



THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

HIGH-VISIBILITY RETAIL/FLEX AT BUSY TUMWATER CORNER LOCATION



6528 CAPITOL BLVD SE, TUMWATER, WA | CAPITOL BLVD RETAIL CENTER

Located at a signalized hard corner along Capitol Blvd., this multi-tenant retail/flex building offers excellent visibility, convenient parking, and easy access. The property sits within an established Tumwater commercial corridor surrounded by retailers, restaurants, and services, with quick access to I-5. **Improvement allowance negotiable for qualified tenants.**

SUITE A offers a large open floor plan with plenty of storage space, a grade-level roll-up door and a private restroom. Well-suited for a studio, showroom, service retail, etc.

±3,026 SF

CBA# 45361962

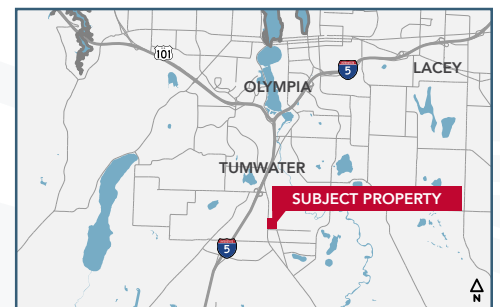
\$17.00/SF, + \$5.22 NNN

SUITE D is a turn-key space with professional finishes. The layout includes open area, two private offices, a small kitchenette and a grade-level roll up door.

±2,132 SF

CBA# 45361946

\$17.00/SF, + \$5.22 NNN



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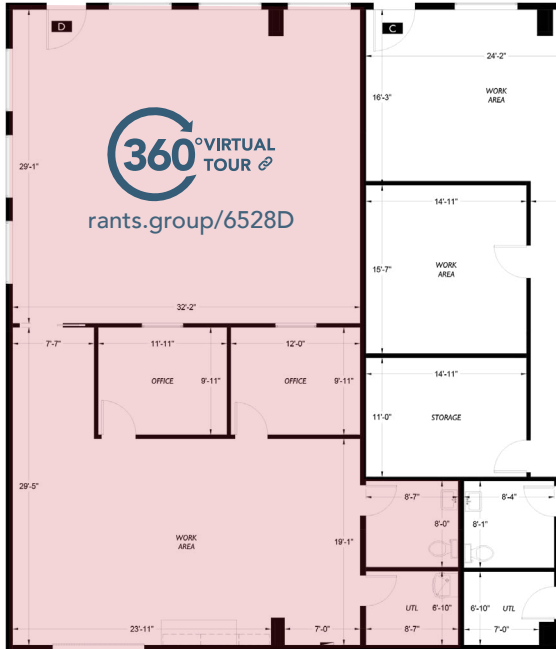


Logan Rants, CCIM
BROKER
(360) 943-8076
loganr@rantsgroup.com

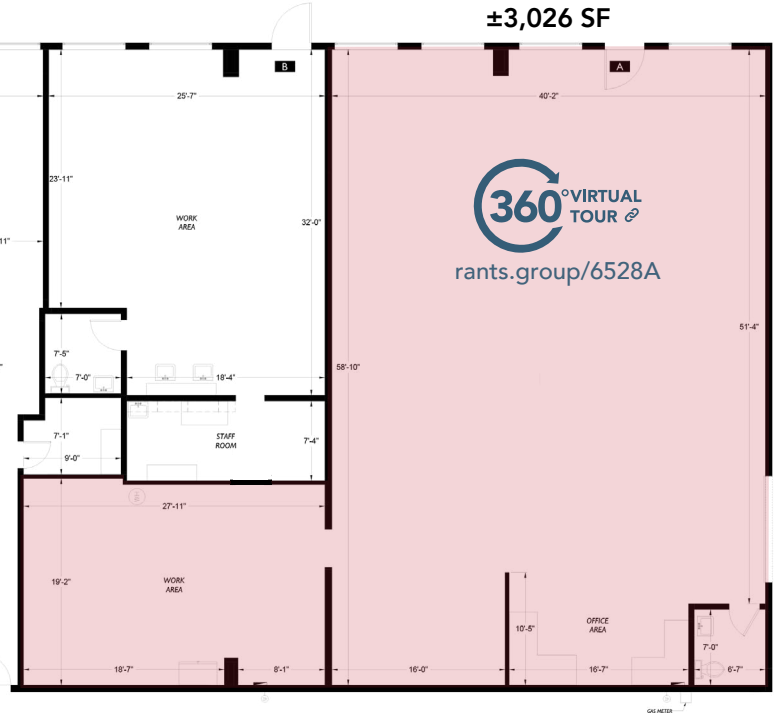
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SUITE D
±2,132 SF



