

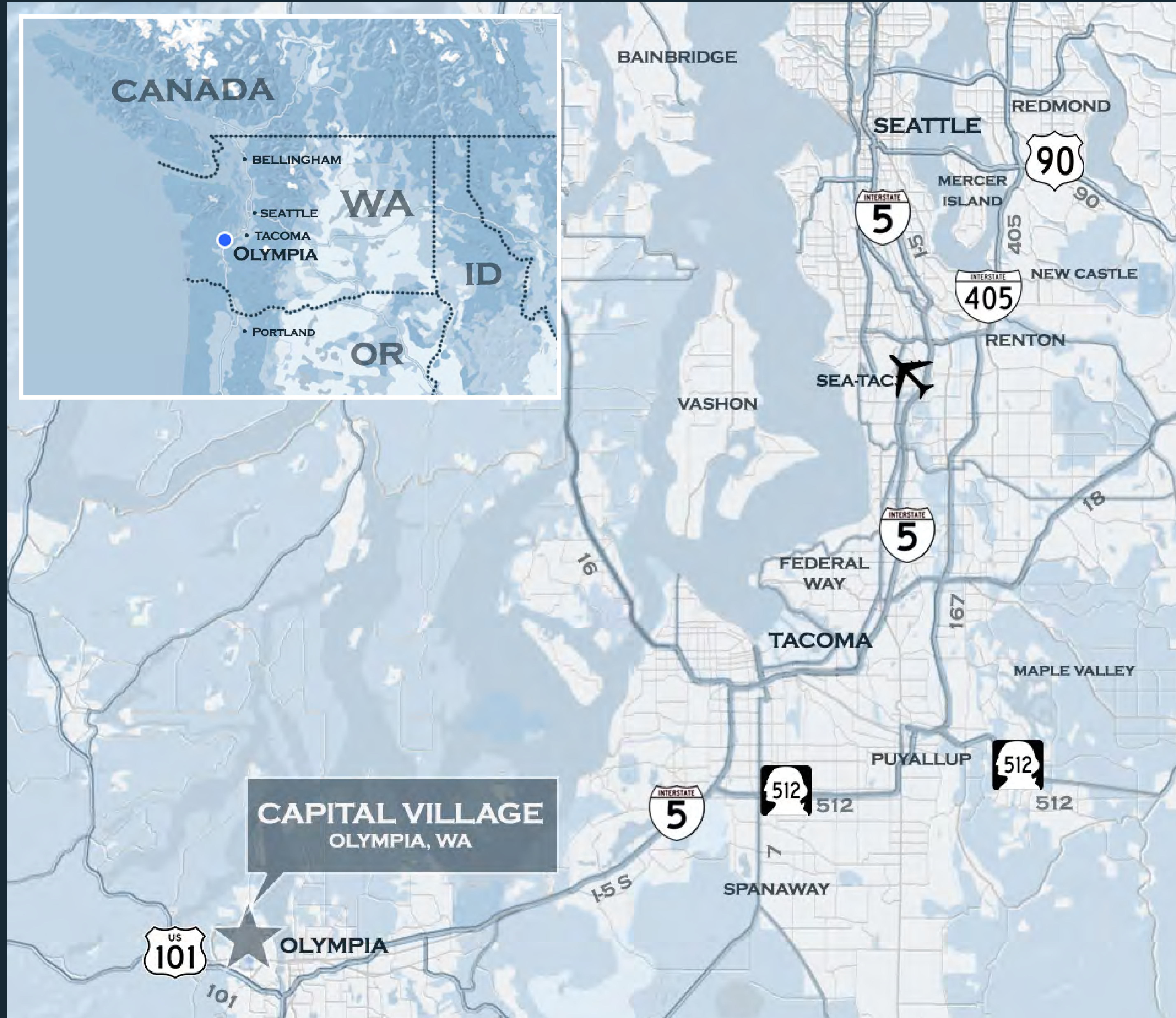


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CAPITAL VILLAGE

OLYMPIA, WA

LOCATION



Capital Village is strategically located as a gateway property to the West Olympia market area.

Located at the corner of Cooper Point Road SW and Harrison Avenue, Capital Village benefits from a traffic count of over 37,000 cars per day.

The property has convenient access to Highway 101, Capital High School, Evergreen State College and the Cooper Point Peninsula. This two signalized intersection property has unobstructed exposure to Cooper Point Road, a major arterial in the market area.

