



TWO-STORY MIXED-USED INVESTMENT OPPORTUNITY



2607 MARTIN WAY E, OLYMPIA, WA 98501 | MARTIN BUILDING

LISTING INFORMATION

Investment Property on Martin Way – 87% Occupied with Income Stability and Growth Potential. Two-story office building on a high-visibility corner lot along Martin Way, featuring tall monument signage, ample parking, and an auxiliary parking lot for added convenience. Located just minutes from I-5 at Pacific Avenue Exit 107, this property offers excellent accessibility for tenants and visitors. Stabilized Rent income of \$212,018. Currently 87% occupied, the second floor is fully leased on long-term agreements, while the ground floor includes two tenants and one vacant office suite—ideal for an owner-user or additional leasing upside. Partial seller financing is available, making this an attractive opportunity for investors seeking flexible terms. The site is in the testing phase of a Department of Ecology cleanup (Site ID No. 15168) for PCE in soil/groundwater, with monitoring underway and insurance company involved.

BUILDING: 15,579 RSF

LAND: 38,188 SF

SALE: \$1,300,000

CBA# 44022589



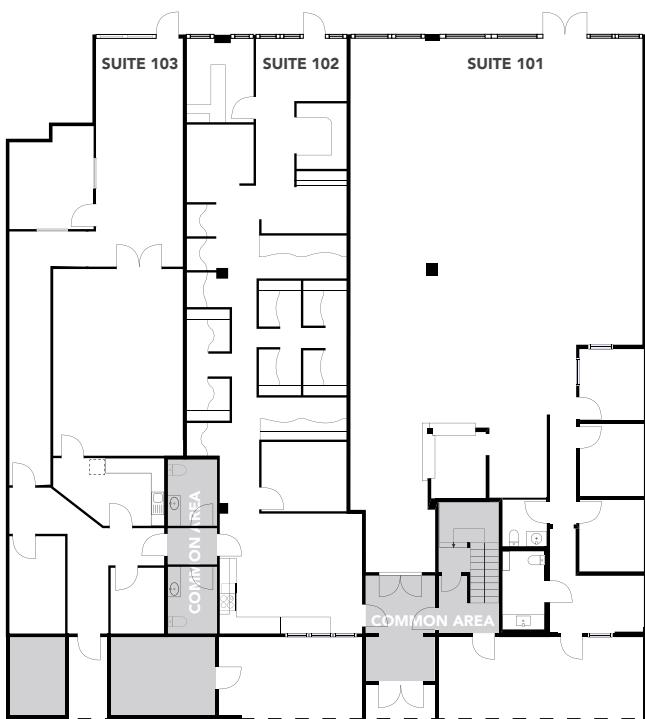
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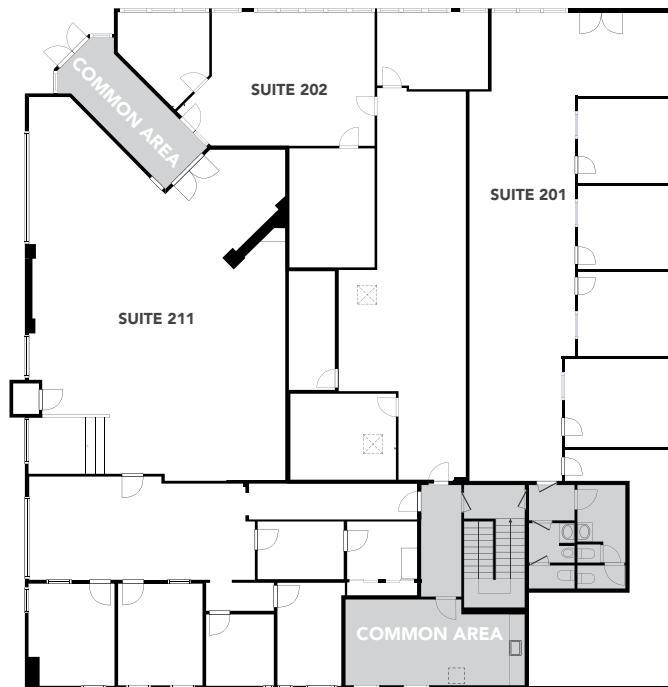
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GROUND FLOOR



