

FOR LEASE | 904 E YELM AVE YELM, WASHINGTON 98597

Marcus & Millichap



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904 E Yelm Ave, Yelm

PROPERTY SUMMARY



2024

Year Built/Renovated

8,000 SF

Leasable Area

18,000± ADT

E Yelm Ave

Traffic Counts

750 SF

Divisible SF

\$32.00-\$36.00

Rent PSF

\$7.38 PSF

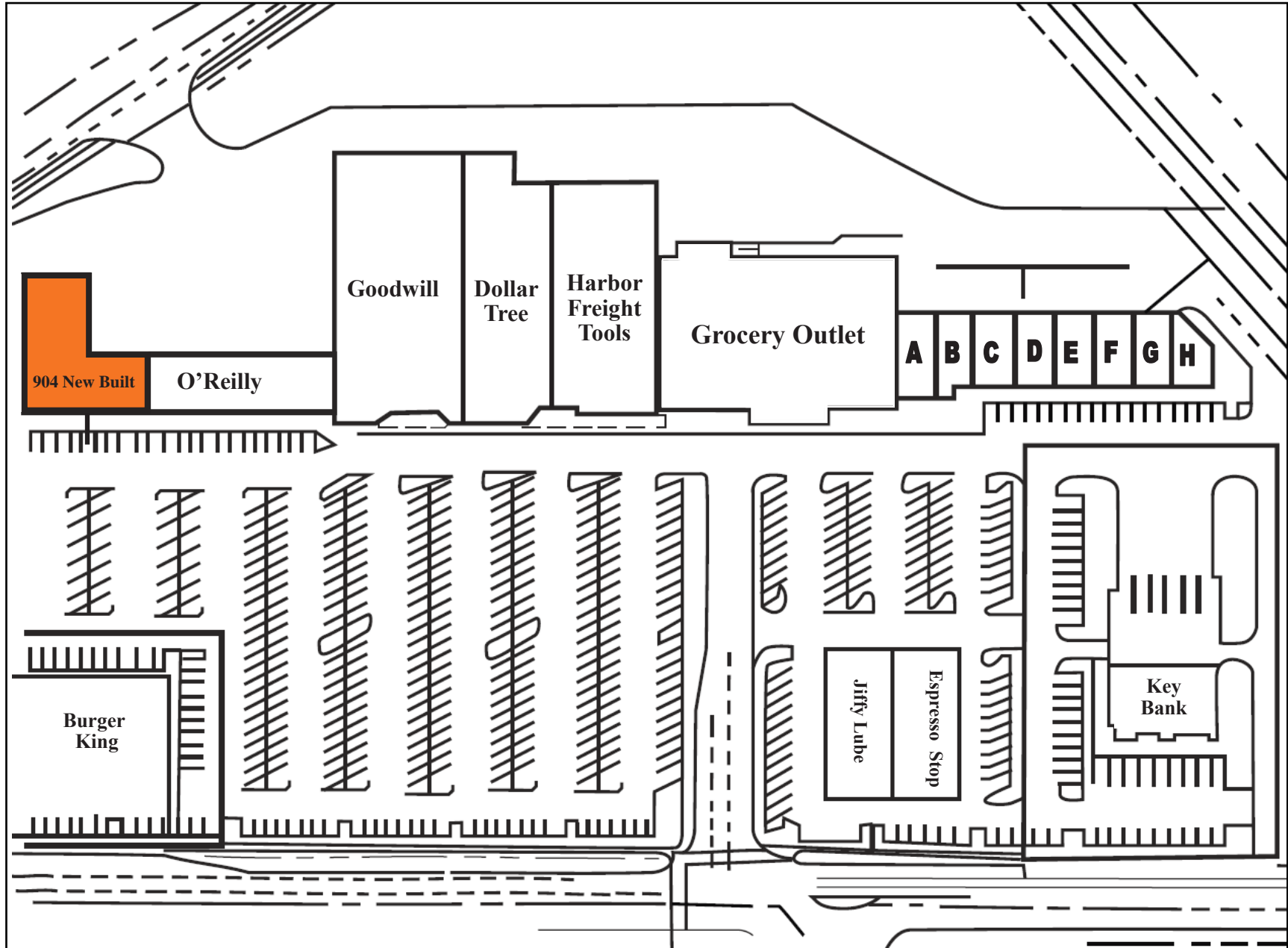
2024 NNN Estimate

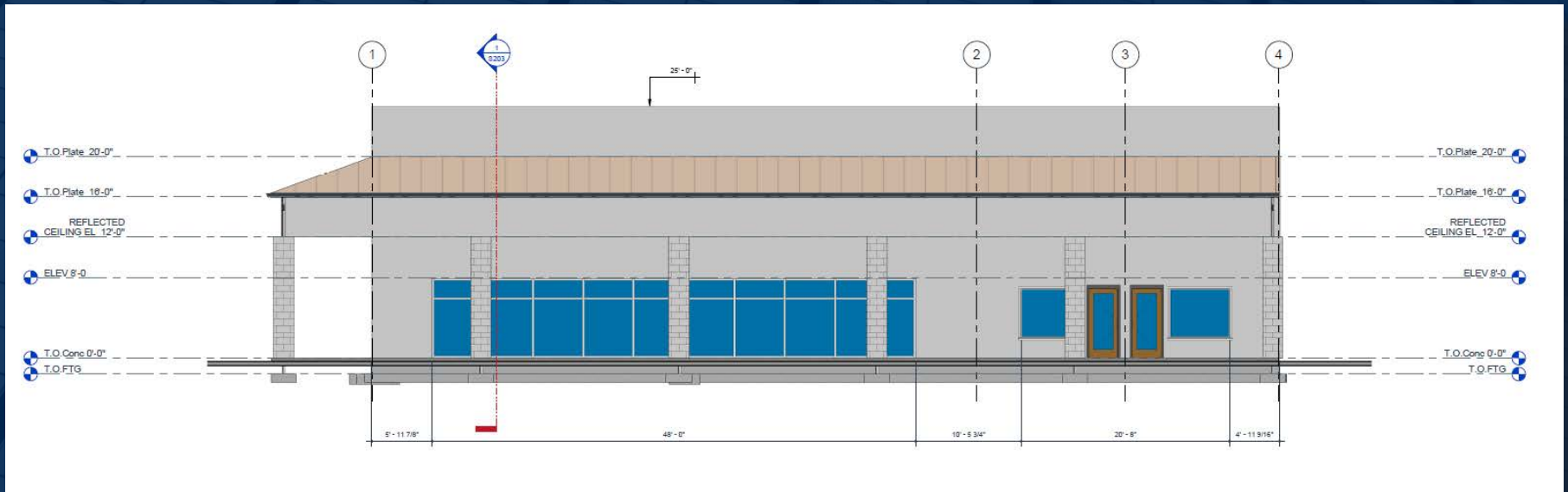
Lease Type

SITE OVERVIEW



SITE PLAN





SOUTH ELEVATION



3D VIEW NE ▶

◀ 3D VIEW SW





904 E YELM



Mountain Lumber & Hardware



First Choice Self Storage



Gravity Coffee



