

GROUND LEASE OPPORTUNITY

1803 - 1807 Black Lake Blvd
Olympia, WA 98512



BLACK LAKE BLVD LAND

Josh Parnell | Justin Holmes

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

OLYMPIA, WA is Washington State's Capital and is located at the southern end of the Puget Sound. The growing Washington State Capitol Campus, beside Capitol Lake, includes the stately Legislative Building. The thriving downtown waterfront offers a relaxing walk on the boardwalk while enjoying public art. Olympia is a great destination for all those visiting and calling Washington home.

1803 - 1807 BLACK LAKE BLVD:

TWO PARCELS: 1.57 ACRES TOTAL

LOT 1: 1.01 ACRES LOT 2: 0.56 ACRES

- Lot 1 - Parcel 12821310301: \$8,000/monthly
- Lot 2 - Parcel 12821310302: \$3,000/monthly
- Located immediately off the Highway 101 exit & Black Lake Blvd.
- Close to high traffic retail shopping



NEARBY BUSINESSES



DEMOGRAPHICS

POPULATION

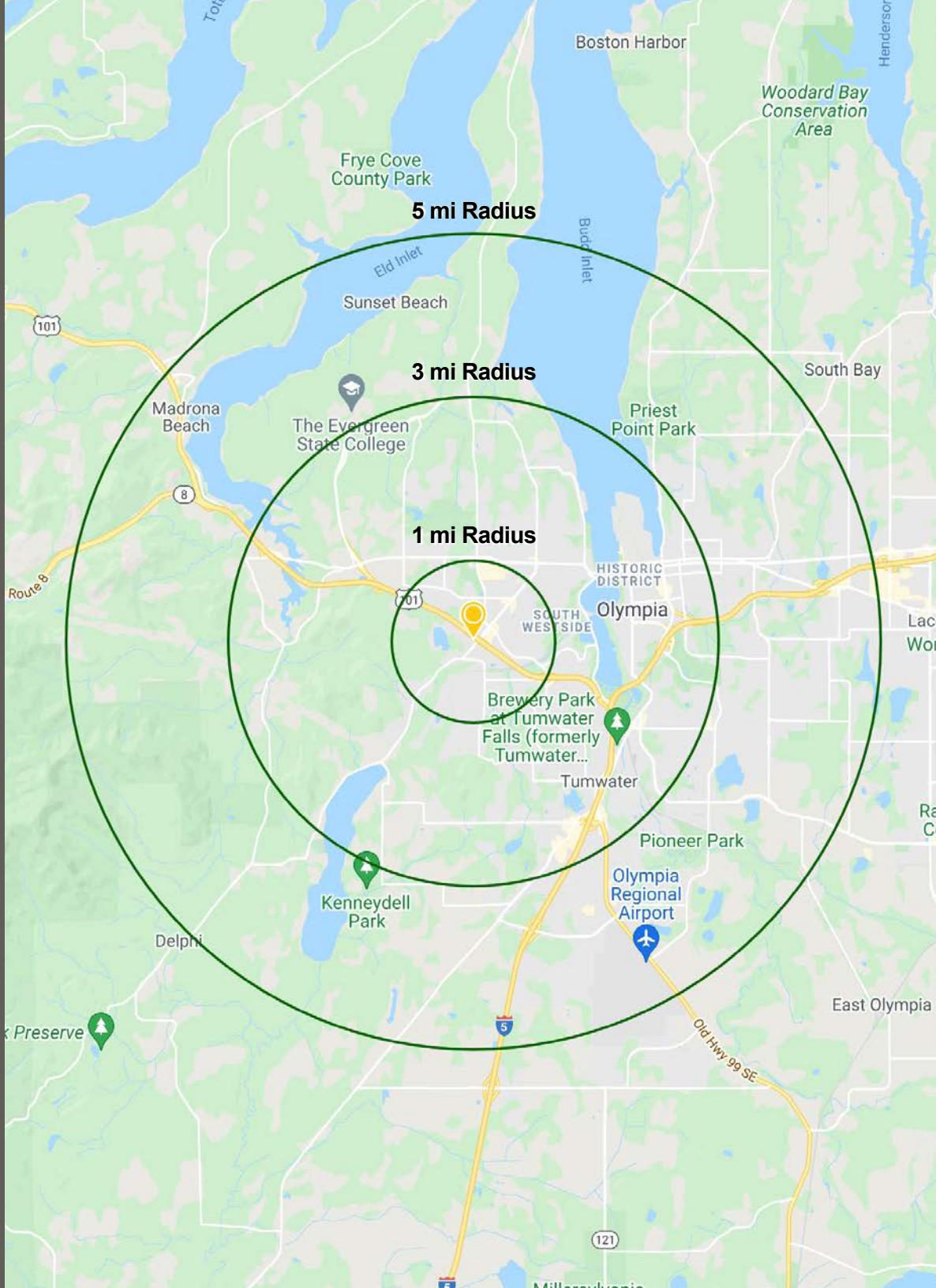
Mile 1	Mile 3	Mile 5
8,137	50,978	104,065