SUITE A
±3,026 SF



 = AVAILABLE



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6528 CAPITOL BLVD SE, TUMWATER, WA | SUITE D



SUITE D - EXTERIOR



DOLLHOUSE VIEW



OPEN SPACE FACING ENTRANCE TO BACK ROOM



LARGE OPEN SPACE FACING FRONT OF SUITE



BACK ROOM WITH RESTROOM & PRIVATE OFFICES



GRADE LEVEL ROLL-UP DOOR

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6528 CAPITOL BLVD SE, TUMWATER, WA | SUITE A



SUITE A - EXTERIOR WITH VIEW OF ROLL-UP DOOR



DOLLHOUSE VIEW



LARGE OPEN SPACE FACING STOREFRONT



INTERIOR FACING REAR OF SPACE



BACK ROOM AREA OFF THE MAIN OPEN SPACE



GRADE-LEVEL ROLL-UP DOOR

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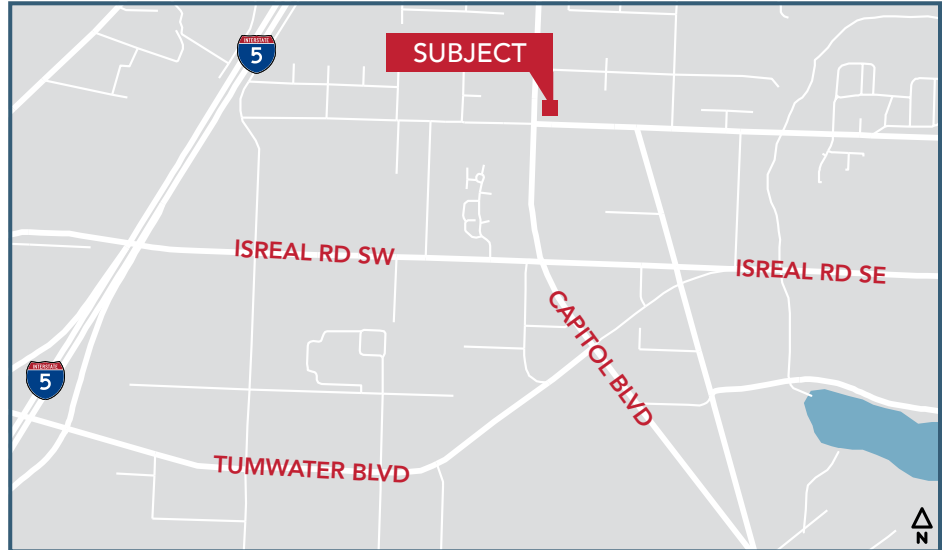
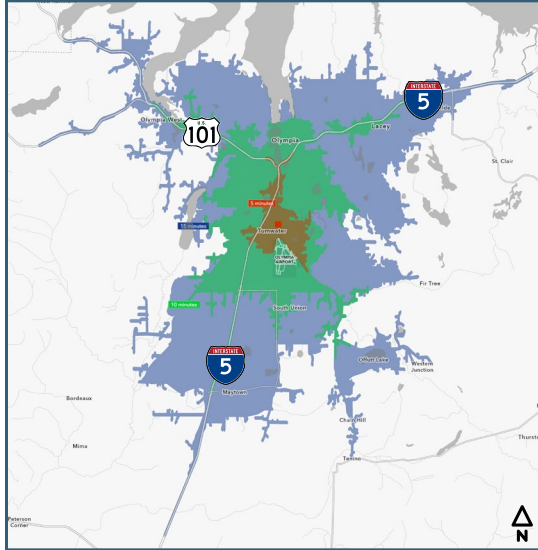
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DEMOGRAPHIC SUMMARY (5, 10, 15-MINUTE DRIVE TIMES)



DEMOGRAPHIC SUMMARY

POPULATION

	5 MIN.	10 MIN.	15 MIN.
2026 POPULATION (EST)	5,869	53,899	152,413
2031 POPULATION (PROJ)	6,060	56,419	158,091
2026-2031 POPULATION GROWTH	.60%	.90%	.70%
2026 HOUSEHOLDS (EST)	2,610	23,502	63,805
2031 HOUSEHOLDS (PROJ)	2,704	24,810	66,408
2026-2031 HOUSEHOLD GROWTH	.70%	1.10%	.90%
2026 HOUSEHOLD INCOME (AVG)	\$94,962	\$122,906	\$118,232
HOUSEHOLDS OWNER-OCCUPIED	1,184	12,480	35,300
HOUSEHOLDS RENTER-OCCUPIED	1,426	11,022	28,305