Route 507 | E Yelm Ave | 18,000+ ADT



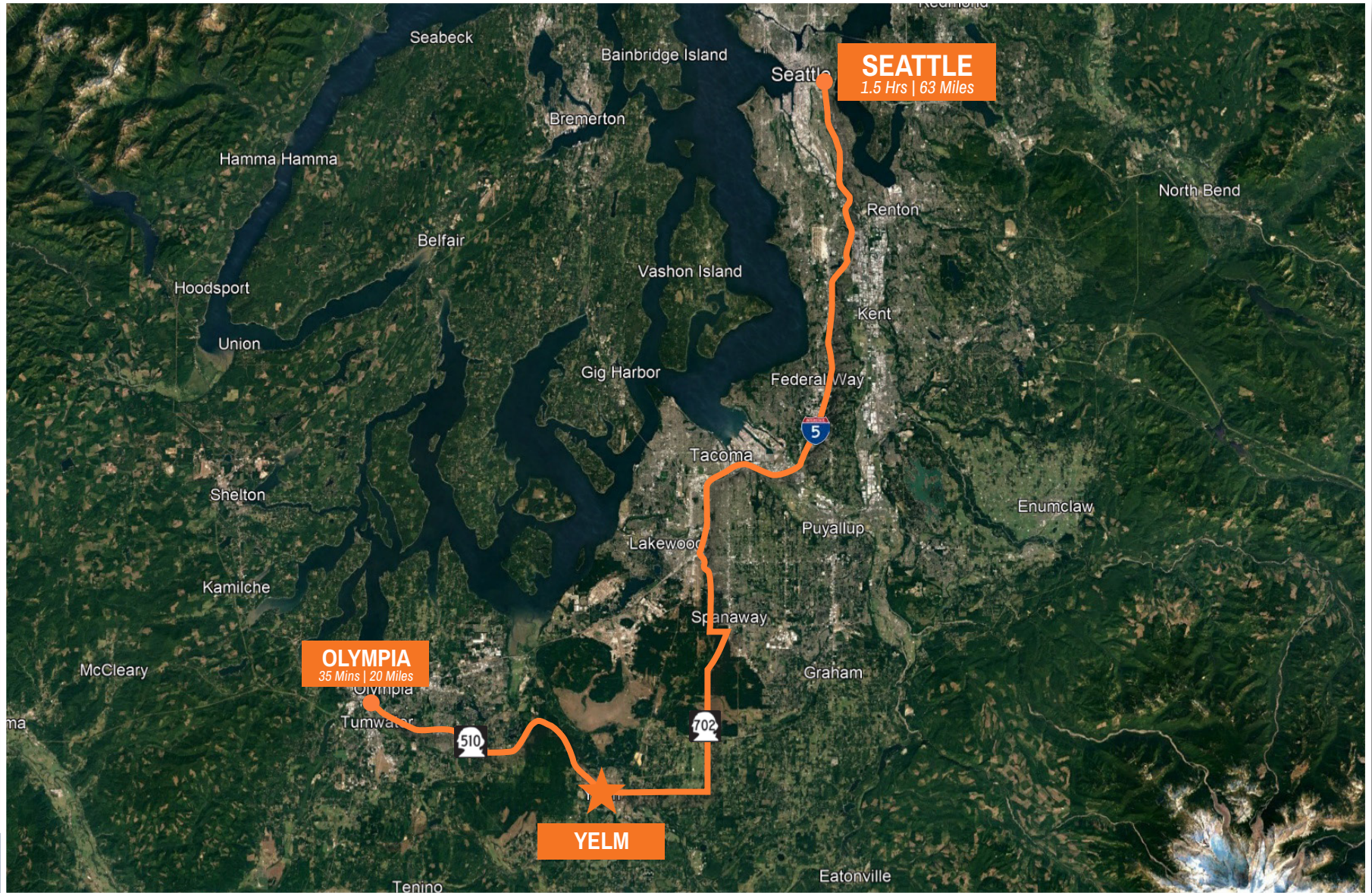
Tractor Supply Co

Bald Hill Rd SE

RETAILER MAP

The new suite is in close proximity with many national retailers and restaurant chains

REGIONAL MAP







Yelm, Washington

LOCAL DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	935	9,976	27,247
2023 Estimate			
Total Population	911	9,732	26,448
2020 Census			
Total Population	922	9,903	27,025
2010 Census			
Total Population	792	8,118	21,935
Daytime Population			
2023 Estimate	602	9,061	19,608
HOUSEHOLDS			
2028 Projection			
Total Households	346	3,475	9,740
2023 Estimate			
Total Households	337	3,387	9,441
Average (Mean) Household Size	2.8	2.9	2.8
2010 Census			
Total Households	332	3,339	9,271
2010 Census			
Total Households	294	2,845	7,925
Occupied Units			
2028 Projection	360	3,647	10,269
2023 Estimate	353	3,568	9,990
HOUSEHOLDS BY INCOME			
2023 Estimate			
\$150,000 or More	15.8%	15.4%	14.9%
\$100,000-\$149,999	18.8%	18.7%	18.4%
\$75,000-\$99,999	22.7%	20.6%	20.2%
\$50,000-\$74,999	14.3%	16.8%	16.4%
\$35,000-\$49,999	10.2%	10.2%	11.2%
Under \$35,000	18.2%	18.4%	18.9%
Average Household Income	\$93,513	\$96,159	\$97,006
Median Household Income	\$83,410	\$80,807	\$79,371
Per Capita Income	\$34,582	\$33,485	\$34,687