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$58,302	\$80,438	\$88,042

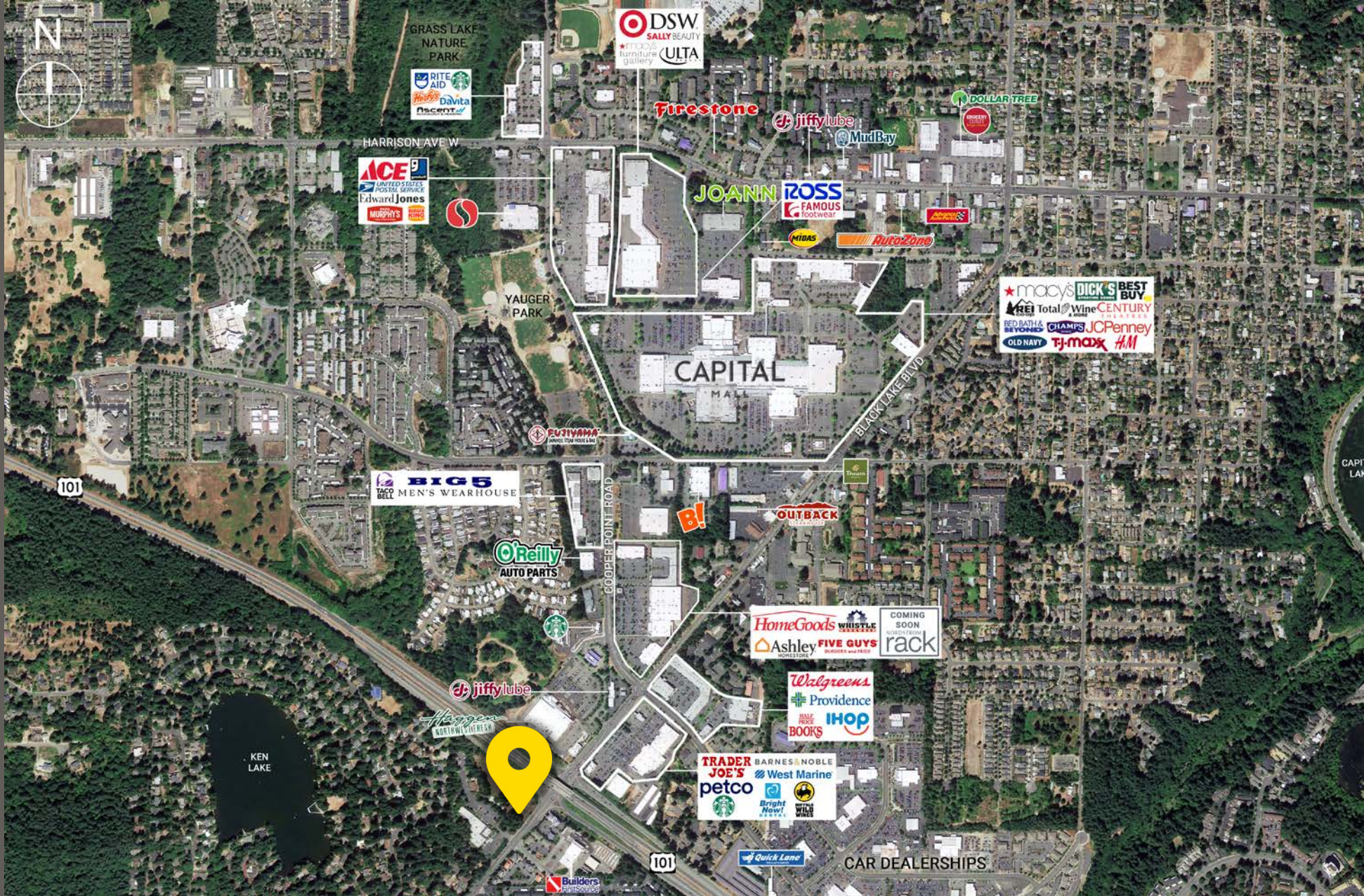
DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
9,454	52,626	74,274



