



# W CAPITAL VILLAGE

OLYMPIA, WA



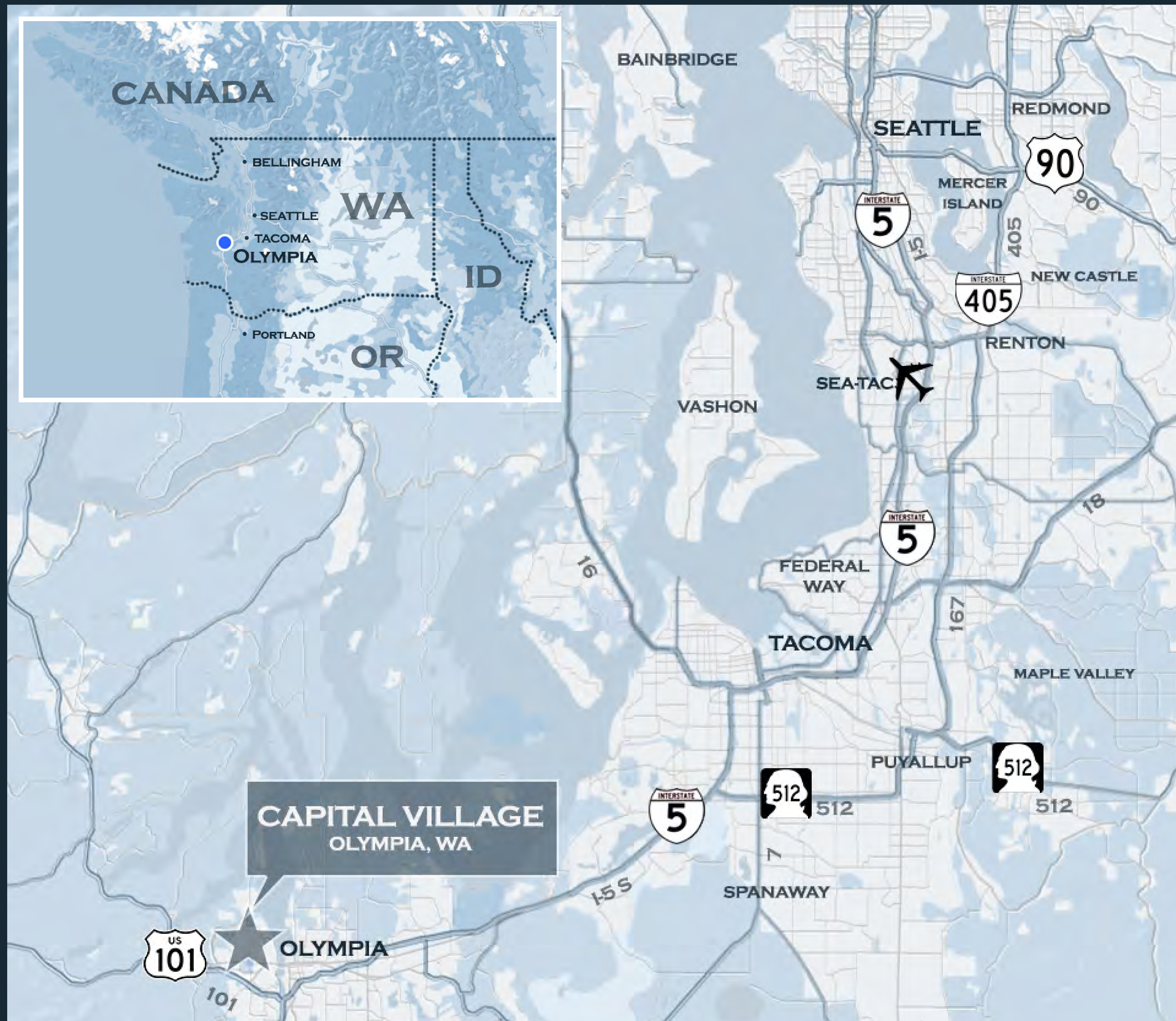
# LOCATION

**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 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



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	4,600SF
210	FAITHFULNESS FOOT MASSAGE	1,600SF
205	AVAILABLE	4,704SF
190	AVAILABLE	1,774SF
185	AVAILABLE	1,508SF
180	AVAILABLE	1,640SF
175	AVAILABLE	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	T.O.S.S. (TASTE OF SOUTH SOUND)	3,200SF
105	BARE INT'L LENDING	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	1,000SF
105	OVERLAND CHIROPRACTIC	1,000SF
110	AVAILABLE	1,000SF
	CHASE ATM	



