

Tumwater

Best for Business

Best Location

At the junction of Interstate 5 and Highway 101, Tumwater is the southern gateway to Puget Sound's mega-metropolitan region spanning from Thurston County, through Pierce, King, and Snohomish Counties, and including neighboring cities of Olympia and Lacey. Just 20 minutes from Joint Base Lewis-McChord (JBLM), ranked sixth largest military base in the nation, contributing to economic activity throughout the region.

Best Access and Visibility

Five miles of frontage on Interstate 5, with six on/off access ramps. Tumwater is adjacent to and encompasses many Port of Olympia properties, including the Olympia Regional Airport and New Market Industrial Campus, facilitating freight transportation and storage options.

Best Place to Raise a Family

Safe Neighborhoods — Tumwater boasts the lowest overall crime rate in the county (2011). Policing programs strategically target crime and bring officers into the community—where it counts.

Quality Schools — Students of Tumwater Schools consistently out-perform their peers in standardized tests and our local schools boast awards for innovation and excellence in education.

Clean Water — Award-winning drinking water (determined in a national taste test) and the brewing tradition (since 1906) are celebrated by the Tumwater community.

Recreation — Experience the beauty of the Northwest in Tumwater and its surrounding communities. Hiking, bicycling, fishing, boating, and many outdoor recreation opportunities are available here, or within a short distance. Explore arts and culture in the community or head north to Seattle or south to Portland for an urban experience.

Best Opportunity

Turnkey locations and raw development opportunities are ready for your business. Supportive market analysis and economic indicators are available, plus people to help you every step of the way. Innovative and sustainable building practices are welcome.

Tumwater is Best for Your Business.



Tumwater, WA

It's a great place to live and do business.

Details inside... 

www.GoTumwater.com

Welcome to Tumwater

In Tumwater, we like to say that we're a "small town with a big story." Considered Washington's First Community, Tumwater is the oldest permanent American settlement on Puget Sound, and the site of the historic Olympia Brewing Company. Located at the mouth of the Deschutes River where it tumbles down spectacular waterfalls to meet the southernmost point of Puget Sound, the City is conveniently located on Interstate 5, adjacent to the State Capitol of Olympia, home to the Olympia Regional Airport, and within a 20 minute drive of Joint Base Lewis-McChord. Tumwater is building upon the foundation of its rich history to shape a bright and successful future.

Tumwater has several large retailers such as Home Depot, Costco, Fred Meyer, and Walmart. Several manufacturers are located in Tumwater including Cardinal Glass and Pepsi Northwest Beverages. State agencies also have their offices in Tumwater, such as the Washington State Parks Headquarters, Department of Financial Institutions, Department of Labor and Industries, Department of Health, and the State Library. While Tumwater's 2012 population was 17,900, the day-time population is significantly higher.

Like a forward-thinking business, the City of Tumwater has used the recession as an opportunity to prepare for future economic growth. Tumwater has invested in projects that increase opportunities for development. The City's Strategic and Economic Development Plans outline the City's direction toward improvement of the economic and social well-being of its citizens. The City is focusing its resources on creating greater consistency for developers by updating design guidelines, our Shoreline Master Program, and streamlining the permit review process.

With new home construction booming, and a multitude of sites available for development, Tumwater is growing fast. We welcome you to be a part of our bright future!



"Tumwater leaders understand attracting new development that respects our beautiful natural environment and historic character are the keys to sustainable economic growth."

—Mayor Pete Kmet

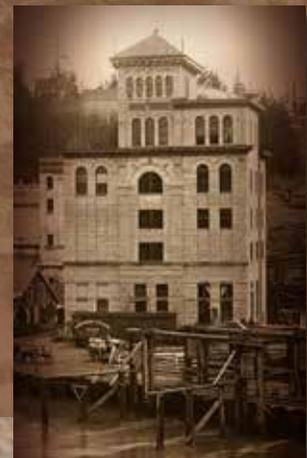


Proud of Our Heritage

Tumwater is considered "Washington's First Community." Known as the end of the Oregon Trail, it is the oldest permanent American settlement on Puget Sound. The city was named Tumwater after the Chinook's word for waterfall.

Incorporated in 1869, the City's early growth and development were greatly influenced by the close proximity to the power generating falls of the Deschutes River, the nearby saltwater access for transportation and communication, and the abundance of timber in the area. The town developed on the lands around the mouth of the river and homes and sawmills sprang up along its banks above the original settlement.

Like the early settlers, people are re-discovering the benefits of living and working in Tumwater. Our community is steeped in tradition and abundant natural resources—it's a great place to call home.



Old Brewhouse c. 1910
graphic of HHM #150



Our Community

Tumwater is located at the southern tip of Puget Sound. The rugged Olympic Mountains rise in the distance and Mount Rainier seems close enough to touch on a clear day. Tumwater is just south of Washington's state capitol, Olympia, and is adjacent to and encapsulates the Port of Olympia. We are proud of our heritage and excited about the future.

Major Retail

- Walmart
- Home Depot
- Costco Wholesale
- Fred Meyer
- Walgreens
- Safeway
- Albertsons
- Mutual Materials
- Spa Depot

Manufacturing

- Cardinal Glass Industries
- Pepsi Northwest Beverages
- Tempco Steel
- Soly Aviation Solutions
- H2O Jet Inc.
- Amcor
- Mutual Materials
- Puget Western
- Mud Bay Manufacturing

Sites of Interest

- Olympia Regional Airport
- Washington State Library
- Olympic Flight Museum
- Schmidt House
- Brewery Historic District
- Crosby House
- Tumwater Valley Golf Course
- Historic Olympia Brewery

Education & Training

- South Puget Sound Community College
- New Market Skills Center
- The Evergreen State College (Olympia)
- St. Martin's University (Lacey)
- Chapman University (Lacey)
- Tumwater School District #33
- Educational Service District #113

Parks

- Pioneer Park (85 acres, river access)
- Historical Park (17 acres, river access)
- Tumwater Falls Park (15 acres, salmon run)
- Tumwater Hill Park (9 acres, ballfields)
- Six Neighborhood parks (from 0.3 to 3 acres)

State Offices

- Washington State Parks and Recreation
- Department of Labor & Industries
- Department of Health
- Department of Retirement Systems
- Office of the Insurance Commissioner
- Office of Financial Institutions
- Department of Transportation
- Attorney General's Office
- Washington State Patrol
- Department of Natural Resources

Contact

City of **Tumwater** | John Doan, City Administrator | 360-754-4120 | jdoan@ci.tumwater.wa.us