	1-MILE	3-MILE	5-MILE
POPULATION	11,732	52,533	107,917
HOUSEHOLDS	5,329	23,471	45,224
AVG HH INCOME	\$74,829	\$97,272	\$102,980

MARKET DYNAMICS

CAPITAL VILLAGE

TARGET PLACE PLAZA

TARGET	macy's furniture gallery	DSW DESIGNER SHOE WAREHOUSE
ULTA	FAMOUS footwear	CVS pharmacy
JO-ANN fabric and craft stores	ROSS DRESS FOR LESS	xfinity
carter's babies and kids	SALLY BEAUTY SUPPLY	THAI GARDEN

CAPITAL MALL

REI	macy's
jcpenny	BEST BUY
OLD NAVY	COFFEE CONNECTION
Eddie Bauer	lanebryant
AMERICAN EAGLE OUTFITTERS	zumiez
Bath & Body Works	Total Wine & MORE
Mobile	menchie's
chico's	SEPHORA
H&M	Ben Bridge
T.J. maxx	DICK'S SPORTING GOODS
WORLD MARKET	

NORDSTROM rack	Providence Medical Group
O'Reilly AUTO PARTS	planet fitness
FedEx Office	Haggen NORTHWEST FRESH
WELLS FARGO	ASHLEY FURNITURE
MUDBAY	BIG 5
Walgreens	HomeGoods
KAISER PERMANENTE	TRADER JOE'S
BARNES & NOBLE BOOKSELLERS	petco
IHOP	FIVE GUYS
WHISTLE	jiffylube

Capital Village is ideally located adjacent to the 780,000 square foot Capital Mall

This vibrant market area draws customers from throughout Thurston County providing a solid base for the tenants at Capital Village.

Strong co-tenancies in the neighboring retail centers create a dynamic synergy to attract the high income shoppers of the surrounding area.

CAPITAL VILLAGE

400-422 COOPER POINT ROAD SW AND 3005 HARRISON AVENUE NW



TOTAL BUILDING AREA 156,147 SF
 TOTAL PARKING 772 STALLS

BUILDING A: 400 COOPER POINT ROAD SW *
 BUILDING B: 410 COOPER POINT ROAD SW
 BUILDING C: 414 COOPER POINT ROAD SW
 BUILDING D: 422 COOPER POINT ROAD SW
 BUILDING E: 3005 HARRISON AVE NW

37,000+ CARS/DAY at the intersection of Cooper Point Rd & Harrison Ave

BLDG A - 400 COOPER POINT ROAD

240	ACE HARDWARE	18,672SF
235	AVAILABLE	18,617SF
225	US POST OFFICE	4,666SF
210	FAITHFULNESS FOOT MASSAGE	1,608SF
205	AVAILABLE	4,861SF
190	AVAILABLE (former restaurant)	1,774SF
185	CrossFit Five28* *MTM w/ notice*	1,508SF
180	BRAZILIAN JIU-JITSU* *MTM w/ notice*	1,640SF
175	BRAZILIAN JIU-JITSU* *MTM w/ notice*	3,458SF
165	HABITAT FOR HUMANITY RESTORE	21,875SF
160	AVAILABLE	3,345SF
150	SUN HAIR & NAIL SALON	1,600SF
145	HERTZ	1,600SF
140	METRO PCS	1,600SF
135	CAPITAL SMOKE SHOP	1,600SF
130	CHELSEA NAIL BAR	3,200SF
120	PAPA MURPHY'S	1,600SF
110	AVAILABLE (former restaurant)	3,200SF
105	AVAILABLE	1,400SF
100	GOODWILL	41,865SF

BLDG B - 410 COOPER POINT ROAD SW

100	MOD PIZZA	2,630SF
105	O BEE CREDIT UNION	3,969SF

BLDG C - 414 COOPER POINT ROAD SW

EMPEROR'S PALACE	5,600SF
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BLDG D - 422 COOPER POINT ROAD SW

BURGER KING	1,940SF
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BLDG E - 3005 HARRISON AVE NW