# UPDATED DESIGN FEATURES



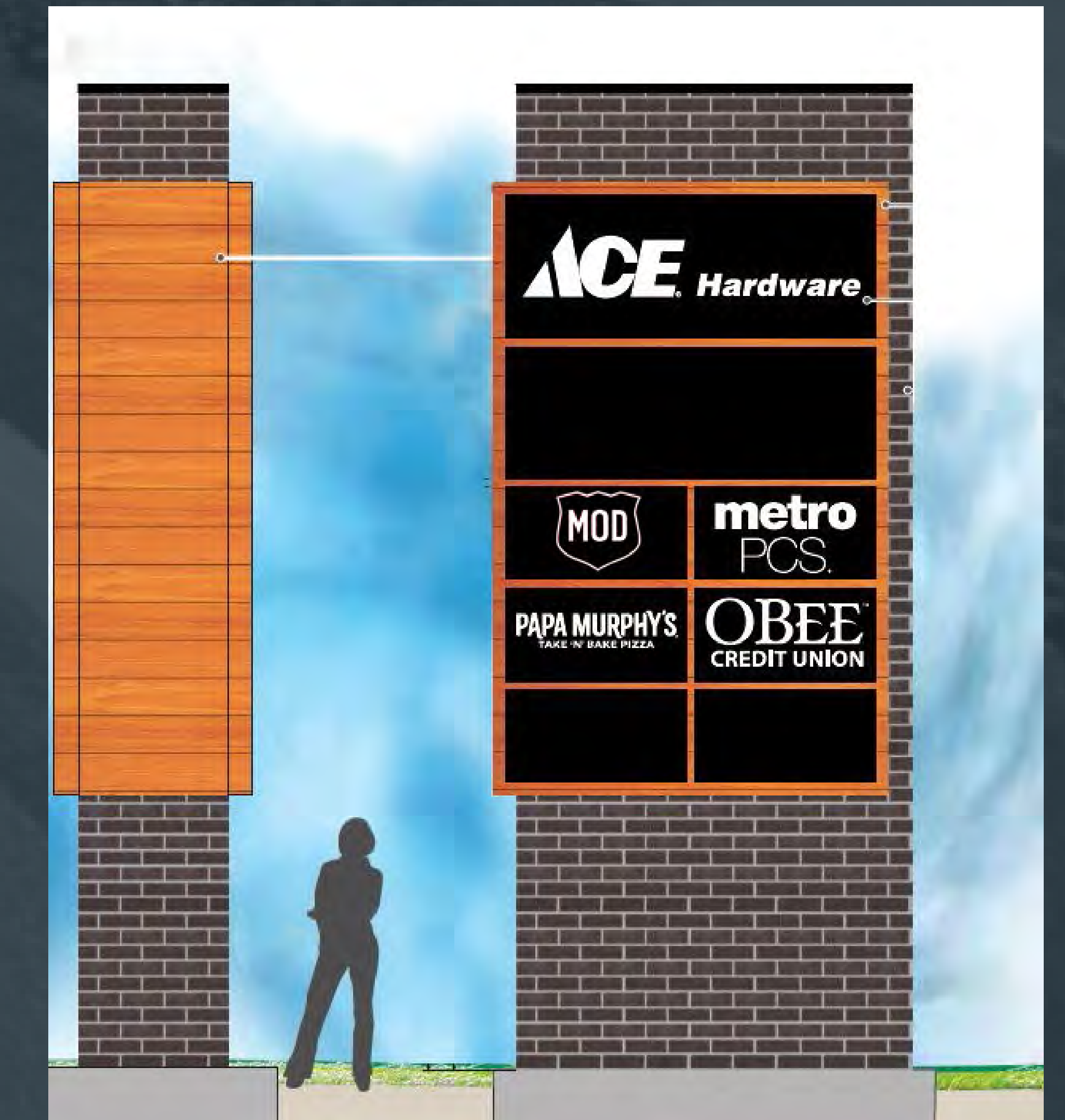
- Newly Designed Storefronts with a Modernized Look & Feel







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



# UPDATED DESIGN FEATURES





# W CAPITAL VILLAGE