Thurston Economic Development Council (EDC) | Renée Sunde, Deputy Director | 360-754-6320 | rsunde@thurstonedc.com



Tumwater

City Hall

555 Israel Road SW

Tumwater, WA 98501

www.GoTumwater.com

City Contact

John Doan | City Administrator | 360-754-4120 |

jdoan@ci.tumwater.wa.us

City Business Services

Business Licensing | 360-754-4136

Tumwater Zoning Map | www.ci.tumwater.wa.us/Zoning-Map

Planning, Zoning, Building Permits | 360-754-4180

Water, Sewer, Stormwater, Transportation | 360-754-4140

Parks, Recreation, Cultural | 360-754-4160

Tumwater Municipal Code | www.ci.tumwater.wa.us

Tumwater Valley Municipal Golf Course | 360-943-9500

Thurston Economic Development Council (EDC)

Business Resource Center and Workforce Development Programs

Renée Sunde | Deputy Director | 360-754-6320 |

rsunde@thurstonedc.com

Michael Matthias | Brewery Project Manager | 360-754-6320 |

mmatthias@thurstonedc.com

Tumwater School District

621 Linwood Avenue SW | Tumwater, WA 98512

360-709-7000 | www.tumwater.k12.wa.us

South Puget Sound Community College | www.spscc.ctc.edu

New Market Skills Training Center | www.newmarketskills.com

Thurston Regional Planning Council

"The Profile" for Community Demographics | www.trpc.org

State Business Resources

Washington State Department of Revenue | www.dor.wa.gov

Washington State Department of Licensing | www.dol.wa.gov

Washington State Business Development Resources | access.wa.gov/topics/business

Tumwater



Tumwater is located in Washington State on Interstate 5, exits 99 through 104.

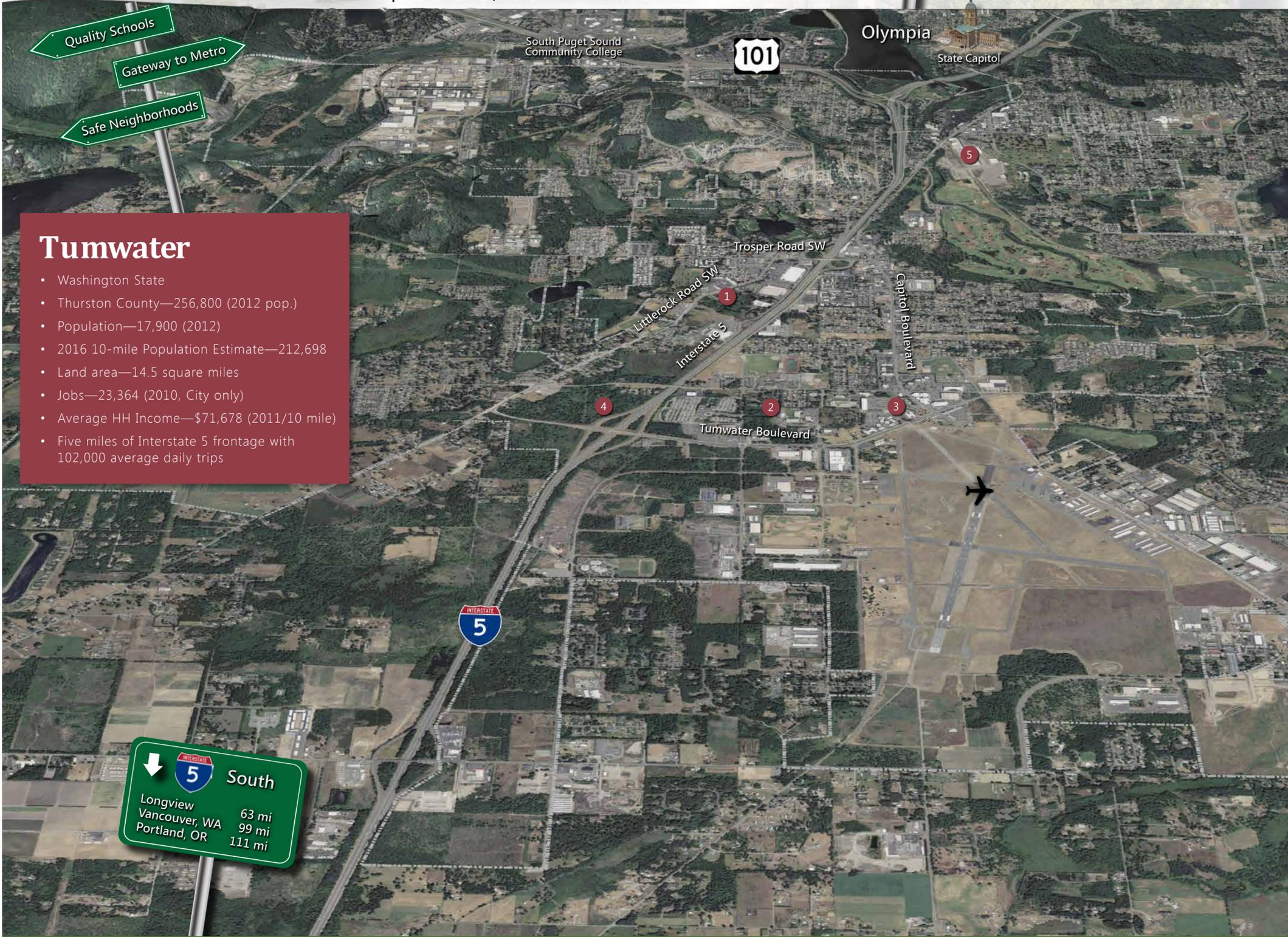
1 Littlerock and Trospen Road Vicinity
 Vacant, under-utilized, and developable sites located along this busy commercial corridor with access, infrastructure improvements, commercial and mixed-use zoning designations.
Daily trips: Interstate 5 - 102,000
 Littlerock Road - 14,000
 Trospen Road - 35,000
 A detailed map is available online at www.GoTumwater.com.

2 Interstate 5/Tumwater Boulevard/Capitol Boulevard
 The Capitol Boulevard corridor connects to the Olympia Regional Airport and weaves its way through Tumwater, past the Capitol campus and into downtown Olympia. It is the most recognized and heavily traveled street in the community. Tumwater Boulevard connects to a recently upgraded Interstate 5 interchange.
Daily trips: Interstate 5 - 102,000
 Tumwater Boulevard - 24,000
 Capitol Boulevard - 18,600

3 Tumwater Town Center
 The junction of Capitol and Tumwater Boulevards is the cornerstone of the Tumwater Town Center. A map is available with existing businesses and trip counts at www.GoTumwater.com.

