



THE  
**RANTS GROUP**  
COMMERCIAL REAL ESTATE

**FOR SALE**

## MEDICAL OFFICE BUILDING NEAR PROVIDENCE ST. PETER HOSPITAL



3610 ENSIGN RD NE, OLYMPIA, WA

### LISTING INFORMATION

This 6,222 SF medical office building, formerly used as a surgical practice office, is located on 0.53 acres across from Providence St. Peter Hospital (a 390-bed non-profit teaching hospital). The building features nine exam rooms, procedure rooms, multiple reception and administrative areas, four restrooms, eight private offices, a large kitchen/breakroom, ample storage, 30 parking stalls, and a covered patient pickup area.

- ▶ New Roof: June 2025
- ▶ Monument & Building Signage
- ▶ Parking: 4.47/1,000 SF
- ▶ Traffic Count: 30,000 VPD
- ▶ Zoning: Medical Services
- ▶ Dedicated ADA Entrance & Parking
- ▶ Washer & Dryer Hookups

BUILDING: ±6,222 SF

LAND: ±22,890 SF

SALE: \$1,575,000

CBA# 41820983



[rants.group/3610EnsignRdNE\\_Tour](https://rants.group/3610EnsignRdNE_Tour)

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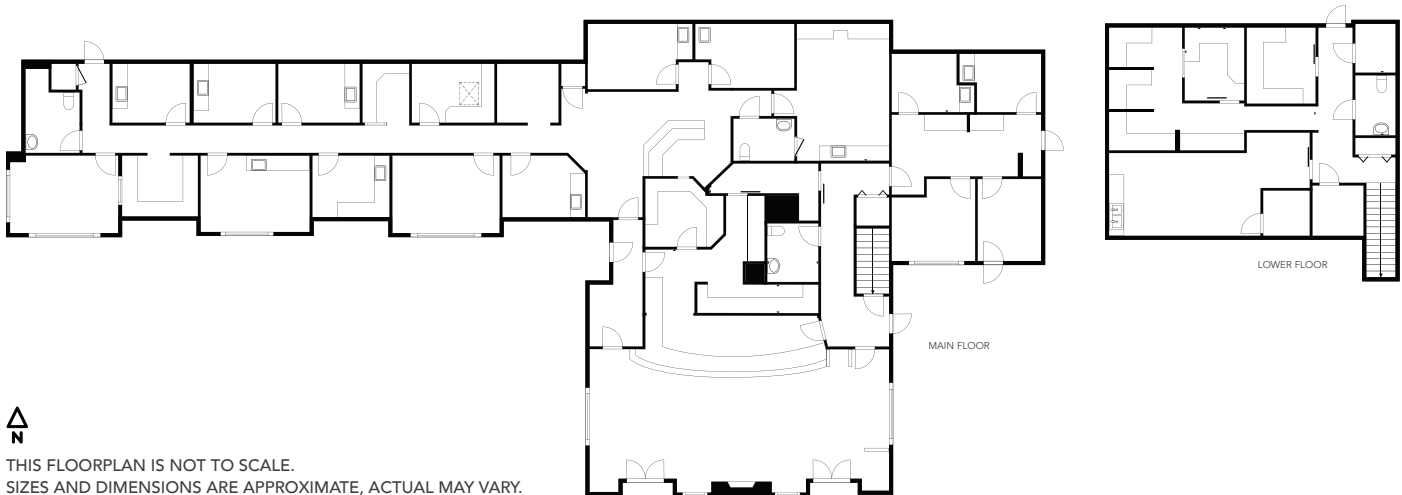
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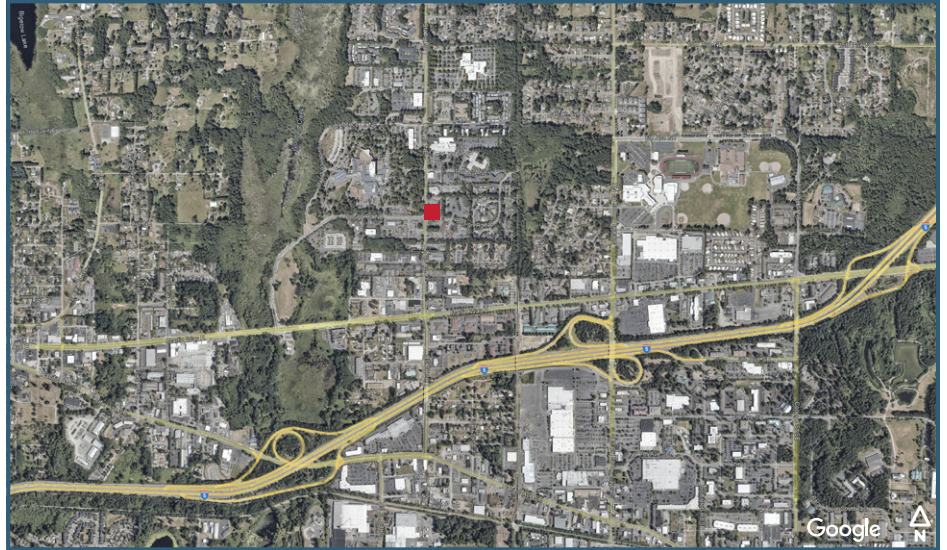
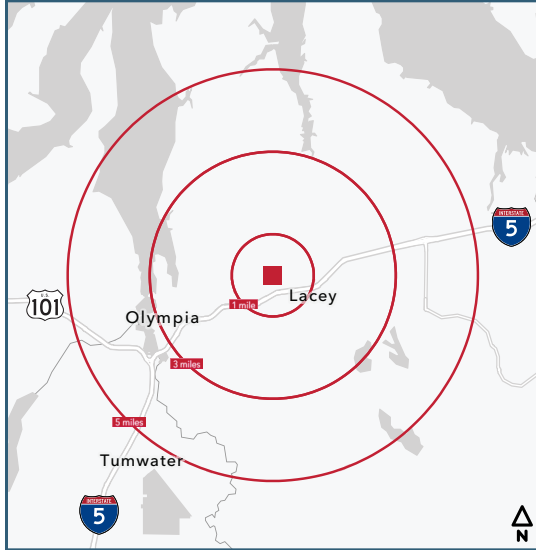
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## DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



### DEMOGRAPHIC SUMMARY

#### POPULATION

|                             | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------------|----------|----------|----------|
| 2024 POPULATION (EST)       | 7,996    | 62,486   | 167,713  |
| 2029 POPULATION (PROJ)      | 8,501    | 66,119   | 177,302  |
| 2024-2029 POPULATION GROWTH | 6.32%    | 5.81%    | 5.72%    |
| 2024 HOUSEHOLDS (EST)       | 3,346    | 26,277   | 68,232   |
| 2029 HOUSEHOLDS (PROJ)      | 3,561    | 27,868   | 72,215   |
| 2024-2029 HOUSEHOLD GROWTH  | 6.43%    | 6.05%    | 5.84%    |
| 2024 HOUSEHOLD INCOME (AVG) | \$65,816 | \$88,593 | \$93,565 |
| HOUSEHOLDS OWNER-OCCUPIED   | 38.76%   | 51.12%   | 55.55%   |
| HOUSEHOLDS RENTER-OCCUPIED  | 61.21%   | 48.88%   | 44.45%   |

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