



FOR SUBLEASE



SUBLEASE THROUGH 09/30/2026

1319 FONES ROAD SE

Freestanding Industrial / Retail Space: 6,000 SF

1319 Fones Road SE, Olympia, WA 98501

Available freestanding industrial / retail space strategically situated right at the forefront of Home Depot on Fones Road. This location boasts seamless accessibility, thanks to the brand-new roundabout infrastructure - seven new roundabouts specifically designed to guide traffic effortlessly to this bustling center. Featuring ample and convenient parking facilities, this space offers unparalleled convenience for your customers.



KAREN BUSTEED
Senior Vice President

503-380-8448

kbusteed@capacitycommercial.com

DANIEL SAYLES
Senior Associate

503-542-4351

dsayles@capacitycommercial.com

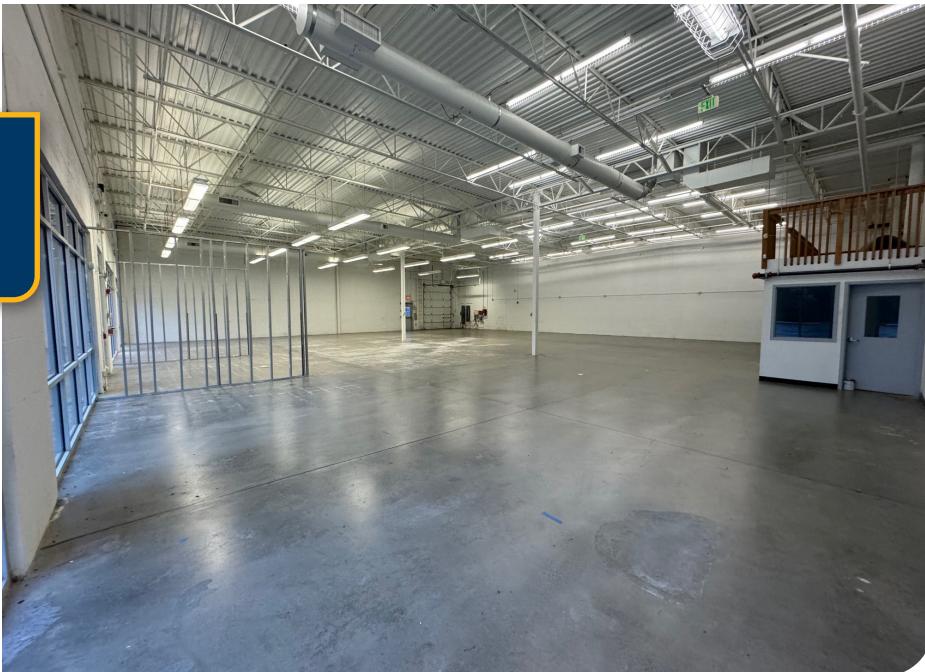
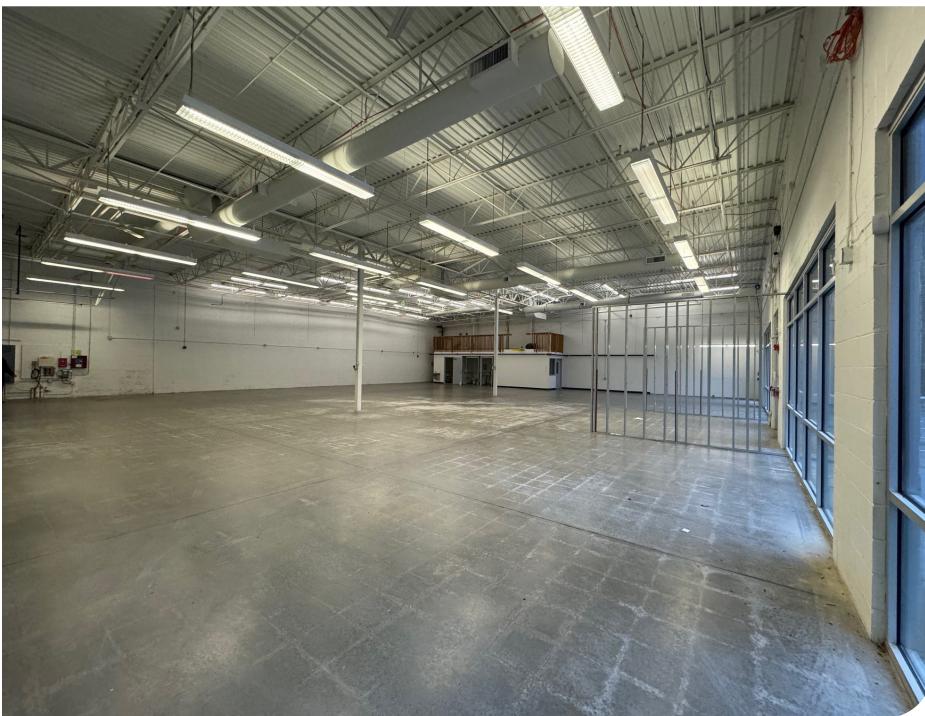
DANIEL HELM, SIOR
Senior Vice President