4 Interstate 5/Tumwater Boulevard
 A map with potential development sites, existing businesses, and trip counts is available online at www.GoTumwater.com.

5 Former Brewery Property and Neighborhood
 This 175-acre former Olympia Brewery property with the iconic historic brewhouse and four distinct sub-areas is located in the heart of Tumwater, near the junction of Interstate 5 and Highway 101. Redevelopment of this property is a community priority. Contact Michael Mathias, Brewery Redevelopment Project Manager, for more information at 360-754-6320 or mmathias@thurstonedc.com.



Tumwater

- Washington State
- Thurston County—256,800 (2012 pop.)
- Population—17,900 (2012)
- 2016 10-mile Population Estimate—212,698
- Land area—14.5 square miles
- Jobs—23,364 (2010, City only)
- Average HH Income—\$71,678 (2011/10 mile)
- Five miles of Interstate 5 frontage with 102,000 average daily trips



Community Development Targets - This is not intended to be a complete list of properties available in Tumwater. Contact your local real estate agent for more business opportunities. ■ ■ Tumwater City Limits

Demographics

People

Population	5-mile Radius	10-mile Radius
2016 Projection	106,775	212,698
2011 Estimate	98,876	197,394
2010 Census	97,572	194,900

By Age

Age	5-mile Radius	10-mile Radius
Age 15 - 19	6,164 (6.23%)	13,105 (6.64%)
Age 20 - 24	7,353 (7.44%)	13,807 (6.99%)
Age 25 - 34	14,410 (14.57%)	27,432 (13.90%)
Age 35 - 44	12,971 (13.12%)	25,401 (12.87%)
Age 45 - 49	6,654 (6.73%)	13,535 (6.86%)
Age 50 - 54	7,056 (7.14%)	14,585 (7.39%)
Age 55 - 59	7,041 (7.12%)	14,534 (7.36%)
Age 60 - 64	5,866 (5.93%)	12,475 (6.32%)
Age 65 & over	13,801 (13.96%)	26,421 (13.38%)
Age 85 & over	2,473 (2.5%)	4,031 (2.04%)
Median Age	38.10	38.30
Average Age	39.00	38.80

Education

Education	5-mile Radius	10-mile Radius
Less than 9th grade	799 (1.26%)	1,829 (1.45%)
Some HS, no diploma	2,907 (4.6%)	6,403 (5.07%)
HS Graduate or GED	13,504 (21.36%)	29,588 (23.43%)
Some College, no deg.	16,055 (25.39%)	33,135 (26.24%)
Associate Degree	5,655 (8.94%)	11,979 (9.48%)
Bachelor Degree	14,302 (22.62%)	26,613 (21.07%)
Advanced Degree	10,003 (15.82%)	16,752 (13.26%)

Income

2011 Households by HH Income	5-mile Radius	10-mile Radius
42,280 total	80,257 total	
\$35,000 - \$49,999	6,076 (14.37%)	11,173 (13.92%)
\$50,000 - \$74,999	8,785 (20.78%)	17,263 (21.51%)
\$75,000 - \$99,999	5,741 (13.58%)	12,212 (15.22%)
\$100,000 - \$149,999	5,747 (13.59%)	11,559 (14.4%)
\$150,000 - \$199,999	2,012 (4.76%)	3,785 (4.72%)
\$200,000 & above	1,057 (2.5%)	2,223 (2.77%)
Median HH Income	\$54,441	\$57,569 (2011)
Average HH Income	\$68,852	\$71,678 (2011)
Per Capita Income	\$30,001	\$29,745 (2011)

Retail Summary

Annual Specified Spending in thousands (2011)

	1-mile	5-mile	10-mile
Total	\$96,171	\$1,551,847	\$3,060,975
Entertainment			
Total	\$8,939	\$146,702	\$291,044
Sports & Recreation	\$358	\$5,965	\$11,905
TV, Radio & Sound	\$3,275	\$51,859	\$101,448
Reading Materials	\$416	\$6,577	\$12,977
Travel	\$4,779	\$80,459	\$161,075
Photographic Equip.	\$111	\$1,842	\$3,640
Assorted Spending			
Furniture/Appliances	\$8,651	\$142,946	\$284,200
Transportation/Maint.	\$21,366	\$344,387	\$680,269
Health Care	\$4,199	\$65,138	\$128,731
Education/Day Care	\$7,300	\$119,943	\$236,056
Food/Beverage Spending			
Total Food at Home	\$8,126	\$127,905	\$250,133
Total Food Away From Home	\$8,007	\$128,758	\$252,417
Alcoholic Beverages	\$1,569	\$25,005	\$48,425
Alcohol at Home	\$886	\$14,301	\$27,923
Alcohol Away From Home	\$683	\$10,704	\$20,501

Trends

Rooftops and Businesses
Tumwater Community Development
 New Housing Starts 140-150 annually
 New Permitted Residential Units: 181 total (2011)
 Average Owner-Occupied Housing Value: \$260,400 (2011)

Education Tumwater School District
Teachers (2011-12)
 359 teachers, 13 years of experience (avg)
 64.9% have at least a Master's Degree
 97.5% of classes taught by ESEA highly qualified teachers

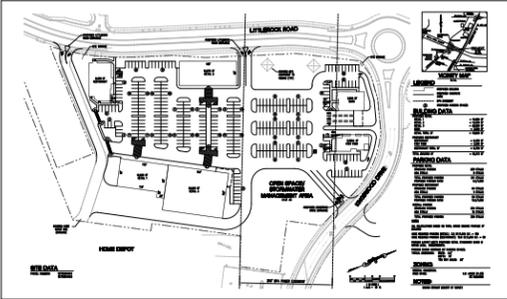
Students Meeting/Exceeding Standards
 Grades 3 - 6:
 Reading: 84.7% (State avg: 70.5%)
 Writing (4th grade): 67.7% (State avg: 61.4%)
 Science (5th grade): 75.8% (State avg: 66.3%)
 Math: 72.1% (State avg: 62.5%)
 Grade 7 and 8:
 Reading: 83.9% (State avg: 69.3%)
 Writing (7th grade): 90.2% (State avg: 71%)
 Science (8th grade): 67.5% (State avg: 66.4%)
 Math: 59.4% (State avg: 57.4%)
 (Source: Washington State OSPI, 2011-2012)

1 Littlerock Road and Trospers Road Vicinity

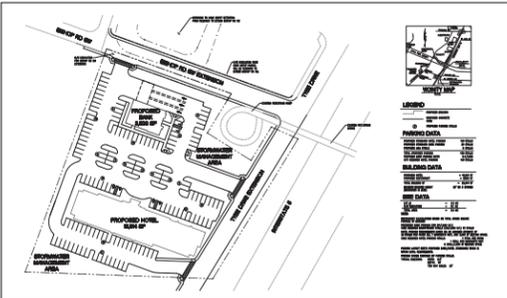
Littlerock Road and Trospers Road Details



- 1 **Proposed 50,000 ft Mixed Retail:** Site is currently being proposed for three retail buildings, a restaurant, a fast food restaurant, and a bank. (Kingswood - north)
 - ▶ 2 parcels, 5.76 & 3.15 acres.
 - ▶ Zoning: General Commercial.
 - ▶ Adjacent Uses: Home Depot, Walmart, auction yard, middle school. Power Transmission lines traverse the northern portion of the property.



