Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

NISQUALLY TRIANGLE SITE

906 E Yelm Ave, Yelm, WA 98597

GROCERY SHADOW ANCHORED SITE LOCATED IN RAPIDLY GROWING YELM, WA

C-1 COMMERCIAL ZONING | PRE-APPROVED FOR MULTIFAMILY

ACTUAL PROPERTY PHOTO


Walmart
ANYTIME FITNESS
J&I
Pizza Hut
KFC
TRACTOR SUPPLY CO
ARCO
Auto Zone
TACO BELL
STARBUCKS
NE 103 AVE
PORT STEVENS ELEMENTARY
NISQUALLY TRIANGLE SITE
906 E YELM AVE, YELM, WA 98597
NE PLAZA DR
Quiznos
DAIRY QUEEN
Great Clips
KeyBank
GROCERY OUTLET
SAFEWAY
HARBOR FREIGHT
jiffy lube
Jack in the box
O'Reilly AUTO PARTS
goodwill
DOLLAR TREE
RITE AID
BURGER KING
Tires LES SCHWAB
E YELM AVE (18,000+ VPD)


YELM CITY PARK & COMMUNITY CENTER
YELM MIDDLE SCHOOL
goodwill
O'Reilly AUTO PARTS
DOLLAR TREE
GROCERY OUTLET
HARBOR FREIGHT
Yelm Cinemas
PRAIRIE HOTEL
La Gitana
NISQUALLY TRIANGLE SITE
906 E YELM AVE, YELM, WA 98597
EL REY BURRO
Tires LES SCHWAB
jiffy lube
KeyBank
RITE AID
NE PLAZA DR
Quiznos
DAIRY QUEEN
Auto Zone
SUBWAY
Great Clips
SAFEWAY
E YELM AVE (18,000+ VPD)
KFC
TACO BELL

THE **OFFERING**

906 E Yelm Ave, Yelm, WA 98597

Brown Retail Group of Marcus & Millichap has been exclusively selected to market for sale a **prime 2.35-acre development parcel located in Yelm, WA**. Situated near major national retailers—including Safeway, Grocery Outlet, Rite Aid, Tractor Supply, AutoZone, Starbucks, Taco Bell, Jack in the Box, Burger King, and many more—the site enjoys strong consumer traffic and sustained demand. The property offers flexible C-1 zoning, allowing for a diverse range of uses, including retail, mixed-use developments, education, public safety, and senior/assisted living. The C-1 zoning is intended to establish business centers that cater to the community's demand for convenience goods and essential services. The City of Yelm also indicated multi-family use would be approved in this location. Additionally, all off-site utilities and infrastructure are already in place, making the property development-ready and allowing for an expedited project timeline. The area boasts strong demographics, with an average household income exceeding $100,000 within a 5-mile radius while maintaining a median home value below $400,000. This combination of high purchasing power and a relatively low cost of living fosters a strong and stable consumer base. The local population has also grown by 74% since 2000, illustrating the continued demand for housing, retail, and essential services. Adding to its investment attractiveness, Washington State has no income tax, making this an excellent opportunity for investors and developers seeking to establish a presence in a high-growth market.

ALSO AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

LEASING BROKER
MICHAEL HORNER
O: (206) 826-5807 C: (360) 620-5575
Michael.Horner@marcusmillichap.com

PRICE: $1,330,000
PRICE/SF: $13.00

Lot Size (SF)	**102,366 SF**
Lot Size (Acres)	**2.35 Acres**
Zoning	**Commercial (C-1)**
Type of Ownership	**Fee Simple**

ACTUAL PROPERTY PHOTO

THE **HIGHLIGHTS**

GROCERY SHADOW ANCHORED:

The Property is located directly behind a Grocery Outlet and across the street from a successful Safeway location providing for a consistent traffic draw.

LARGE 2.35 ACRE PARCEL:

Spanning 2.35 acres, the property offers ample space for a variety of potential uses, making it an attractive opportunity for development.

FLEXIBLE ZONING:

Zoned C-1 (Commercial), the property allows for a diverse range of uses, including retail, mixed-use developments, education, public safety, and senior/assisted living. The intent of the C-1 zone is to establish business centers that meet the community's demand for convenience goods and essential services. The City of Yelm indicated multi-family use would also be approved in this location.

DEVELOPMENT READY:

The Property benefits from all off-site utilities and infrastructure in-place allowing for a new development to come to fruition on an expedited timeframe.

ACTUAL PROPERTY PHOTO

SURROUNDED BY NATIONAL RETAILERS:

The property is strategically positioned near national retailers such as Safeway, Grocery Outlet, Rite Aid, Tractor Supply, AutoZone, Starbucks, Taco Bell, Jack in the Box, Burger King, Subway, and more, driving strong consumer traffic and demand.

AFFLUENT DEMOGRAPHICS AND LOW COST OF LIVING:

The area boasts an average household income exceeding $100,000 within a 5-mile radius, coupled with a median home value below $400,000. The combination of strong purchasing power and a lower cost of living fosters a robust consumer base with significant discretionary spending.

