

**FOR SALE | HIGH-VISIBILITY INVESTMENT OPPORTUNITY**



**3456 MARTIN WAY E, OLYMPIA, WA | INTERSTATE BATTERIES BUILDING**

### PROPERTY OVERVIEW

Presenting an exceptional opportunity to acquire the Interstate Batteries Building, a stabilized, income-producing asset boasting prominent visibility along Martin Way. Ideally situated in a highly strategic corridor, this property offers commercial investors secure cash flow and strong potential for long-term value appreciation.

Constructed in 1956, this property comprises a total of 7,572 square feet on a 0.46-acre lot. The site features three separate single-story buildings, industrial, specifically warehouse and office, and retail and office operations.

**BUILDINGS (3): 7,572 SF**

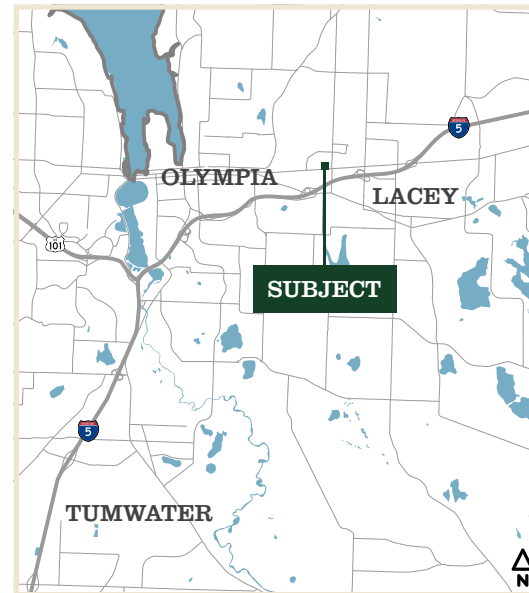
**LAND: 0.46 AC (20,037 SF)**

**SALE PRICE: \$1,350,000**

**CAP RATE: 5.13%**

**ZONING: HDC-4**

**PARCEL: 11818141700**



**Quint Newell**  
COMMERCIAL BROKER  
360.688.8333  
quintn@greenecommercial.com

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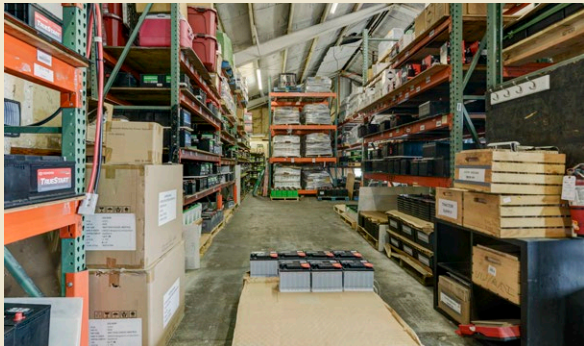
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## INVESTMENT OVERVIEW

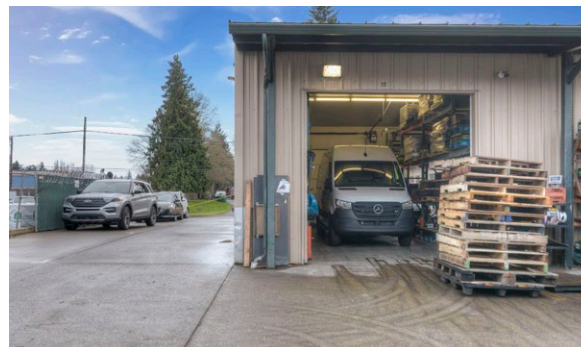
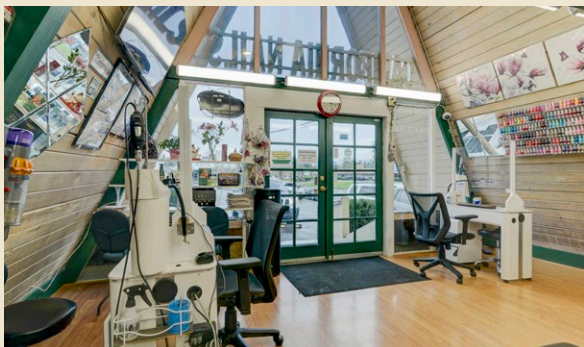
### TENANCY AND OCCUPANCY

The Interstate Batteries Building is an established investment property featuring a diverse tenant mix. It currently serves as home to CA Nail and Interstate Batteries, both of which are long-term tenants. This established occupancy framework allows investors to step into an income-generating asset.