- 2 **Vacant Land: 3.4 acre property; 300 ft of freeway frontage.** (Kingswood - south)
 - ▶ Zoning: Mixed Use [TMC 18.20] although a mix of uses is not required. Broad range of uses allowed such as residential, retail, offices, and restaurants.
 - ▶ Adjacent Uses: Home Depot, Big Rock Medical Plaza (various providers), residential, pedestrian overpass for I-5.



- 3 **Vacant Land: 27 acre property with 1,350 feet of Interstate 5 frontage and an additional 800 feet of local street frontage.** (Tumwater Investment Group)
 - ▶ Zoning: General Commercial). Broad range of uses allowed such as retail, offices and restaurants.



Targeted Community Development Opportunities

4 Tumwater City Center @ I-5



City of **Tumwater** | 555 Israel Road SW | Tumwater, WA 98501 | www.GoTumwater.com
John Doan | City Administrator | 360-754-4120 | jdoan@ci.tumwater.wa.us

Tumwater is Best for Your Business



Consumer Spending Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **142,272 SF**
 Year Built: **1992**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



2011 Annual Spending (in Thousands)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$96,171	\$1,551,847	\$3,060,975
Total Apparel	\$3,878	\$62,601	\$122,528
Women's Apparel	1,361	21,986	43,169
Men's Apparel	788	12,782	25,065
Girl's Apparel	280	4,658	9,285
Boy's Apparel	226	3,681	7,285
Infant Apparel	245	3,949	7,658
Footwear (excl. Infants)	536	8,613	16,824
Other Apparel Prod/Services	441	6,933	13,241
Total Entertainment	\$8,939	\$146,702	\$291,044
Sports and Recreation	358	5,965	11,905
TV, Radio and Sound Equipment	3,275	51,859	101,448
Reading Materials	416	6,577	12,977
Travel	4,779	80,459	161,075
Photographic Equipment	111	1,842	3,640
Total Food At Home	\$8,126	\$127,905	\$250,133
Cereal Products	496	7,801	15,215
Bread & Bakery Products	1,081	16,920	33,185
Seafood	425	6,825	13,363
Meat/Poultry/Fish/Eggs	2,735	43,005	84,005
Dairy Products	1,312	20,548	40,210
Fruits and Vegetables	2,077	32,806	64,154
Total Food Away From Home	\$8,007	\$128,758	\$252,417
Breakfast and Brunch	790	12,404	24,117
Dinner	3,730	60,214	118,256
Lunch	2,637	42,255	82,763
Snacks and Non Alcoholic Bev	601	9,649	18,806
Catered Affairs	249	4,236	8,476

Consumer Spending Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Annual Spending (in Thousands)	1 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$1,569	\$25,005	\$48,425
Alcoholic Bev. at Home	886	14,301	27,923
Alcoholic Bev. away from Home	683	10,704	20,501
Total Furniture/Appliances	\$8,651	\$142,946	\$284,200
Bedroom Furniture	472	7,874	15,559
Living Room Furniture	752	12,495	24,798
Other Living & Family Room Furniture	196	3,352	6,747
Other Furniture	93	1,587	3,215
Major Appliances	757	12,308	24,694
Small Appliances & Housewares	1,788	29,477	58,356
Misc Household Equipment	4,593	75,853	150,831
Total Transportation/Maint.	\$21,366	\$344,387	\$680,269
New Autos/Trucks/Vans	5,499	92,397	185,018
Used Vehicles	5,369	84,798	165,577
Purchase of RVs or Boats	634	10,763	21,894
Gasoline	7,291	115,019	225,964
Diesel Fuel	118	1,920	3,909
Automotive Maintenance/Repair	2,456	39,490	77,907
Total Health Care	\$4,199	\$65,138	\$128,731
Medical Services	2,414	38,476	76,390
Prescription Drugs	1,367	20,156	39,499
Medical Supplies	418	6,506	12,842
Total Education/Day Care	\$7,300	\$119,943	\$236,056
Education	3,255	52,953	103,895
Room and Board	308	5,279	10,758
Tuition/School Supplies	2,870	46,587	91,278
Day Care, Nursery & Preschool	866	15,124	30,126

Daytime Employment Report

1 Mile Radius

5500 Littlerock Rd SW, Tumwater, WA 98512

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **142,272 SF** Rent/SF/Yr: **-**
 Year Built: **1992**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	452	8,180	18
Total Retail	103	1,042	10
Home Improvement Stores	8	51	6
General Merchandise Stores	1	0	0
Food Stores	13	197	15
Auto Dealers and Gas Stations	14	89	6
Apparel and Accessory Stores	2	3	2
Furniture and Home Furnishings	9	109	12
Eating and Drinking Places	35	497	14
Miscellaneous Retail Stores	21	96	5
Finance-Insurance-Real Estate	57	285	5
Banks, Saving and Lending Inst.	17	78	5
Security Brokers and Investments	4	9	2
Insurance Carriers and Agencies	12	34	3
Real Estate-Trust-Holding Co.	24	164	7
Services	189	1,983	10
Hotels and Lodging	5	75	15
Motion Picture and Amusement	15	276	18
Health Services	23	108	5
Legal Services	3	15	5
Educational Services	10	437	44
Auto Services	11	48	4
Other Services	122	1,024	8
Agriculture/Mining	12	67	6
Construction	25	163	7
Manufacturing	12	307	26
Transportation, Comm./Pub Util.	14	67	5
Wholesale Trade	15	189	13
Government	25	4,077	163
Daytime Population	8,180		
Daytime Population/Business	18		
Residential Population	0		

Demographic Detail Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Freestanding** % Leased: **100%**
 GLA: **142,272 SF** Rent/SF/Yr: **-**
 Year Built: **1992**