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$81,076	\$81,014	\$80,328
Consumer Expenditure Top 10 Categories			
Housing	\$27,796	\$27,626	\$27,411
Transportation	\$13,361	\$13,888	\$13,964
Personal Insurance and Pensions	\$10,875	\$10,976	\$10,681
Food	\$10,544	\$10,530	\$10,231
Healthcare	\$5,297	\$4,886	\$4,935
Entertainment	\$3,277	\$3,267	\$3,240
Cash Contributions	\$2,753	\$2,649	\$2,821
Apparel	\$2,412	\$2,525	\$2,455
Gifts	\$1,690	\$1,687	\$1,730
Personal Care Products and Services	\$1,081	\$1,080	\$1,058
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	911	9,732	26,448
Under 20	23.5%	27.6%	27.4%
20 to 34 Years	15.8%	19.0%	18.9%
35 to 39 Years	6.8%	7.5%	7.5%
40 to 49 Years	14.6%	14.3%	13.7%
50 to 64 Years	19.5%	17.4%	17.3%
Age 65+	19.8%	14.2%	15.2%
Median Age	42.7	37.3	37.5
Population 25+ by Education Level			
2023 Estimate Population Age 25+	651	6,494	17,737
Elementary (0-8)	1.5%	1.5%	2.5%
Some High School (9-11)	5.4%	5.3%	6.1%
High School Graduate (12)	28.9%	29.0%	30.2%
Some College (13-15)	29.6%	27.3%	29.2%
Associate Degree Only	11.7%	13.1%	11.3%
Bachelor's Degree Only	14.1%	15.7%	13.4%
Graduate Degree	8.8%	8.2%	7.1%

OLYMPIA

Olympia, the capital city of Washington state, is located at the southern end of the Puget Sound. The city is 30 miles southwest of Tacoma and 60 miles from Seattle via Interstate 5. The Olympia-Tumwater metropolitan area encompasses all of Thurston County. Joint Base Lewis-McChord borders the county on the northeast, and its proximity impacts the market's economy. Art and cultural activities can be found at the Washington Center for the Performing Arts, the Hands On Children's Museum, Yashiro Japanese Garden and the WET Science Center.



* Forecast
 Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



LARGE GOVERNMENT SECTOR

The state government employs roughly 30,000 workers throughout Thurston County. Additional hiring comes from federal and local entities.



JOINT BASE LEWIS-MCCHORD

Located along Interstate 5, adjacent to Thurston County, the base is home to the Air Force's 62nd Airlift Wing and the Army's I Corps.



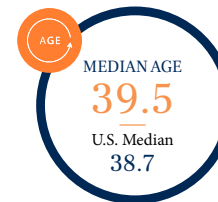
INSTITUTIONS OF HIGHER LEARNING

Evergreen State College, South Puget Sound Community College and Saint Martin's University contribute to an educated and skilled workforce.

ECONOMY

- The largest private employer is Providence St. Peter Hospital, with 2,600 workers. MultiCare Capital Medical Center and Kaiser Permanente are other major health care companies in the metro.
- Agriculture remains a significant driver of the local economy, led by livestock and poultry production. Berries, vegetables and trees are the dominant crops grown.
- Nearby Joint Base Lewis-McChord has a significant impact on the local economy. There are roughly 40,000 service members and 15,000 civilians on the base. Many of the military personnel and their families live, eat and shop in Thurston County.

DEMOGRAPHICS



EXCLUSIVELY REPRESENTED BY

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