100	KLUH JEWELERS	1,036SF
105	OVERLAND CHIROPRACTIC	998SF
110	AVAILABLE	1,036SF
	CHASE ATM	

UPDATED DESIGN FEATURES

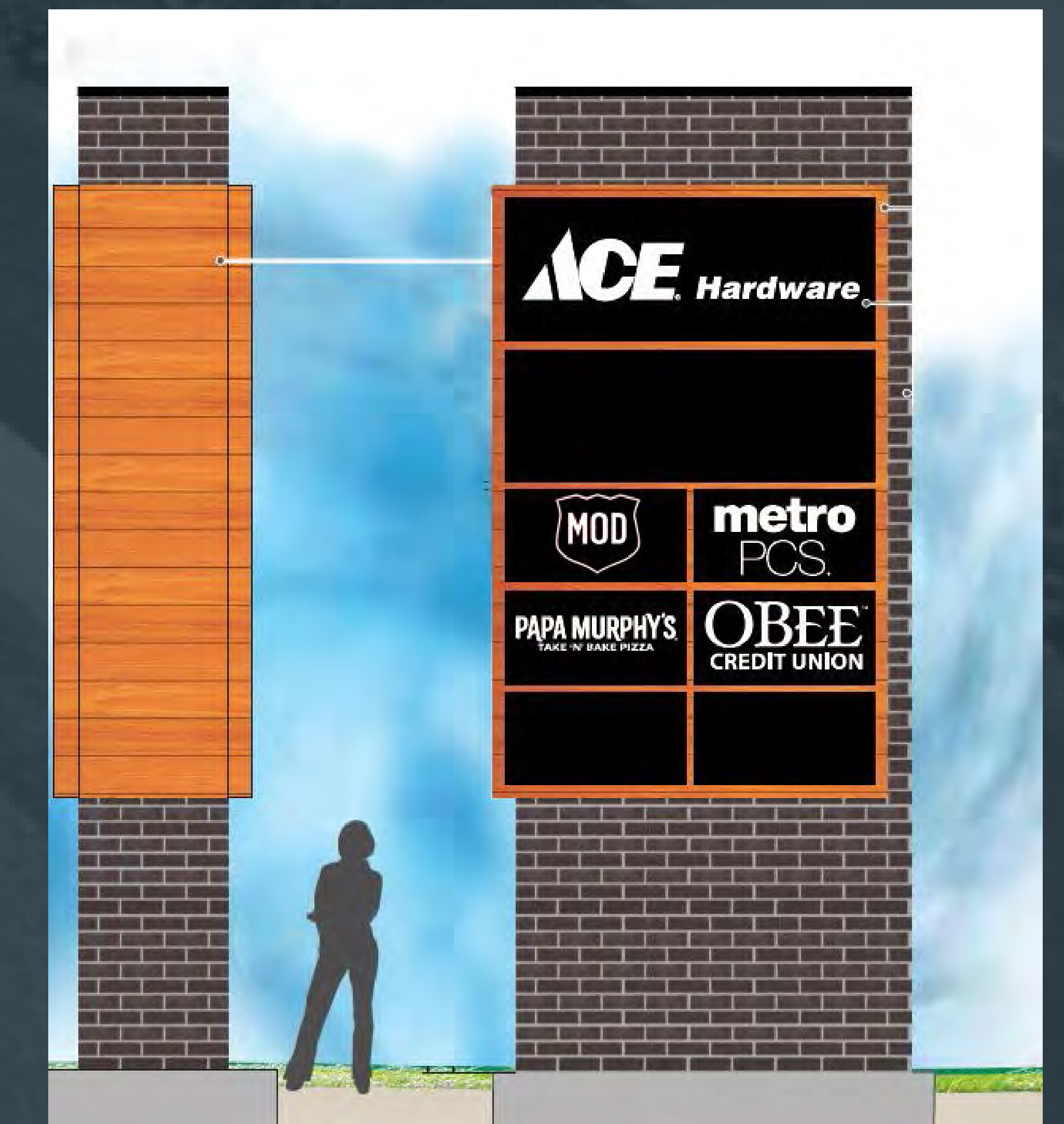


- Newly Designed Storefronts with a Modernized Look & Feel





- Amplified Ingress/Egress from Cooper Point Road
- Lush Vibrant Landscape
- Enhanced Lighting
- New Monument Signage