Radius	1 Mile	5 Mile	10 Mile
Population			
2016 Projection	7,143	106,775	212,698
2011 Estimate	6,751	98,876	197,394
2010 Census	6,686	97,572	194,900
Growth 2011 - 2016	5.80%	8.00%	7.80%
Growth 2010 - 2011	1.00%	1.30%	1.30%
2011 Population by Age			
	6,751	98,876	197,394
Age 0 - 4	386 5.72%	5,676 5.74%	11,653 5.90%
Age 5 - 9	350 5.18%	5,833 5.90%	11,956 6.06%
Age 10 - 14	386 5.72%	6,052 6.12%	12,490 6.33%
Age 15 - 19	423 6.27%	6,164 6.23%	13,105 6.64%
Age 20 - 24	518 7.67%	7,353 7.44%	13,807 6.99%
Age 25 - 34	1,001 14.83%	14,410 14.57%	27,432 13.90%
Age 35 - 44	815 12.07%	12,971 13.12%	25,401 12.87%
Age 45 - 49	430 6.37%	6,654 6.73%	13,535 6.86%
Age 50 - 54	472 6.99%	7,056 7.14%	14,585 7.39%
Age 55 - 59	481 7.12%	7,041 7.12%	14,534 7.36%
Age 60 - 64	405 6.00%	5,866 5.93%	12,475 6.32%
Age 65 - 74	500 7.41%	6,948 7.03%	14,345 7.27%
Age 75 - 84	348 5.15%	4,380 4.43%	8,045 4.08%
Age 85 and over	235 3.48%	2,473 2.50%	4,031 2.04%
Age 65 and over	1,083 16.04%	13,801 13.96%	26,421 13.38%
Median Age	38.80	38.10	38.30
Average Age	40.10	39.00	38.80

Demographic Detail Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Radius	1 Mile		5 Mile		10 Mile	
2011 Population By Race	6,751		98,876		197,394	
White	5,798	85.88%	82,764	83.70%	160,245	81.18%
Black or African American	127	1.88%	2,215	2.24%	5,895	2.99%
American Indian and Alaska Native	95	1.41%	1,034	1.05%	2,306	1.17%
Asian	211	3.13%	5,472	5.53%	11,996	6.08%
Native Hawaiian and Pacific Islander	40	0.59%	615	0.62%	1,720	0.87%
Other Race	122	1.81%	1,819	1.84%	4,273	2.16%
Two or More Races	358	5.30%	4,957	5.01%	10,959	5.55%
2011 Population by Hispanic Origin	6,751		98,876		197,394	
Not Hispanic or Latino	6,291	93.19%	92,432	93.48%	183,096	92.76%
Hispanic or Latino	460	6.81%	6,444	6.52%	14,298	7.24%
2011 Age 5+ Language at Home	6,006		88,103		176,232	
Speak Only English	5,648	94.04%	79,789	90.56%	157,730	89.50%
Speak Asian or Pacific Island	71	1.18%	3,518	3.99%	8,301	4.71%
Speak IndoEuropean	94	1.57%	2,023	2.30%	3,710	2.11%
Speak Spanish	182	3.03%	2,459	2.79%	5,897	3.35%
Speak Other Language	11	0.18%	314	0.36%	594	0.34%
2011 Median Age, Male	35.90		36.30		36.70	
2011 Average Age, Male	38.00		37.60		37.60	
Median Age, Female	41.40		39.80		39.80	
Average Age, Female	42.00		40.40		40.00	
2011 Population by Occupation Classification (Age 16+)	2,934		45,490		90,634	
Blue Collar	513	17.48%	6,431	14.14%	14,535	16.04%
White Collar	1,917	65.34%	31,601	69.47%	61,127	67.44%
Service	504	17.18%	7,458	16.39%	14,972	16.52%
2011 Population by Marital Status (Age 15+)	5,218		76,302		152,285	
Total, Never Married	1,932	37.03%	23,384	30.65%	43,642	28.66%
Married	2,132	40.86%	37,791	49.53%	79,864	52.44%
Widowed	316	6.06%	4,435	5.81%	8,015	5.26%
Divorced	838	16.06%	10,692	14.01%	20,764	13.63%

Demographic Detail Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Radius	1 Mile		5 Mile		10 Mile	
2011 Population by Education	4,271		63,225		126,299	
Less Than 9th Grade	48	1.12%	799	1.26%	1,829	1.45%
Some High School, No Diploma	410	9.60%	2,907	4.60%	6,403	5.07%
High School Grad (Incl Equivalency)	1,237	28.96%	13,504	21.36%	29,588	23.43%
Some College, No Degree	1,224	28.66%	16,055	25.39%	33,135	26.24%
Associate Degree	400	9.37%	5,655	8.94%	11,979	9.48%
Bachelor Degree	670	15.69%	14,302	22.62%	26,613	21.07%
Advanced Degrees	282	6.60%	10,003	15.82%	16,752	13.26%
2011 Population by Occupation (Age 16+)	3,439		52,947		105,605	
Management, Business, & Financial	1,162	33.79%	17,100	32.30%	33,860	32.06%
Professional & Related Occupations	72	2.09%	3,072	5.80%	5,383	5.10%
Services	1,412	41.06%	23,018	43.47%	45,604	43.18%
Sales & Office	378	10.99%	4,518	8.53%	8,800	8.33%
Farming, Fishing, and Forestry	19	0.55%	142	0.27%	489	0.46%
Construction and Extraction, Maint	141	4.10%	2,016	3.81%	4,144	3.92%
Production & Transportation	255	7.41%	3,081	5.82%	7,325	6.94%
2011 Workers by Travel Time to Work (Age 16+)	2,896		45,379		91,646	
Less Than 15 Minutes	1,464	50.55%	17,151	37.80%	27,746	30.28%
15 to 29 Minutes	924	31.91%	17,046	37.56%	37,306	40.71%
30 to 44 Minutes	202	6.98%	5,227	11.52%	12,579	13.73%
45 to 59 Minutes	68	2.35%	1,876	4.13%	4,391	4.79%
60+ Minutes	238	8.22%	4,079	8.99%	9,624	10.50%
2000 Households by HH Size	3,095		41,736		79,226	
1-Person Households	1,113	35.96%	13,200	31.63%	21,752	27.46%
2-Person Households	1,106	35.74%	14,547	34.85%	28,619	36.12%
3-Person Households	430	13.89%	6,513	15.61%	12,896	16.28%
4-Person Households	276	8.92%	4,747	11.37%	9,744	12.30%
5-Person Households	112	3.62%	1,826	4.38%	3,982	5.03%
6-Person Households	41	1.32%	598	1.43%	1,434	1.81%
7 or more Person Households	17	0.55%	305	0.73%	799	1.01%
2011 Average Household Size	2.12		2.30		2.42	