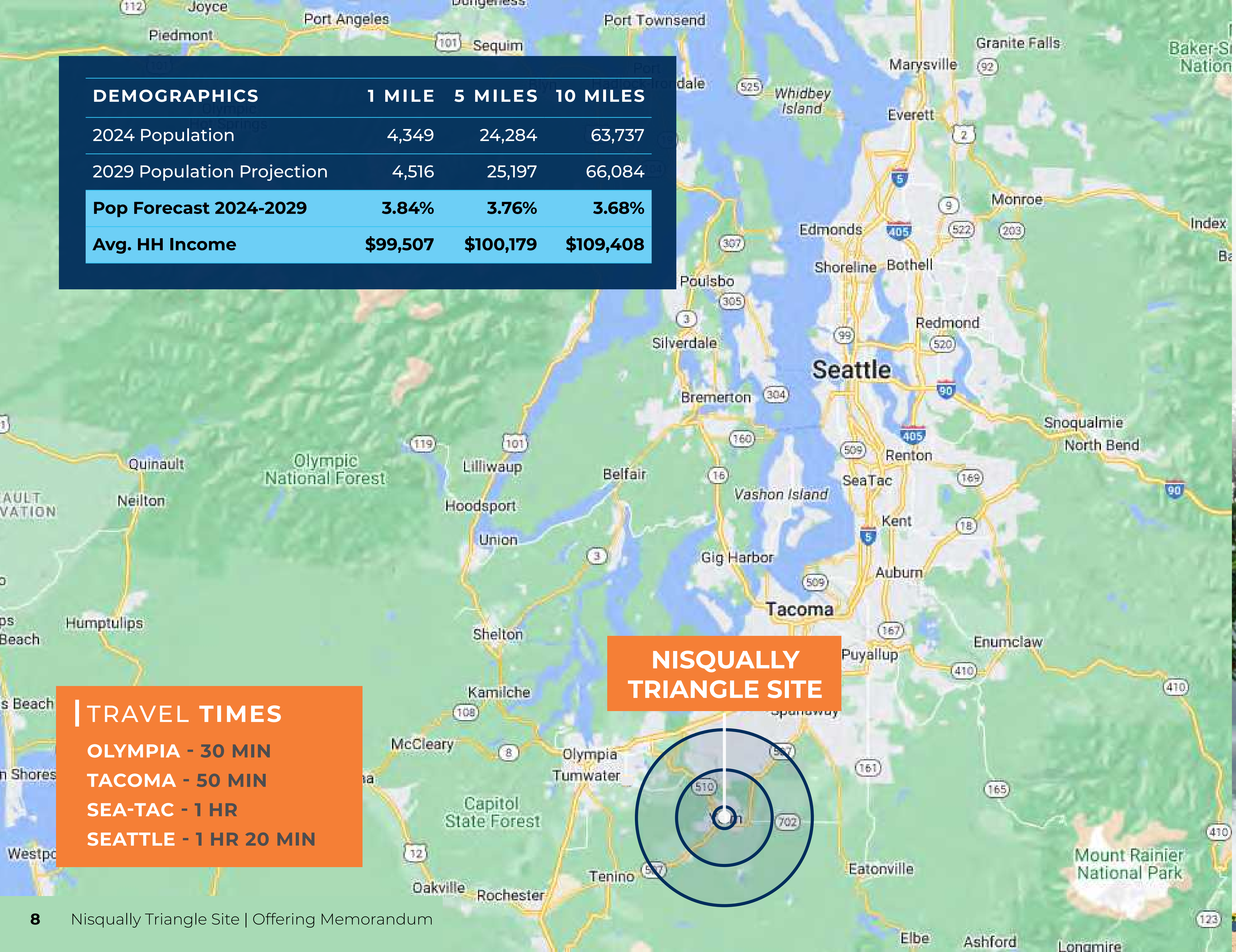
STRONG POPULATION GROWTH:

The local population within a 5-mile radius has increased by 74% since 2000, reflecting strong demand for housing, retail, and services.

INCOME TAX FREE STATE:

Washington State is an income tax free state.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
2024 Population	4,349	24,284	63,737
2029 Population Projection	4,516	25,197	66,084
Pop Forecast 2024-2029	**3.84%**	**3.76%**	**3.68%**
Avg. HH Income	**$99,507**	**$100,179**	**$109,408**



TRAVEL **TIMES**

OLYMPIA - 30 MIN
TACOMA - 50 MIN
SEA-TAC - 1 HR
SEATTLE - 1 HR 20 MIN

YELM, **WA**

Yelm, Washington is a vibrant and dynamic city located in southeastern Thurston County, adjacent to Pierce County along the Nisqually River. The city is bordered by the Nisqually Indian Reservation and sits in the foothills of Mount Rainier.

Yelm is primarily a bedroom community for residents working in the surrounding cities of Tacoma, Olympia, Centralia, and Seattle. It also hosts a large number of military families currently or formerly stationed at nearby Joint Base Lewis-McChord. The city has recently seen an increase in residents due the City Council's adoption of the Yelm Comprehensive Plan. The plan includes funding for community development, infrastructure rejuvenation, and more over the next 20 years.

Yelm is a central point for a large variety of activities and attractions. Within an hour's drive, you can be hiking in Mount Rainier National Park, bird watching at the Billy Frank Wildlife Refuge, or ziplining at Northwest Trek. Yelm acts as a jumping off point for outdoor tourism. Within Yelm city proper, adventurists can fulfill their nature desire by visiting Deschutes Falls Park.

Yelm offers safe neighborhoods, affordability, great schools, fabulous parks, family-oriented community celebrations, and a vast array of business, employment and volunteer opportunities. Yelm has become the center of commerce for south Thurston and southeast Pierce Counties, with a daily market area of over 30,000 people due to the availability of retail goods and services, and proximity to all major metropolitan areas of western Washington.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

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COOPERATIVE BROKERAGE COMMISSION

Marcus & Millichap is offering a cooperative brokerage commission by Seller to brokers who represent purchasers that were not directly contacted via phone or e-mail by the listing brokers and who successfully close on the property at terms acceptable to Seller.

Marcus & Millichap
BROWN RETAIL GROUP
SEATTLE | PORTLAND | BOISE

CLAYTON J. BROWN
Senior Managing Director, Investments
206.826.5787 D
253.569.4338 C
clayton.brown@marcusmillichap.com

ACTUAL PROPERTY PHOTO