

South Sound Center

Lacey, WA 98503

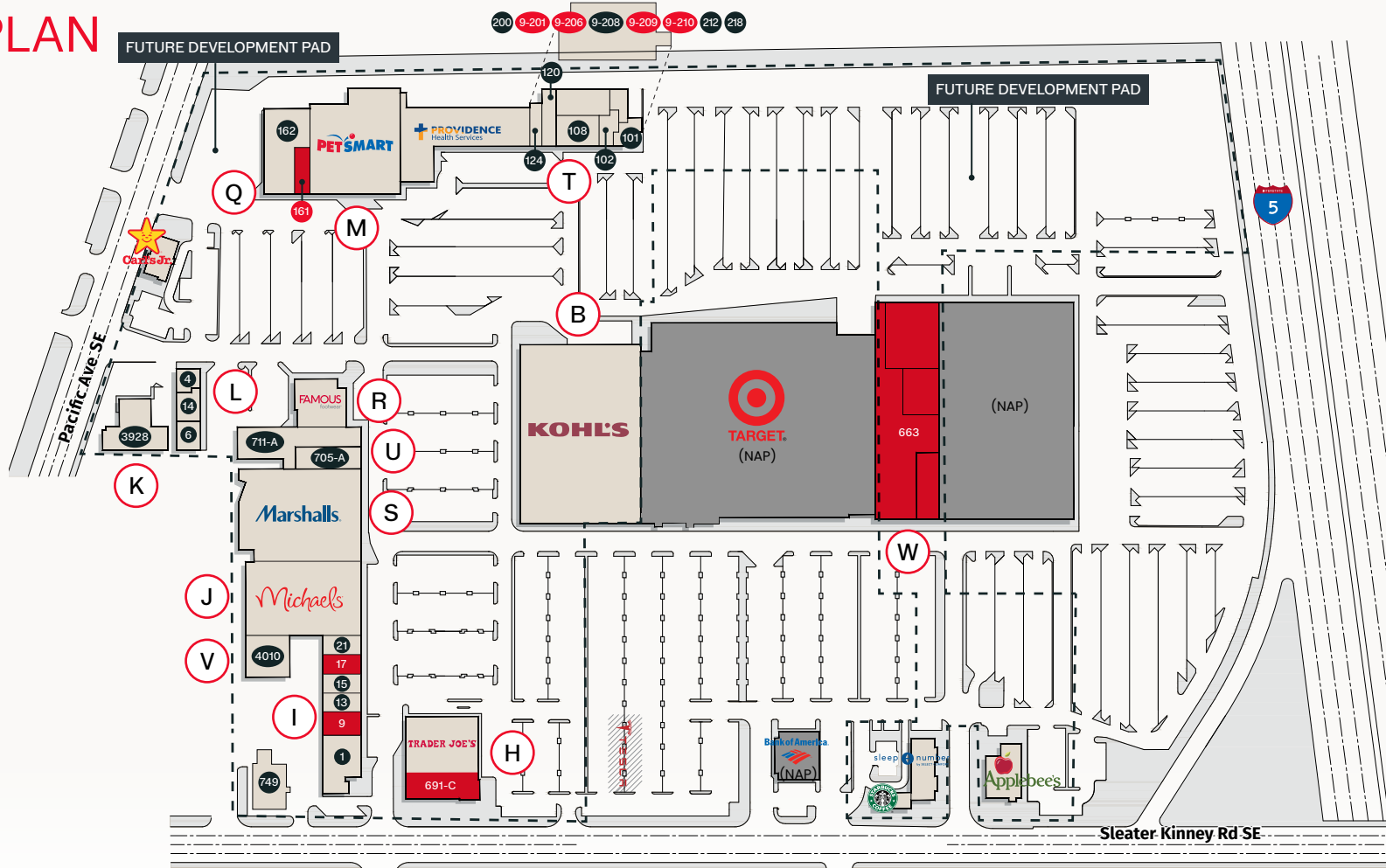


Prime Lacey Retail Center

Tiffini Cox | Tracy Cornell | Avery Connell | Riley Gill

WCCR | West Coast
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SITE PLAN



This site plan is intended for informational purposes only. While every effort has been made to ensure its accuracy, it is not guaranteed to be 100% precise.