503-542-2899

dhelm@capacitycommercial.com



PROPERTY DETAILS



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Total SF	6,000 SF
Lot Area	0.90 AC
Office SF	To Suit Tenant
Restrooms	Two (2)
Roll Up Door	One (1)
Clear Height	16' - 18'
Sprinklers	Wet System
Power	3-Phase
Lighting	LED
Auto Parking	20 Parking Spaces
Zoning	Light Industrial
Sublease Rate	\$10.00/SF NNN

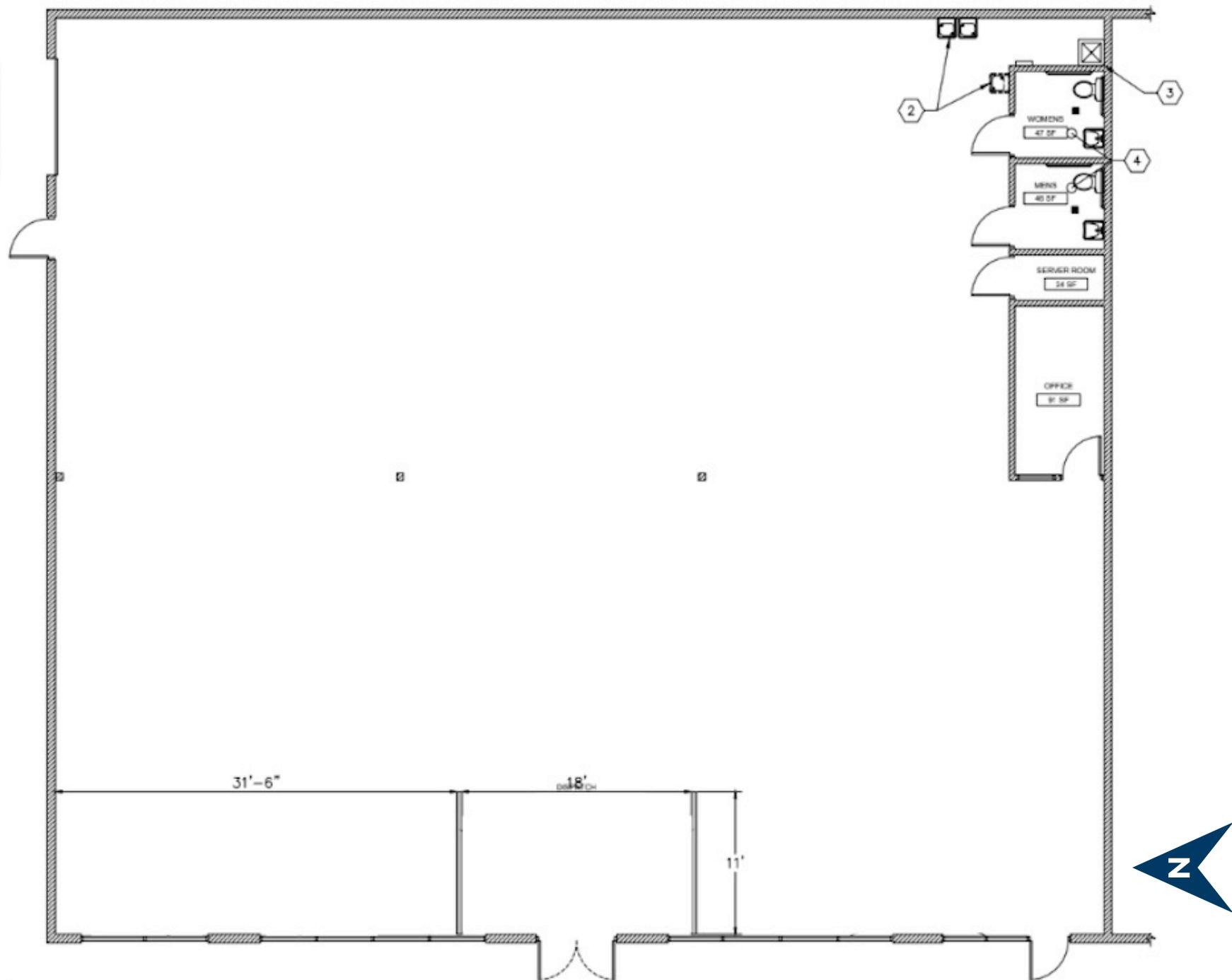
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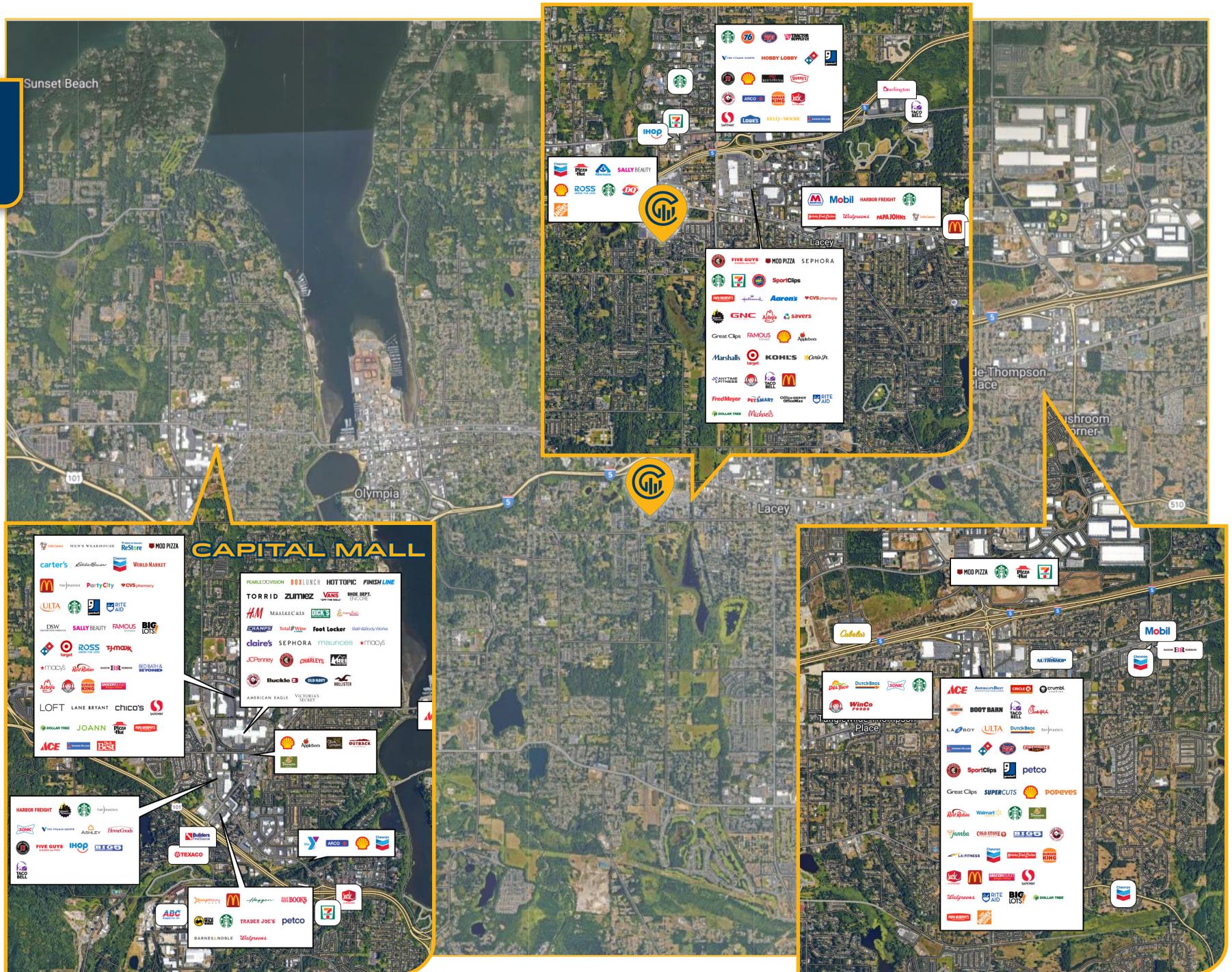


SITE/FLOOR PLAN





AMENITY AERIAL



Capacity 805 SW Broadway, Suite 600, Portland, OR | 503-326-9000 | capacitycommercial.com