SUMMARY

LOCATION DETAILS



Located Moments from
HWY 101 On & Off Ramps



Moments from Retail &
Industrial Areas

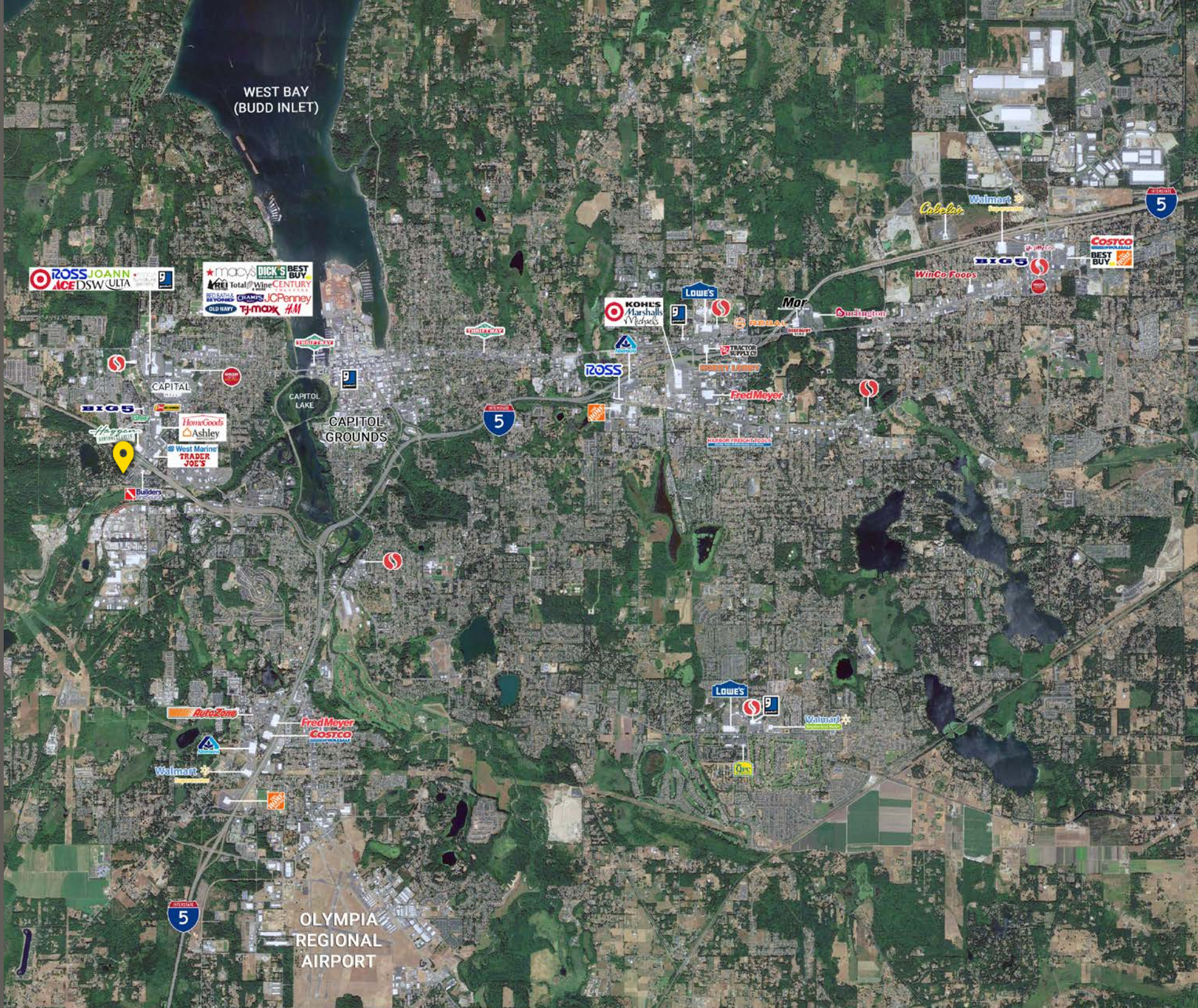


12,486 ADT
Black Lake Blvd SW



53,422 ADT
HWY 101

LOCATION AERIAL



ROSS JOANN ACE DSW ULTA

macy's DICK'S BEST BUY
Total Wine & More CENTURY
REWARDS BEYOND THE STORE CLEARANCE JCPenney
OLD NARY TJ-maxx H&M

BIOS

HomeGoods Ashley
West Marine TRADER JOE'S

AutoZone

Fred Meyer Costco

Walmart

Target KOHL'S Marshalls Michaels

LOWE'S

ROSS

Fred Meyer

LOWE'S

Walmart

Cabela's

Walmart

WinCo Foods

BIOS

COSTCO BEST BUY

SITE PLAN



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JOSH PARNELL

253.284.3630
josh@firstwesternproperties.com

JUSTIN HOLMES

253.447.2282
justin@firstwesternproperties.com



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