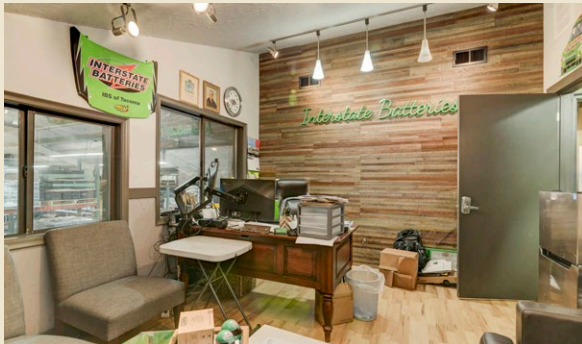
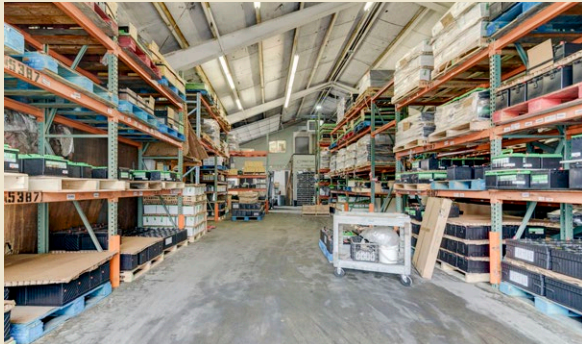


### FINANCIAL SUMMARY

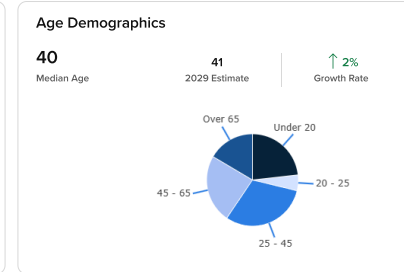
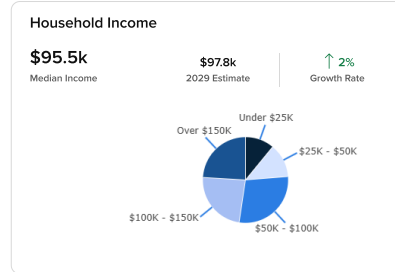
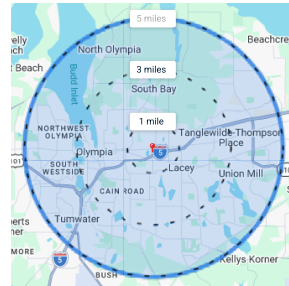
The commercial asset is offered for sale at a list price of \$1,350,000. Based on the building size, this results in a list price of \$178.29 per square foot. The property yields a total income of \$85,800 against total expenses of \$16,585, generating a net operating income of \$69,215. This financial performance reflects an actual capitalization rate of 5.13 percent. Additionally, the reported real estate taxes for the property were \$9,485 in 2023. Accepted financing terms for the acquisition are Cash Out and Conventional methods.



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## DEMOGRAPHIC ANALYSIS (5-MILE)



## POPULATION & GROWTH

- The total population reached 212.7k in 2023, an increase from 202.9k in 2020. This steady population expansion points to a consistently enlarging local consumer base. The slightly older, maturing median age suggests an established community. Demographics in this age bracket typically have more predictable spending patterns and established careers, translating to sustained demand for local goods and professional services.

## ECONOMIC PROFILE

- The area features a median household income of \$95.5k, projected to reach \$97.8k by 2029. Robust income levels and a heavy concentration of jobs in public administration and education provide a resilient, historically recession-resistant economic baseline that favors the long-term support of local retail tenants and industrial or warehouse operations.



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