SECOND FLOOR



THIS FLOORPLAN IS NOT TO SCALE SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ABUNDANT PARKING (65 STALLS)



ENTRANCE ACCESS TO SUITES



SUITE 101 | NOW LEASED



SUITE 103 | NOW LEASED



SUITE 202 | NOW LEASED



DRIVE-THRU OPPORTUNITY

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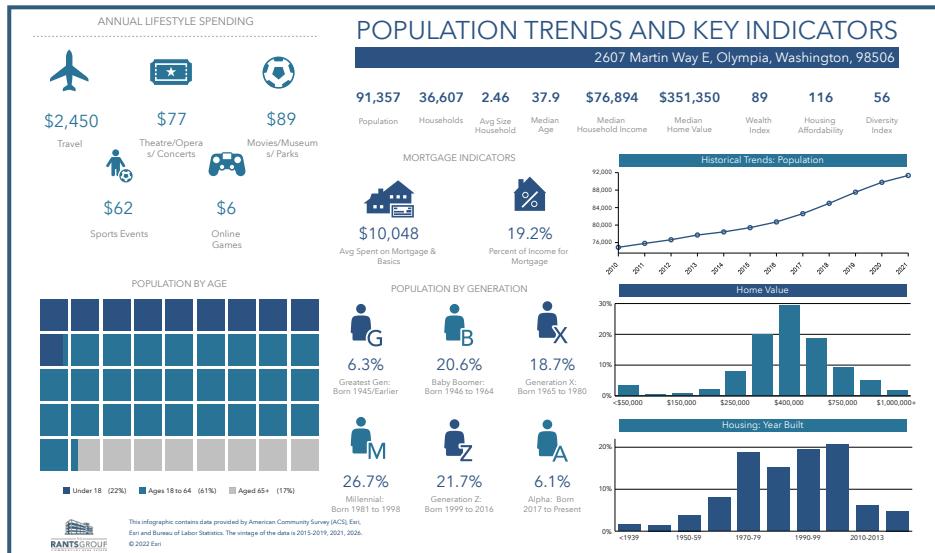
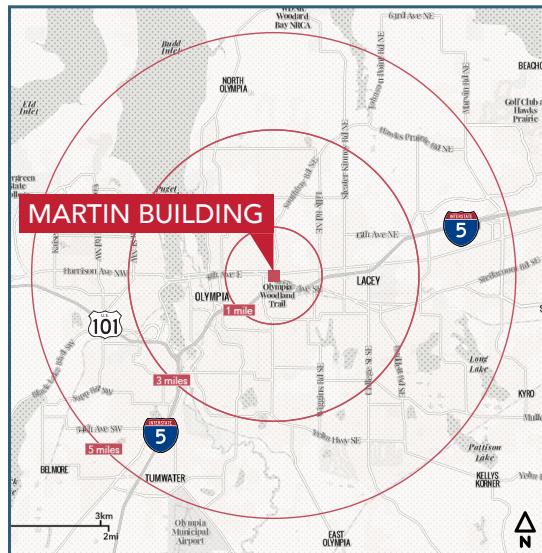
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	7,822	66,927	161,724
2029 POPULATION (PROJ)	8,303	70,666	170,986
2024-2029 POPULATION GROWTH	6.15%	5.59%	5.73%
2024 HOUSEHOLDS (EST)	3,2441	28,774	66,644
2029 HOUSEHOLDS (PROJ)	3,445	30,441	70,550
2024-2029 HOUSEHOLD GROWTH	6.20%	5.79%	5.86%
2024 HOUSEHOLD INCOME (AVG)	\$76,410	\$89,724	\$92,701
HOUSEHOLDS OWNER-OCCUPIED	52.25%	50.79%	54.61%
HOUSEHOLDS RENTER-OCCUPIED	47.75%	49.21%	45.61%

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