South Sound Center

Lacey, WA 98503



Prime Lacey Retail Center

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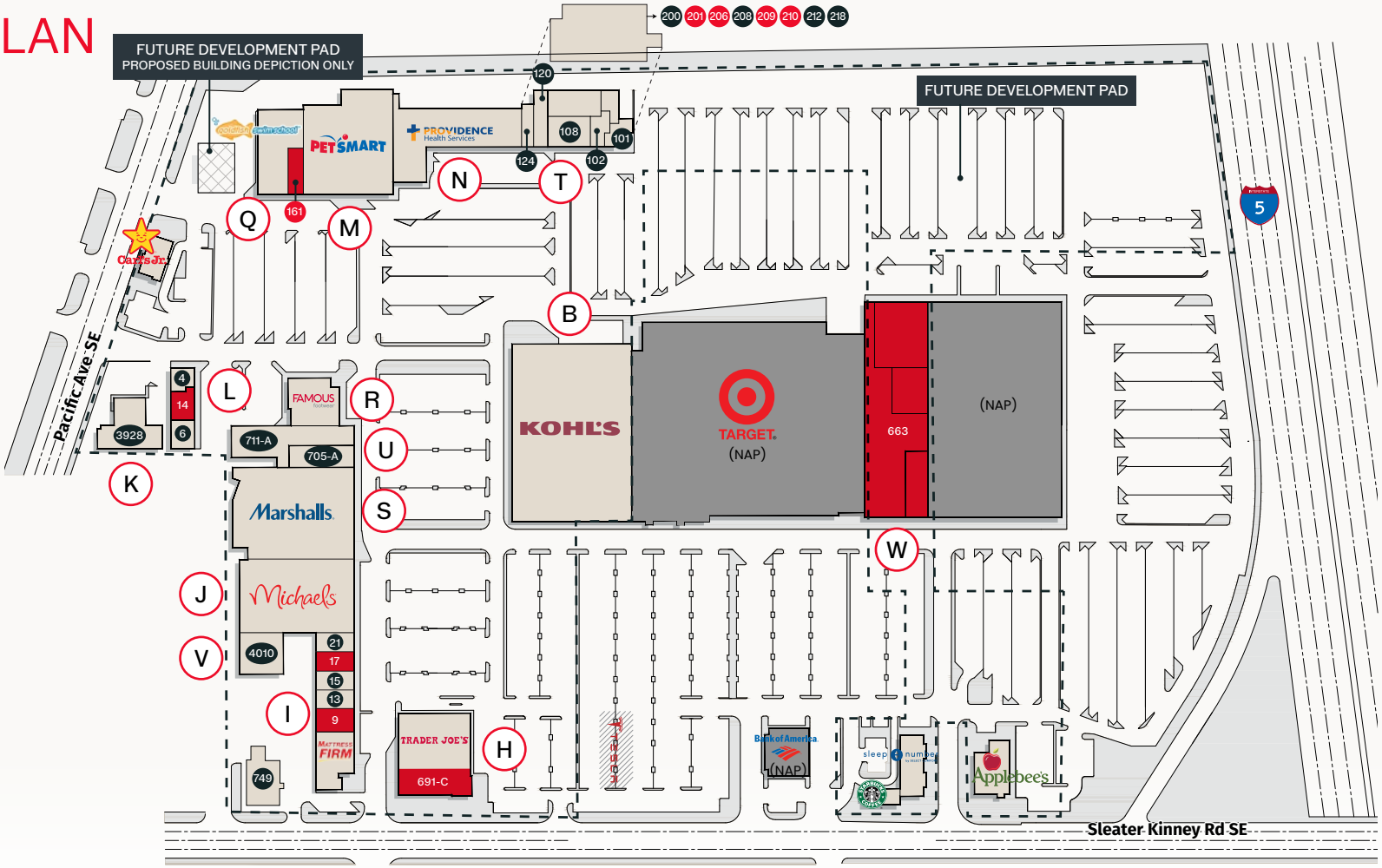
WCCR | West Coast Commercial Realty

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	1,553 SF
I-21	Happy Nails	4,460 SF
I-9	AVAILABLE	2,307 SF
J-25	Michaels	27,178 SF

Suite #	Tenant	SF
K-3928	Concentra Health Services	6,824 SF
L-14	AVAILABLE	1,974 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	1,575 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	37,511 SF

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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

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
- With new ownership and an aesthetic improvement program coming soon, the property is being thoughtfully upgraded to continue to be the trade area's central place to shop, gather, and grow

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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