



534 CAPITOL

For Lease: Highly visible 2,562 SF retail storefront offers an exceptional opportunity for boutique retail, showroom, or creative commercial use

534 CAPITOL WAY S, OLYMPIA, WA 98501



Located in the heart of downtown Olympia and just blocks from the Washington State Capitol Campus, this highly visible 2,562 SF retail storefront offers an exceptional opportunity for boutique retail, showroom, or creative commercial use.

Positioned along one of Olympia's most recognizable downtown corridors, the space benefits from strong pedestrian and vehicle exposure, surrounding government and professional office users, and proximity to restaurants, coffee shops, and other downtown amenities. The historic storefront presence creates an inviting street-facing identity that is difficult to replicate in today's market.

The interior features an open showroom layout with dressing rooms, private office space, and access to common area restrooms, allowing for flexible configurations to suit a variety of retail or service-oriented users. Large storefront windows provide abundant natural light and excellent merchandising visibility, while the character and charm of the historic architecture create a distinctive customer experience. This is a rare opportunity to establish a presence in one of Olympia's most walkable and recognizable downtown locations.

2,562 SF
AVAILABLE

\$16.00
PER SF + NNN



NEARBY AMENITIES

FOOD

- 01 1889 Prime Steakhouse
- 02 Olympia Oyster House
- 03 Cascadia Grill
- 04 Octopas Cafe
- 05 Uptown Grill
- 06 Asahi Sushi
- 07 Meoni's Italian Sub
- 08 Akashic Food Trailer
- 09 Old School Pizzeria
- 10 Well 80 Brewhouse
- 11 South Bay
Dickerson's BBQ
- 12 Mcdonald's
- 13 Jack in the Box
- 14 Casa Mia of Olympia

SHOPPING

- 01 Olympia Farmers Market
- 02 The Wine Loft
- 03 Olympia Supply & Ace
Hardware
- 04 Orca Books Cooperative
- 05 The Pet Works
- 06 Fifth Ave Flea Market

LIFESTYLE & FITNESS

- 01 Heritage Park
- 02 The Olympia Yacht Club
- 03 Exit Puzzles Escape Room
- 04 Capitol Theater
- 05 Washington Center for the
Performing Arts
- 06 Art House Designs
- 07 Alliance Athletics Olympia
- 08 Plum Street YMCA
- 09 Olympia Family Theater
- 10 Mi Tierra Pottery & Arts
- 11 WET Science Center
- 12 Hands On Children's Museum
- 13 OlyYoga
- 14 Yashiro Japanese Garden

BANKS

- 01 Bank of America
- 02 U.S. Bank
- 03 Washington Business Bank
- 04 Commencement Bank
- 05 Chase Bank
- 06 WSECU

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,678	58,811	112,186
2020 CENSUS	8,775	69,081	129,538
2025 ESTIMATED	9,163	70,753	133,282
2030 PROJECTED	10,037	72,935	137,377

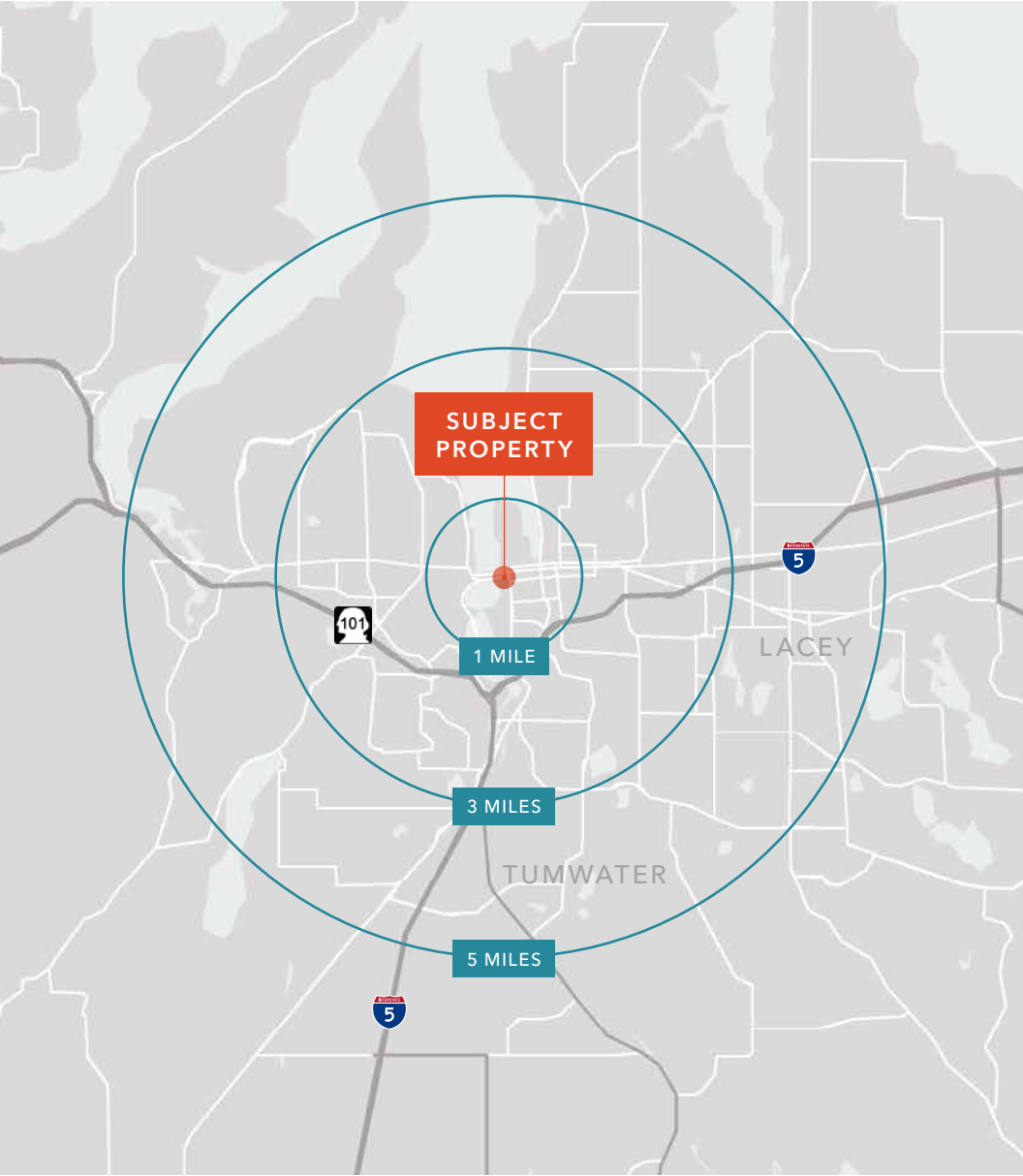
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	38.0	39.2	39.5
% FEMALE	49.1%	51.1%	50.8%
% MALE	50.9%	48.9%	49.2%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$80,219	\$89,240	\$92,165
2030 MEDIAN PROJECTED	\$80,031	\$89,209	\$92,107
2025 AVERAGE	\$107,614	\$113,996	\$117,996
2030 AVERAGE PROJECTED	\$107,426	\$114,140	\$118,058

Data Source: ©2026, Sites USA



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