Demographic Detail Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Radius	1 Mile	5 Mile	10 Mile
Households			
2016 Projection	3,316	45,734	86,906
2011 Estimate	3,125	42,279	80,257
2010 Census	3,094	41,736	79,225
Growth 2011 - 2016	6.10%	8.20%	8.30%
Growth 2010 - 2011	1.00%	1.30%	1.30%
2011 Households by HH Income	3,126	42,280	80,257
Income: Less than \$15,000	394 12.60%	4,289 10.14%	7,289 9.08%
Income: \$15,000 - \$24,999	436 13.95%	4,034 9.54%	6,737 8.39%
Income: \$25,000 - \$34,999	362 11.58%	4,539 10.74%	8,016 9.99%
Income: \$35,000 - \$49,999	512 16.38%	6,076 14.37%	11,173 13.92%
Income: \$50,000 - \$74,999	588 18.81%	8,785 20.78%	17,263 21.51%
Income: \$75,000 - \$99,999	413 13.21%	5,741 13.58%	12,212 15.22%
Income: \$100,000 - \$149,999	300 9.60%	5,747 13.59%	11,559 14.40%
Income: \$150,000 - \$199,999	80 2.56%	2,012 4.76%	3,785 4.72%
Income: \$200,000+	41 1.31%	1,057 2.50%	2,223 2.77%
2011 Avg Household Income	\$57,456	\$68,852	\$71,678
2011 Med Household Income	\$44,807	\$54,441	\$57,569
2011 Per Capita Income	\$26,893	\$30,001	\$29,745
2011 Occupied Housing	3,125	42,280	80,257
Owner Occupied	1,515 48.48%	23,933 56.61%	50,291 62.66%
Renter Occupied	1,610 51.52%	18,347 43.39%	29,966 37.34%
2000 Housing Units	2,973	41,546	79,209
1 Unit Attached	158 5.31%	2,181 5.25%	3,322 4.19%
1 Unit Detached	1,141 38.38%	24,541 59.07%	52,088 65.76%
2 Units	136 4.57%	1,656 3.99%	2,801 3.54%
3 - 19 Units	667 22.44%	6,851 16.49%	10,125 12.78%
20 - 49 Units	63 2.12%	1,102 2.65%	1,554 1.96%
50 or more Units	307 10.33%	2,335 5.62%	3,149 3.98%
Mobile Home or Trailer	426 14.33%	2,718 6.54%	5,924 7.48%
Boat, RV, Van, Etc.	75 2.52%	162 0.39%	246 0.31%

