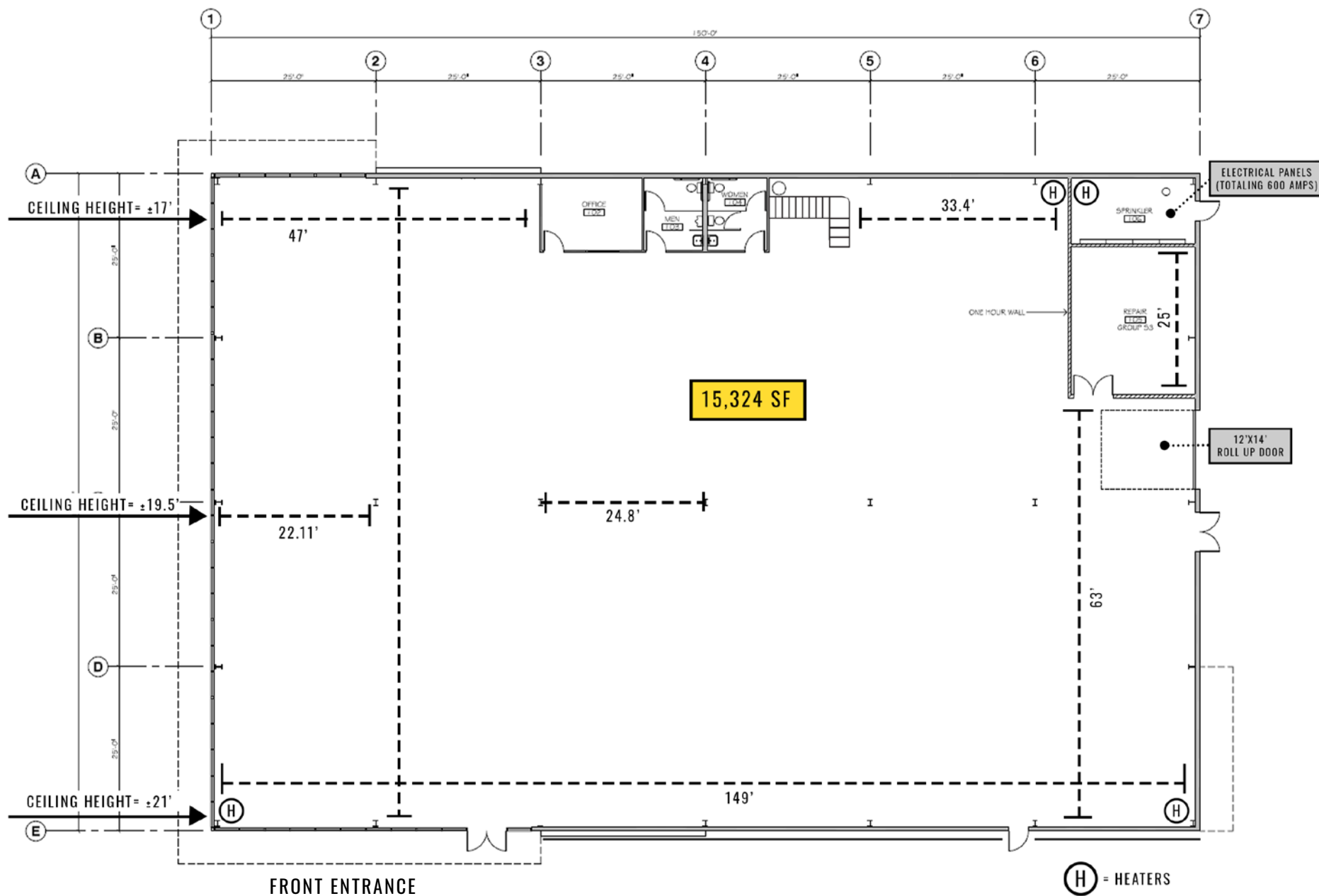
# EXTERIOR PHOTOS



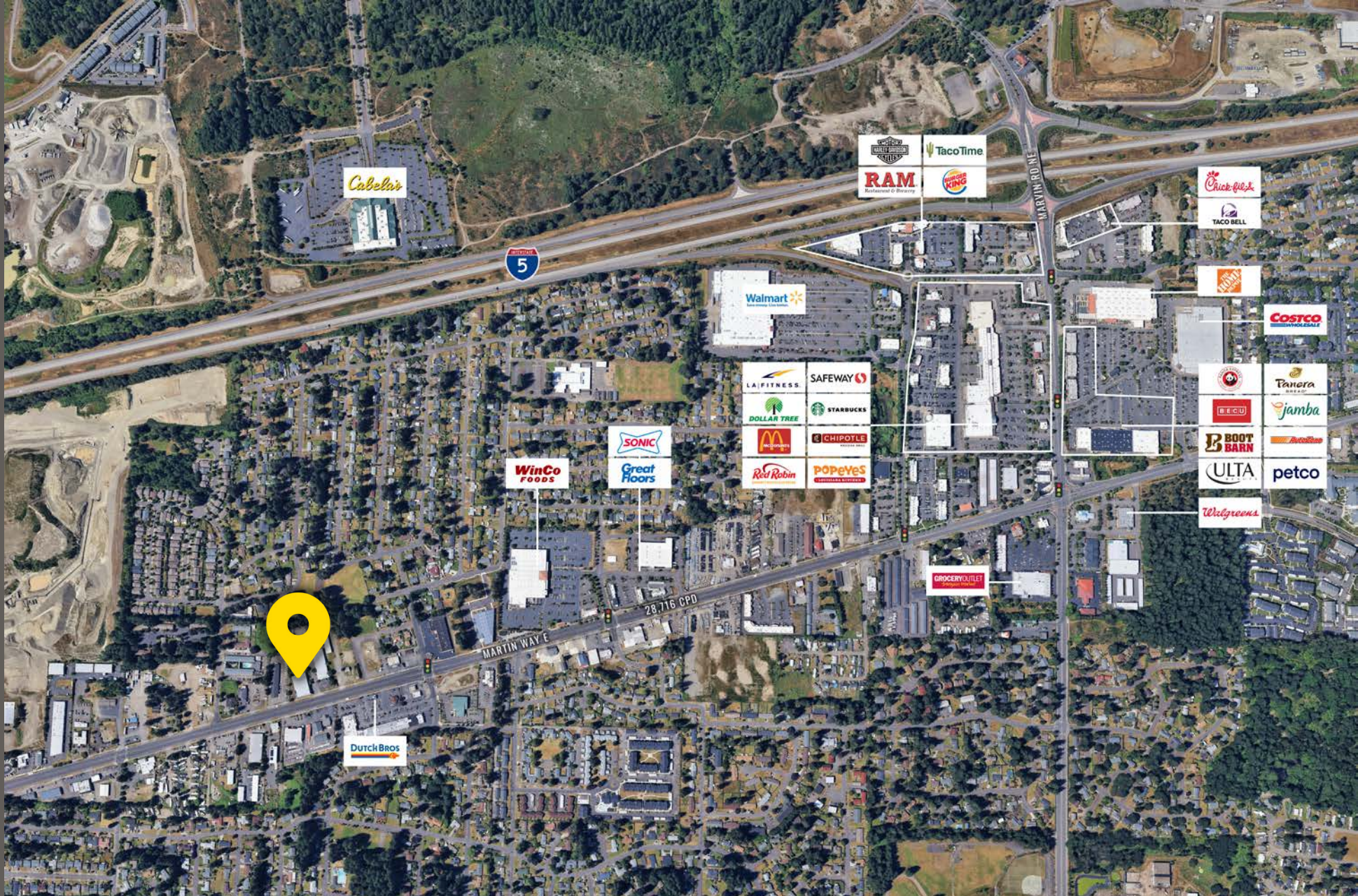
# INTERIOR PHOTOS



# FLOOR PLAN



# LOCATION DETAILS



Located on Martin Way  
retail corridor

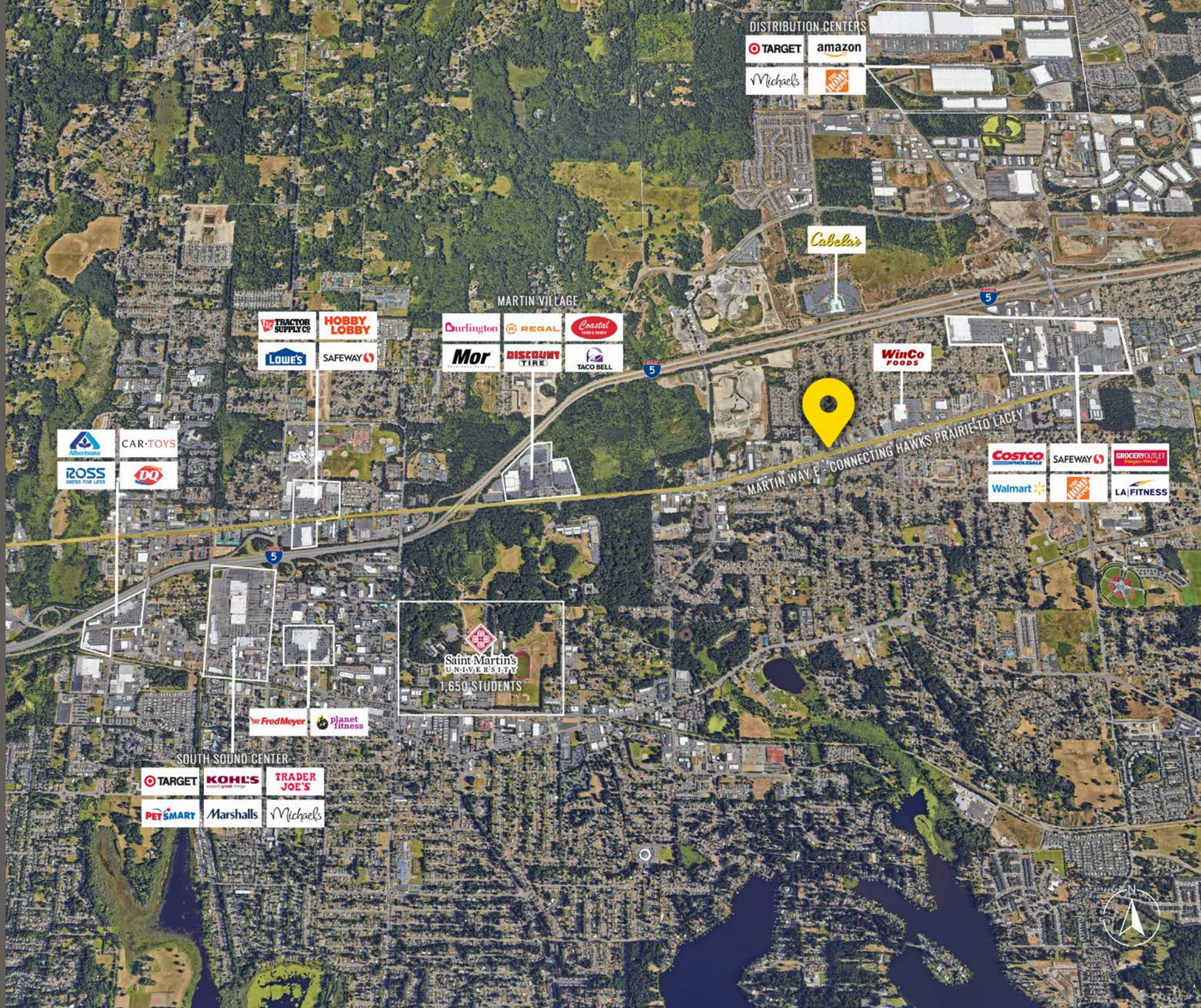


Quick access to  
I-5 North & South



28,716 CPD  
Martin Way E

# LOCATION AERIAL



DISTRIBUTION CENTERS

TARGET

amazon

Michaels

Home Depot

Cabela's

MARTIN VILLAGE

TRACTOR  
SUPPLY CO.

HOBBY  
LOBBY

Durlington

REGAL

Coastal  
TACO & BELL

LOWE'S

SAFEWAY

Mor

DISCOUNT  
TIRE

TACO BELL

WinCo  
FOODS

Albermarle

CAR-TOYS

ROSS  
DRESS FOR LESS

DD

MARTIN WAY E - CONNECTING HAWKS PRAIRIE TO LACEY

COSTCO

SAFEWAY

GROCERY OUTLET

Walmart

Home Depot

LA FITNESS

Saint Martin's  
UNIVERSITY  
1,650 STUDENTS

Fred Meyer

planet fitness

SOUTH SOUND CENTER

TARGET

KOHL'S

TRADER  
JOE'S

PET SMART

Marshalls

Michaels



TACOMA | KIRKLAND | PORTLAND | SEATTLE

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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