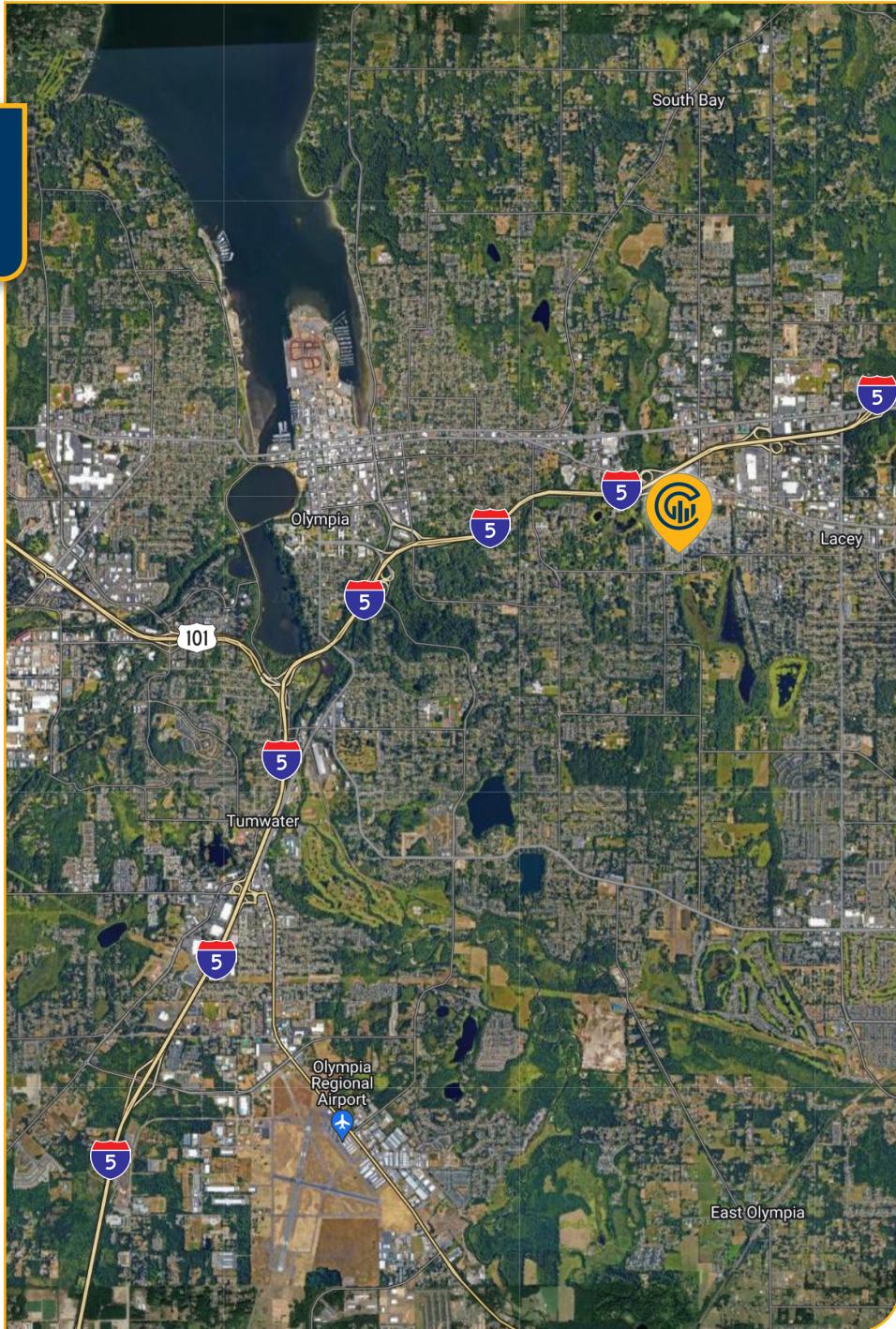
The information contained herein has been obtained from sources deemed reliable. However, Capacity and its agents make no guarantee of accuracy.

AMENITY AERIAL

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LOCATION



AREA DEMOGRAPHICS

Population	3 mi area	5 mi area	10 mi area
2023 Estimated Population	77,769	169,604	246,215
2028 Projected Population	78,773	172,518	254,441
2020 Census Population	76,627	165,318	238,501
2010 Census Population	68,235	142,270	202,182
Projected Annual Growth 2023 to 2028	0.3%	0.3%	0.7%
Historical Annual Growth 2010 to 2023	1.1%	1.5%	1.7%
Households & Income			
2023 Estimated Households	32,754	69,938	99,806
2023 Est. Average HH Income	\$113,125	\$113,503	\$123,467
2023 Est. Median HH Income	\$84,186	\$87,069	\$94,508
2023 Est. Per Capita Income	\$48,092	\$47,145	\$50,317
Businesses			
2023 Est. Total Businesses	3,980	7,617	9,636
2023 Est. Total Employees	44,119	75,814	90,495

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023,
TIGER Geography - RS1

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