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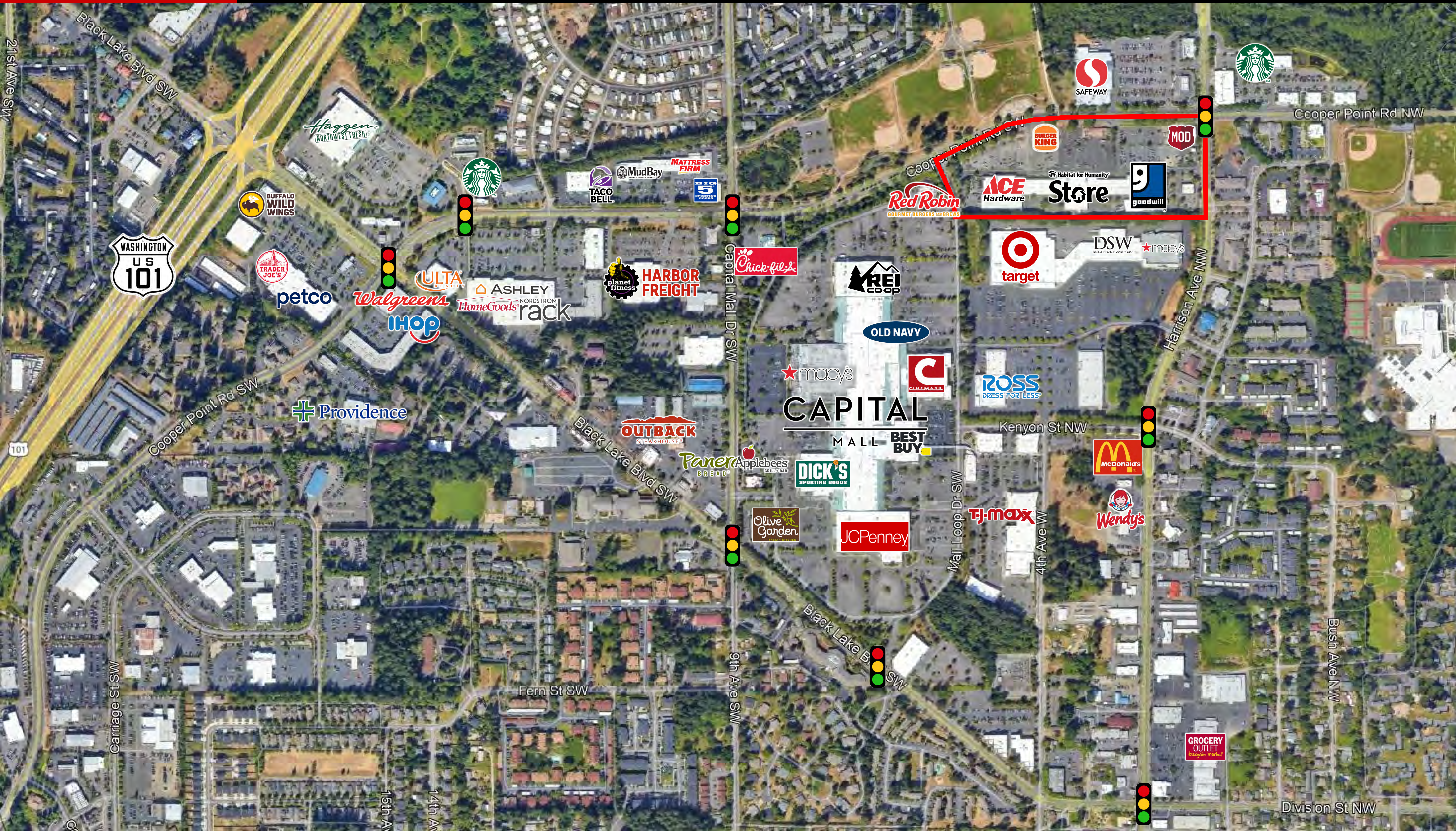


W CAPITAL VILLAGE



CAPITAL VILLAGE |

400-422 Cooper Point Road SW
3005 Harrison Avenue NW
Olympia, WA 98502



Population

3-Mile	54,541
5-Mile	102,577
10-Mile	239,861

Source: SitesUSA, 2025

of Households

3-Mile	23,824
5-Mile	45,345
10-Mile	99,516

Source: SitesUSA, 2025

Average HH Income

3-Mile	\$114,721
5-Mile	\$120,660
10-Mile	\$126,140

Source: SitesUSA, 2025