Suite #	Tenant	SF
525 PAD	Applebee's	
533 PAD	Sleep Number	3,928 SF
537 PAD	Starbucks	1,854 SF
749 PAD	911 Driving School	2,747 SF
B-681	Kohls	120,000 SF
H-691A	Trader Joe's	12,925 SF
H-691C	AVAILABLE	3,825 SF
I-1	Mattress Firm	5,475 SF
I-13	Hair Perfect	880 SF
I-15	One Main Financial	1,510 SF
I-17	AVAILABLE	1,566 SF
I-21	Happy Nails	4,460 SF
I-9	AVAILABLE	2,275 SF
J-25	Michaels	27,178 SF

Suite #	Tenant	SF
K-3928	Concentra Health Services	6,824 SF
L-14	AVAILABLE	1,992 SF
L-4	Merle Norman Cosmetic	1,051 SF
L-6	The Right Step	2,001 SF
M-160	PetSmart	25,015 SF
N-152	Providence Health & Services	17,539 SF
PAD	Carl's Jr.	
Q-161	AVAILABLE	1,539 SF
Q-162	Goldfish Swim School	9,542 SF
R-707 (2ND FL)	Capital Development Company	13,712 SF
R-711	Famous Footwear	6,191 SF
S-51	Marshalls	28,000 SF
T-102	Lacey Auto Licensing	3,065 SF
T-108	Department of Licensing	7,746 SF

Suite #	Tenant	SF
T-120	Puget Sound Safety	1,672 SF
T-124	South Sound Audiology	1,548 SF
T-200	Fairway Mortgage	2,150 SF
T-201	AVAILABLE OFFICE	2,878 SF
T-206	AVAILABLE OFFICE	1,959 SF
T-208	Joe Miller	173 SF
T-209	AVAILABLE OFFICE	2,281 SF
T-210	AVAILABLE OFFICE	615 SF
T-212	Sand and Stone Counseling PLLC	1,938 SF
T-218	South Sound CPR Training	696 SF
U-705A	Trudy's Hallmark	4,000 SF
V-4010	Capital Development Company	5,224 SF
W-663	AVAILABLE	37,650 SF



Prime Location & Traffic

- Directly off I-5 in Lacey's primary retail corridor, with 110,000+ vehicles per day at the interchange
- 5 million annual visits from 672,000 unique visitors, up 4.6% year over year
- Ranks in the 95th percentile of shopping centers nationwide