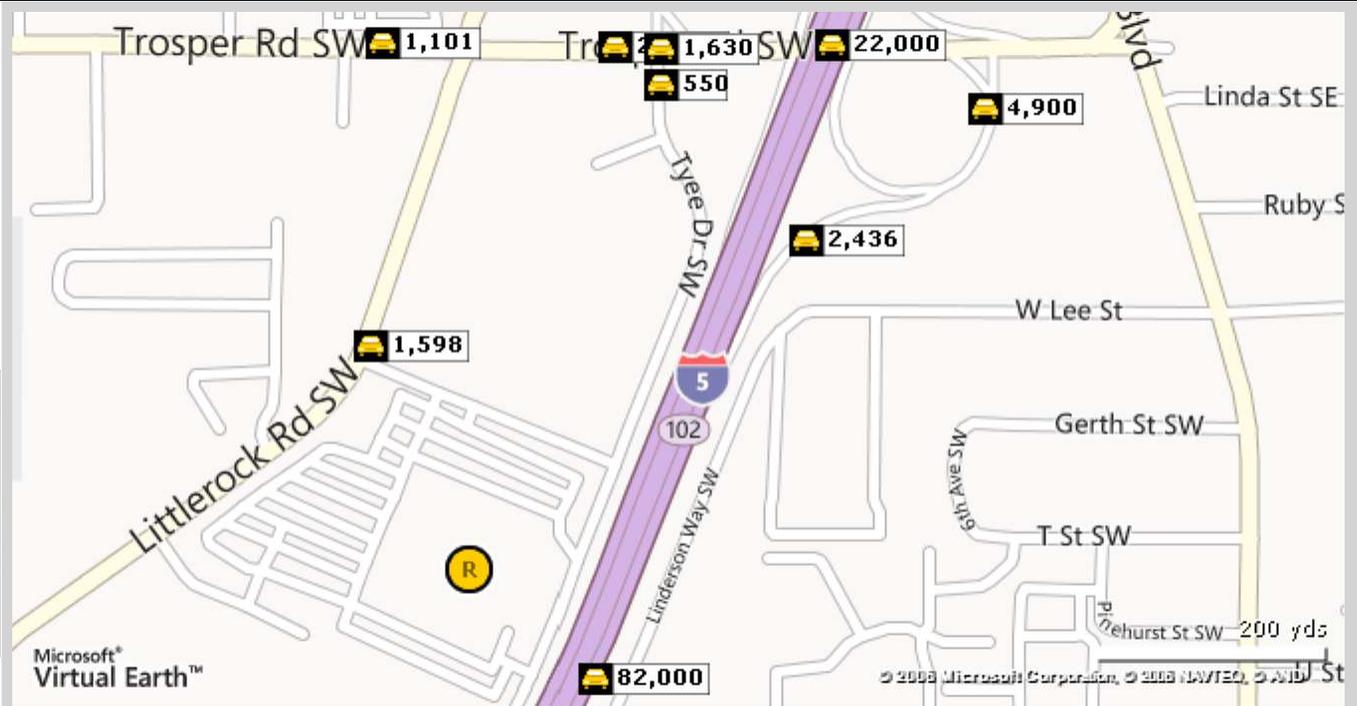
Demographic Detail Report

5500 Littlerock Rd SW, Tumwater, WA 98512						
Radius	1 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	1,313		22,791		48,560	
Value Less than \$20,000	255	19.42%	728	3.19%	1,221	2.51%
Value \$20,000 - \$39,999	120	9.14%	658	2.89%	1,168	2.41%
Value \$40,000 - \$59,999	10	0.76%	249	1.09%	553	1.14%
Value \$60,000 - \$79,999	38	2.89%	331	1.45%	611	1.26%
Value \$80,000 - \$99,999	13	0.99%	196	0.86%	511	1.05%
Value \$100,000 - \$149,999	153	11.65%	1,134	4.98%	2,711	5.58%
Value \$150,000 - \$199,999	180	13.71%	2,940	12.90%	6,429	13.24%
Value \$200,000 - \$299,999	367	27.95%	8,532	37.44%	18,021	37.11%
Value \$300,000 - \$399,999	115	8.76%	4,595	20.16%	8,789	18.10%
Value \$400,000 - \$499,999	44	3.35%	1,949	8.55%	4,161	8.57%
Value \$500,000 - \$749,999	12	0.91%	1,173	5.15%	3,066	6.31%
Value \$750,000 - \$999,999	6	0.46%	179	0.79%	877	1.81%
Value \$1,000,000 or more	0	0.00%	127	0.56%	442	0.91%
2011 Med Housing Val-Owner Occupied	\$169,853		\$255,084		\$255,646	
2011 Housing Units by Yr Built	2,972		41,545		79,209	
Built 2005 to Present	88	2.96%	1,935	4.66%	3,830	4.84%
Built 2000 to 2004	95	3.20%	3,659	8.81%	7,982	10.08%
Built 1990 to 1999	399	13.43%	8,386	20.19%	16,989	21.45%
Built 1980 to 1989	592	19.92%	6,791	16.35%	13,961	17.63%
Built 1970 to 1979	1,009	33.95%	8,525	20.52%	17,583	22.20%
Built 1960 to 1969	425	14.30%	3,835	9.23%	7,118	8.99%
Built 1950 to 1959	190	6.39%	2,397	5.77%	3,825	4.83%
Built 1940 to 1949	99	3.33%	2,002	4.82%	2,723	3.44%
Built 1939 or Earlier	75	2.52%	4,015	9.66%	5,198	6.56%
2011 Median Year Built	1977		1980		1982	

Traffic Count Report

5500 Littlerock Rd SW, Tumwater, WA 98512

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **142,272 SF**
 Year Built: **1992**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I-5	Trospen Rd SW	0.35 NE	2010	82,000	AADT	.09
2	Littlerock Rd SW	Tyee Dr SW	0.03 N	2011	1,598	MPSI	.12
3	I-5	Trospen Rd SW	0.10 N	2010	2,400	AADT	.24
4	I-5	Trospen Rd SW	0.10 N	2011	2,436	MPSI	.24
5	Tyee Dr SW	Trospen Rd SW	0.02 N	2011	550	MPSI	.26
6	Trospen Rd SW	Skipper Ln SW	0.02 W	2011	1,101	MPSI	.27
7	Trospen Rd SW	Tyee Dr SW	0.03 E	2011	25,763	MPSI	.28
8	Trospen Rd SW	Tyee Dr SW	0.00 E	2005	1,630	Peak-	.28
9	Trospen Rd SW	I-5	0.01 E	2010	22,000	AADT	.32
10	Trospen Rd SW	I-5	0.08 NW	2010	4,900	AADT	.35

Demographic Trend Report

1 Mile Radius

5500 Littlerock Rd SW, Tumwater, WA 98512

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **142,272 SF**
 Year Built: **1992**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Description	2010	2011	2016
Population	6,686	6,751	7,143
Age 0 - 4	389 5.82%	386 5.72%	407 5.70%
Age 5 - 9	348 5.20%	350 5.18%	362 5.07%
Age 10 - 14	384 5.74%	386 5.72%	407 5.70%
Age 15 - 19	423 6.33%	423 6.27%	413 5.78%
Age 20 - 24	509 7.61%	518 7.67%	524 7.34%
Age 25 - 34	986 14.75%	1,001 14.83%	1,072 15.01%
Age 35 - 44	813 12.16%	815 12.07%	824 11.54%
Age 45 - 49	434 6.49%	430 6.37%	403 5.64%
Age 50 - 54	468 7.00%	472 6.99%	465 6.51%
Age 55 - 59	472 7.06%	481 7.12%	533 7.46%
Age 60 - 64	397 5.94%	405 6.00%	466 6.52%
Age 65 - 74	484 7.24%	500 7.41%	637 8.92%
Age 75 - 84	346 5.17%	348 5.15%	369 5.17%
Age 85+	233 3.48%	235 3.48%	262 3.67%
Age 15+	5,565 83.23%	5,628 83.37%	5,968 83.55%
Age 20+	5,142 76.91%	5,205 77.10%	5,555 77.77%
Age 65+	1,063 15.90%	1,083 16.04%	1,268 17.75%
Median Age	39	39	40
Average Age	40	40	41

Population By Race	2010	2011	2016
White	5,745 85.93%	5,798 85.88%	6,051 84.71%
Black or African American	126 1.88%	127 1.88%	140 1.96%
American Indian and Alaska Native	94 1.41%	95 1.41%	98 1.37%
Asian	209 3.13%	211 3.13%	239 3.35%
Native Hawaiian and Pacific Islander	40 0.60%	40 0.59%	46 0.64%
Other Race	118 1.76%	122 1.81%	150 2.10%
Two or More Races	354 5.29%	358 5.30%	418 5.85%

Demographic Trend Report

1 Mile Radius

5500 Littlerock Rd SW, Tumwater, WA 98512

Description	2010 HeaderYear		2011 HeaderYear		2016 HeaderYear	
Population by Race (Hispanic or Latino)	444		460		583	
White	245	55.18%	255	55.43%	325	55.75%
Black or African American	7	1.58%	7	1.52%	9	1.54%
American Indian & Alaska Native	8	1.80%	8	1.74%	10	1.72%
Asian	9	2.03%	9	1.96%	11	1.89%
Native Hawaiian & Pacific Islander	1	0.23%	1	0.22%	1	0.17%
Other Race	115	25.90%	119	25.87%	147	25.21%
Two or More Races	59	13.29%	61	13.26%	80	13.72%
Household by Household Income	2,745		3,126		3,317	
Income Less than \$15,000	286	10.42%	394	12.60%	411	12.39%
Income \$15,000 - \$24,999	398	14.50%	436	13.95%	358	10.79%
Income \$25,000 - \$34,999	397	14.46%	362	11.58%	312	9.41%
Income \$35,000 - \$49,999	439	15.99%	512	16.38%	463	13.96%
Income \$50,000 - \$74,999	547	19.93%	588	18.81%	607	18.30%
Income \$75,000 - \$99,999	373	13.59%	413	13.21%	587	17.70%
Income \$100,000 - \$149,999	249	9.07%	300	9.60%	409	12.33%
Income \$150,000 - \$199,999	22	0.80%	80	2.56%	115	3.47%
Income \$200,000+	34	1.24%	41	1.31%	55	1.66%
Average Household Income	\$54,505		\$57,456		\$65,746	
Median Household Income	\$41,951		\$44,807		\$53,336	
Per Capita Income	\$23,705		\$26,893		\$30,778	