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

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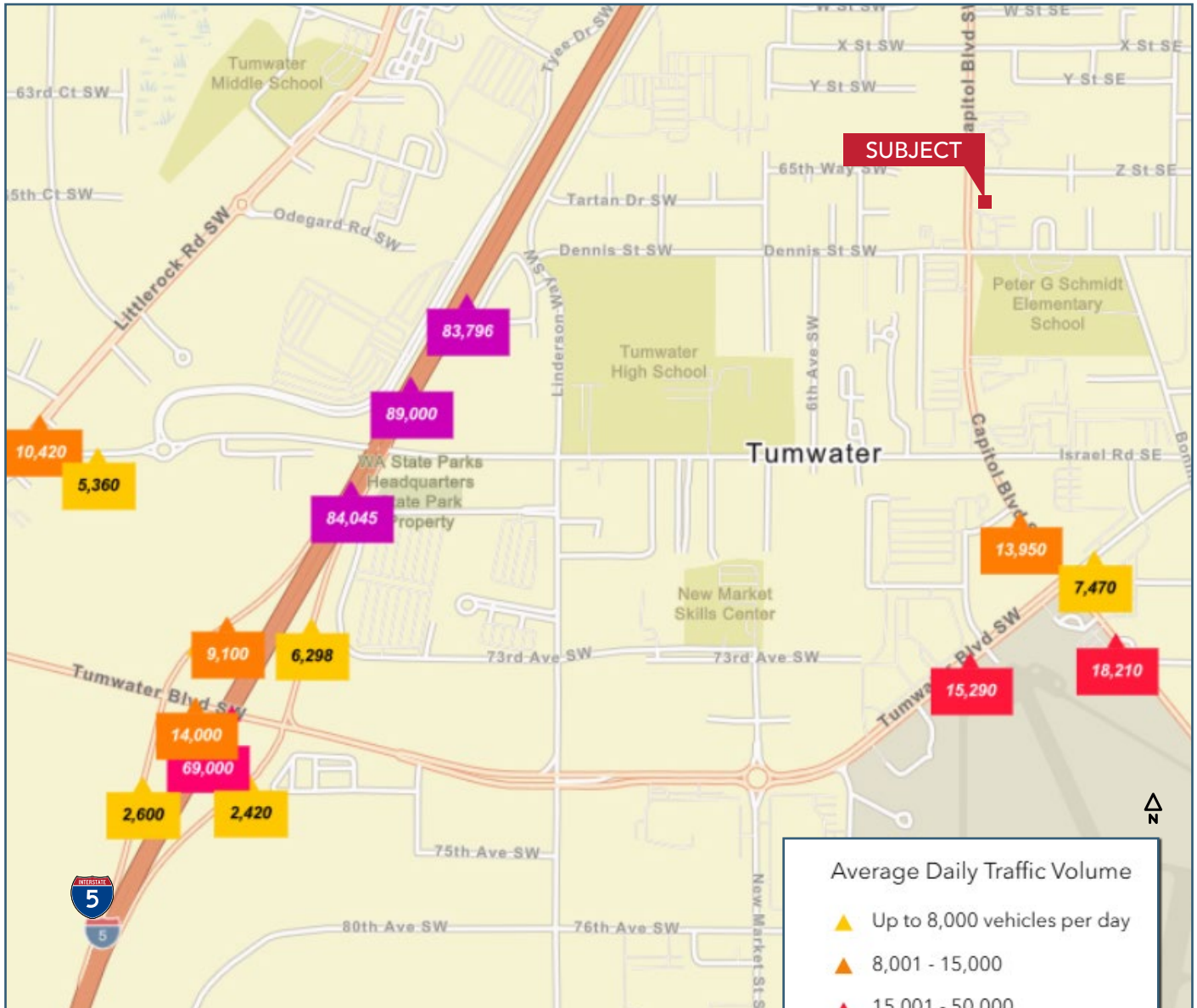


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REGIONAL AVERAGE DAILY TRAFFIC VOLUME



Source: Traffic Counts (2026) ©2026 Esri

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