Powerhouse Anchor Lineup

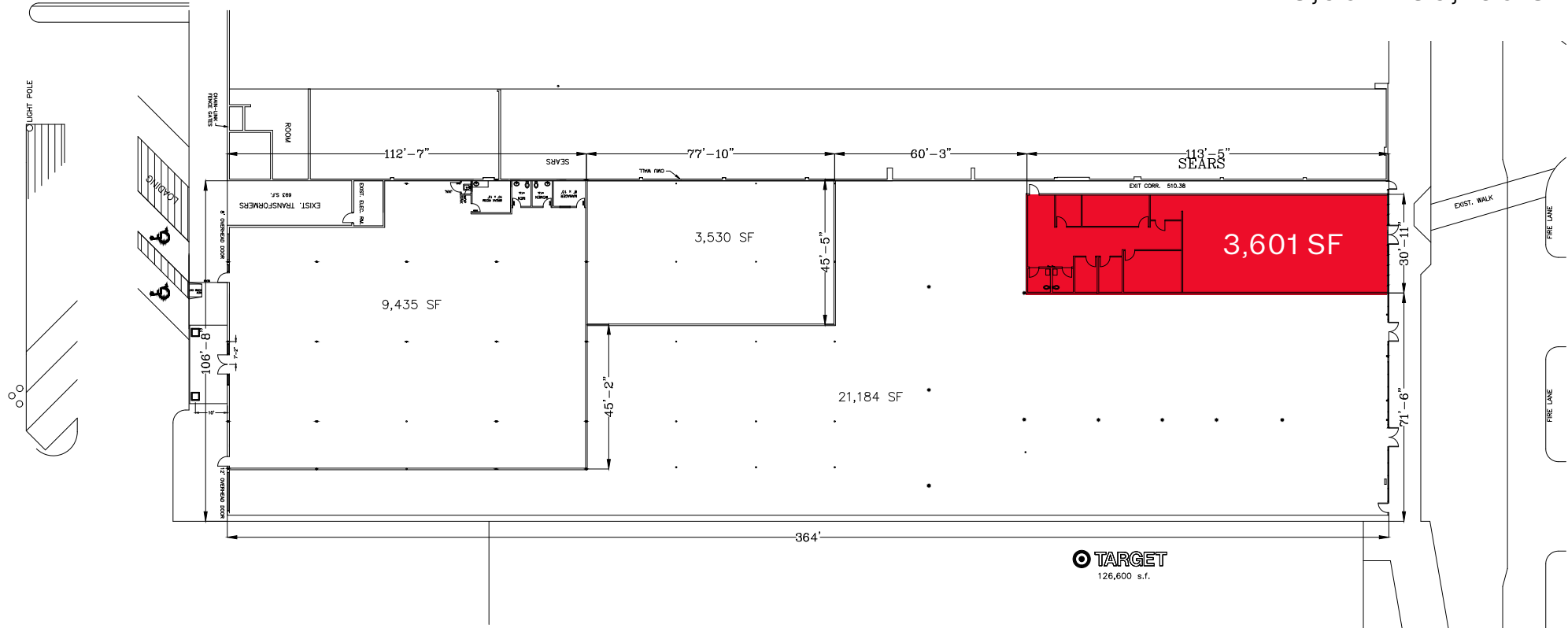
- Trader Joe's averages roughly 78,000 visits per month since opening
- Target drawing 1.6 million annual visits
- #1 ranked Kohl's in Washington State

Trade Area & Employment

- 170,000+ residents within 5 miles of the center
- Minutes from Joint Base Lewis-McChord and Providence St. Peter Hospital
- Saint Martin's University one mile away, plus 1,200+ residential units in Lacey's development pipeline

FLOOR PLAN

SUITE W-663 – 37,650 SF
CALL FOR RATES
3,601 - 36,750 SF



WHY SOUTH SOUND CENTER



Traffic & Performance

- 5 million annual visits | 672,000 unique visitors
- +4.6% year-over-year visit growth
- 95th percentile of U.S. shopping centers
- Target shadow anchor: 1.6 million annual visits
- Trader Joe's: ~78,000 monthly visits since opening



Trade Area Growth

- 5-mile population projected to grow ~4% by 2030
- Average household income projected to grow ~11% by 2030
- Average home value within 5 miles: \$572,000+
- 1,200+ residential units in Lacey's development pipeline
- \$225M City of Lacey 2026 municipal investment budget



Lacey Overview

- Immediately north of the state capital, Olympia, with direct access to I-5
- The primary retail and commercial hub for the South Sound, with an exceptionally low retail vacancy rate (3.2% in Q1 2026)
- Known for vast outdoor recreation, including the 3,700-acre Billy Frank Jr. Nisqually National Wildlife Refuge, the Regional Athletic Complex, and extensive connected hiking and biking trails
- A "Tree City, USA" for over 25 years, Lacey is committed to maintaining its natural beauty



Employment Drivers

- Joint Base Lewis-McChord: 110,000+ assigned population, \$9.2B annual regional economic impact
- Providence St. Peter Hospital: ~390 beds, 3,000+ employees, one mile away
- Saint Martin's University: 1,500+ students, one mile away
- The Evergreen State College: \$200M+ annual impact, 1,600+ jobs supported
- 2.2M+ SF industrial cluster anchored by Amazon, The Home Depot, and XPO Logistics

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	10,015	73,631	170,114
2025 AVG HH INCOME	\$76,845	\$88,730	\$91,161



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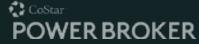
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