



COMMERCIAL DEVELOPMENT LAND IN DOWNTOWN OLYMPIA



400 STATE AVE NE, OLYMPIA, WA

PRICE REDUCTION!

This vacant commercial lot has significant redevelopment potential and is strategically positioned in a highly desirable area. The .45 acres offer a variety of uses, such as retail, multifamily, or mixed-use. Zoned Urban Waterfront. It is situated within an Opportunity Zone adjacent to the Downtown InterCity Transit Station and can be easily accessed from Adams Street NE or State Ave NE.

Phase II Environmental Site Assessment completed.

SALE: \$1,250,000

LAND: 19,506 SF

PARCEL: 78504200100

CBA# 39501888



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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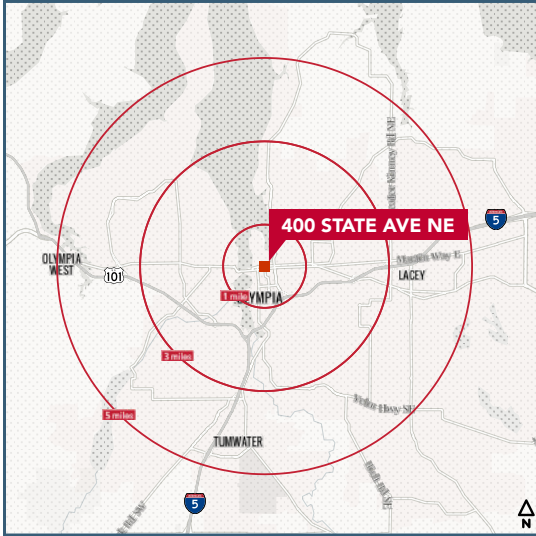


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DEMOGRAPHIC PROFILE



| | | | | | | | | |
|-----------------------------|-----------------------------|--------------------------------------|------------------------------|-----------------------------------------------|------------------------------------------|------------------------------|------------------------------------------------|---------------------------------|
| 62,758 Population | 25,375 Households | 2.41 Avg Size Household | 40.4 Median Age | \$80,345 Median Household Income | \$416,064 Median Home Value | 99 Wealth Index | 77 Housing Affordability Index | 58 Diversity Index |
|-----------------------------|-----------------------------|--------------------------------------|------------------------------|-----------------------------------------------|------------------------------------------|------------------------------|------------------------------------------------|---------------------------------|

MORTGAGE INDICATORS



\$12,693

Avg Spent on Mortgage & Basics



31.1%

Percent of Income for Mortgage

POPULATION BY GENERATION



6.5%

Greatest Gen:
Born 1945/Earlier



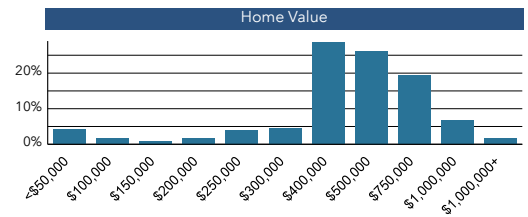
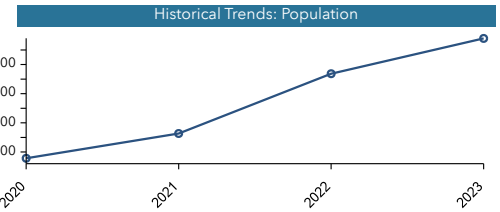
21.6%

Baby Boomer:
Born 1946 to 1964



18.7%

Generation X:
Born 1965 to 1980



DEMOGRAPHIC SUMMARY

| | 0 - 1 MILE | 1 - 3 MILE | 3 - 5 MILE |
|--------------------------------|------------|------------|------------|
| 2028 PROJECTION | 11,189 | 78,596 | 144,714 |
| 2023 ESTIMATE | 10,564 | 74,525 | 137,658 |
| 2010 CENSUS | 8,039 | 57,764 | 111,385 |
| GROWTH 2023-2028 | 5.92% | 5.46% | 5.13% |
| GROWTH 2010-2023 | 31.41% | 26.82% | 23.59% |
| MEDIAN AGE | 40.80 | 39.70 | 39.70 |
| AVERAGE AGE | 40.90 | 40.20 | 40.40 |
| 2023 AVG HH INCOME | \$83,014 | \$92,456 | \$94,385 |
| 2023 AVERAGE HH SIZE | 1.80 | 2.20 | 2.30 |
| 2023 MEDIAN HOME VALUE | \$425,477 | \$420,480 | \$403,774 |
| 2023 OWNER OCCUPIED HH | 33.64% | 47.94% | 53.24% |
| 2023 RENTER OCCUPIED HH | 66.36% | 52.06% | 46.76% |



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