Demographic Market Comparison Report

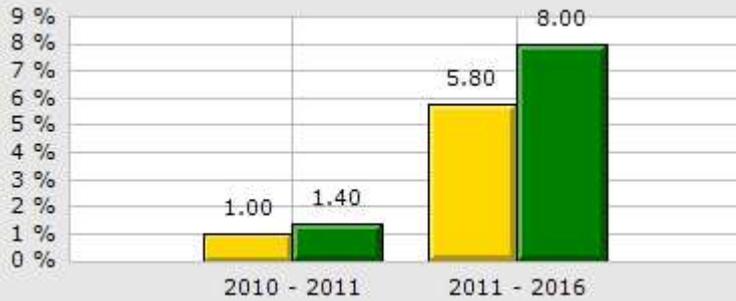
1 mile radius

5500 Littlerock Rd SW, Tumwater, WA 98512

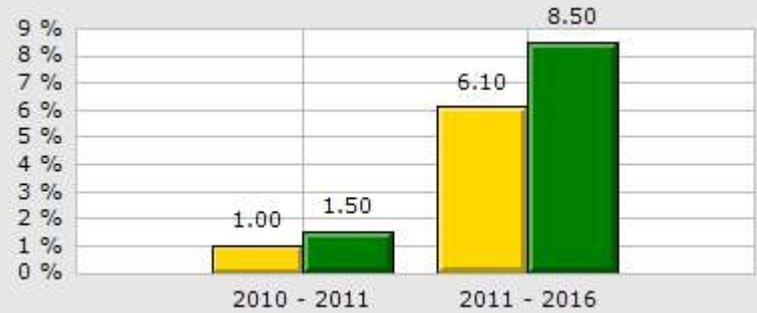
Type: **Retail/Freestanding**
 County: **Thurston**

■ 1 Mile
■ County

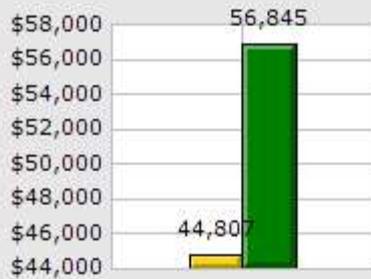
Population Growth



Household Growth



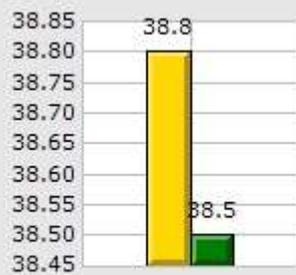
2011 Med Household Inc



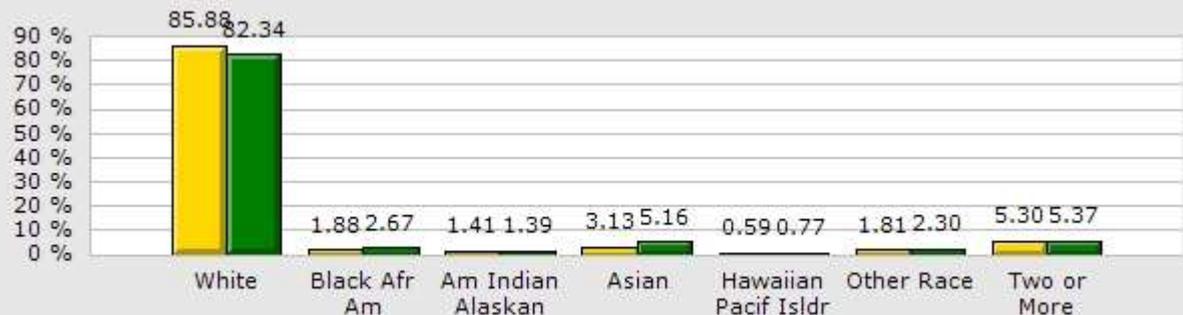
2011 Households by Household Income



2011 Median Age



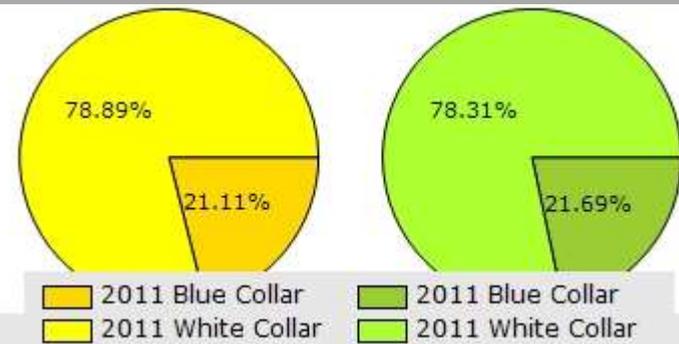
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

1 mile radius

5500 Littlerock Rd SW, Tumwater, WA 98512

Type: **Retail/Freestanding**
 County: **Thurston**

	1 Mile		County	
Population Growth				
Growth 2010 - 2011	1.00%		1.40%	
Growth 2011 - 2016	5.80%		8.00%	
2011 Blue Collar	513	21.11%	20,575	21.69%
2011 White Collar	1,917	78.89%	74,285	78.31%
2011 Population by Race				
	6,751		255,913	
White	5,798	85.88%	210,706	82.34%
Black Afr Am	127	1.88%	6,833	2.67%
Am Indian Alaskan	95	1.41%	3,564	1.39%
Asian	211	3.13%	13,195	5.16%
Hawaiian Pacif Islldr	40	0.59%	1,980	0.77%
Other Race	122	1.81%	5,895	2.30%
Two or More	358	5.30%	13,740	5.37%
Household Growth				
Growth 2010 - 2011	1.00%		1.50%	
Growth 2011 - 2016	6.10%		8.50%	
Renter Occupied	1,610	51.52%	34,680	33.96%
Owner Occupied	1,515	48.48%	67,451	66.04%
2011 Households by Household Income				
	3,126		102,131	
Income < \$35,000	1,192	38.13%	28,149	27.56%
Income \$35,000 - \$74,999	1,100	35.19%	36,994	36.22%
Income \$75,000 - \$149,999	713	22.81%	29,664	29.05%
Income \$150,000 - \$199,999	80	2.56%	4,561	4.47%
Income \$200,000+	41	1.31%	2,763	2.71%
2011 Med Household Inc	\$44,807		\$56,845	
2011 Median Age	38.80		38.50	