THE RANTSGROUP
COMMERCIAL REAL ESTATE

FOR SALE

MARTIN WAY REDEVELOPMENT OPPORTUNITY

7707-7803 MARTIN WAY E, OLYMPIA, WA

LISTING INFORMATION

Three contiguous parcels totaling approximately 2.17 acres at a signalized intersection on Martin Way. This high-visibility location within the Mixed Use High Density Corridor zone offers exceptional flexibility for retail, mixed-use, or multifamily concepts, with certain auto-related uses possible through the CUP process. Existing improvements provide an opportunity for interim income during planning and feasibility. Sewer is available in the street, and key due diligence items are underway. A rare chance to reposition a prominent corner on one of Thurston County's most active corridors.

- Zoning: Mixed Use High Density Corridor

BUILDINGS: 14,741 SF

LAND: 103,672 SF

SALE: $3,025,000

CBA# 43958859

CBA CCIM

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Danielle Rants, CCIM
PRESIDENT, MANAGING BROKER
(360) 352-7822
danielle@rantsgroup.com

Ian Zarosinski
BROKER
(360) 800-5808
ian@rantsgroup.com

360-943-8060
RANTSGROUP.com

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ZONING USE

ZONING MAP

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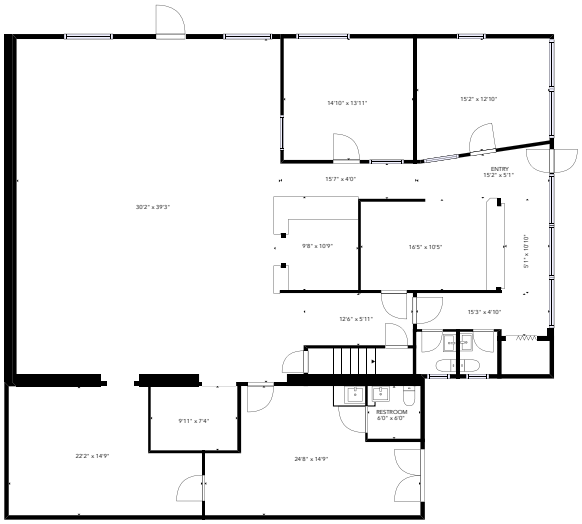
7707 MARTIN WAY E, OLYMPIA, WA

OFFICE/WAREHOUSE: 3,306 SF

BUILDING INFORMATION

- Year Built: 1968
- The layout includes a reception area, a service area, 2 offices and 3 restrooms.
- One 10'x10' service door and secured roll shutter windows.
- HVAC: Electric Heat



THIS FLOORPLAN IS NOT TO SCALE SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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360° VIRTUAL TOUR
rants.group/7707MartinWayEvt

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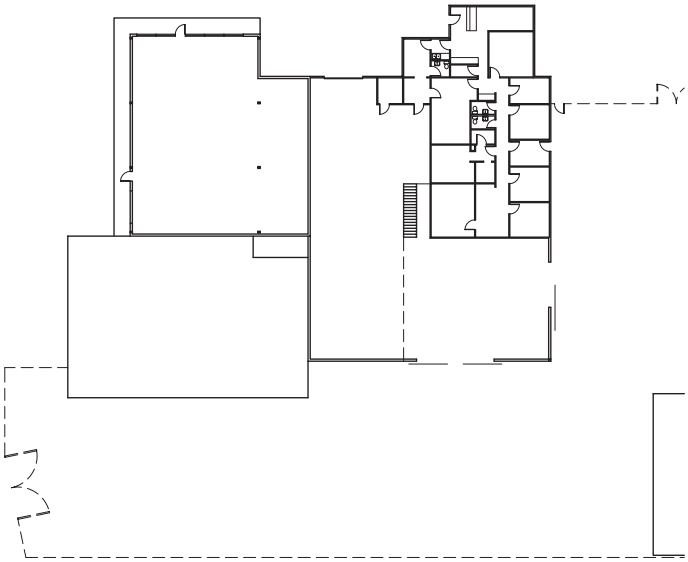
7711 MARTIN WAY E, OLYMPIA, WA

OFFICE: 2,700 SF | WAREHOUSE: 4,676 SF

BUILDING INFORMATION

- Year Built: 1968
- HVAC: Electric Heat
- Power: 120/240 Volt 3 phase Hi-leg Service (208 volt hi-leg) 200 amp service
- Construction: Pole Building
- Mezzanine: 4,746 SF
- Fenced Yard: 34,148 SF



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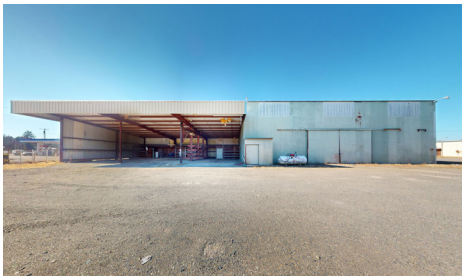

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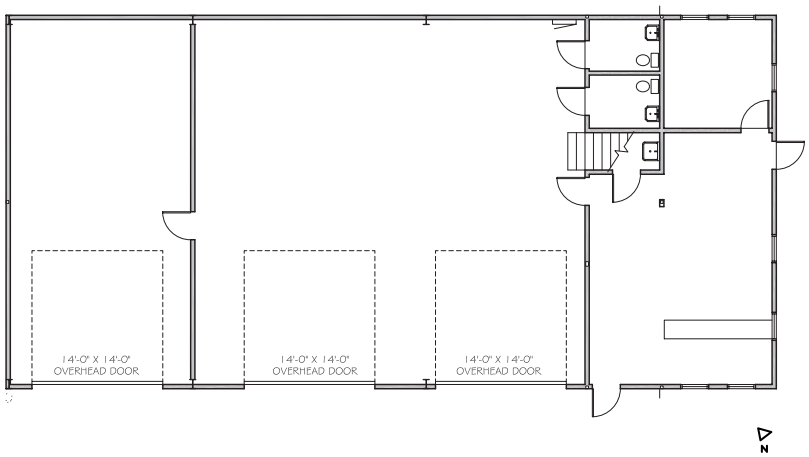
7803 MARTIN WAY E, OLYMPIA, WA

WAREHOUSE: 3,300 SF

BUILDING INFORMATION

- Year Built: 1978
- Doors: 3 Garage, 2 Exterior
- HVAC: Electric Heat
- Power: 3-phase
- Construction: Pole Building
- Office: 820 SF
- Mezzanine: 820 SF
- Fenced Yard: 23,175 SF



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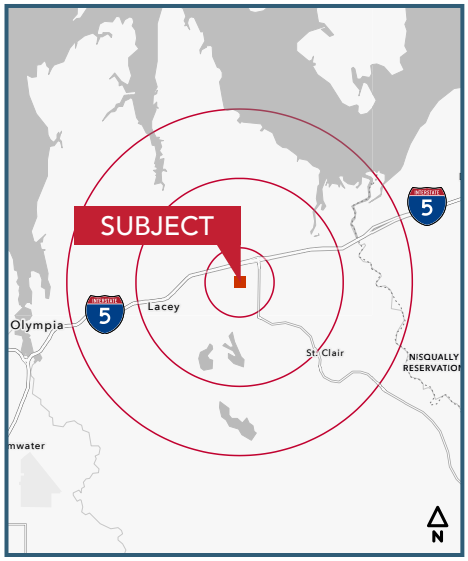
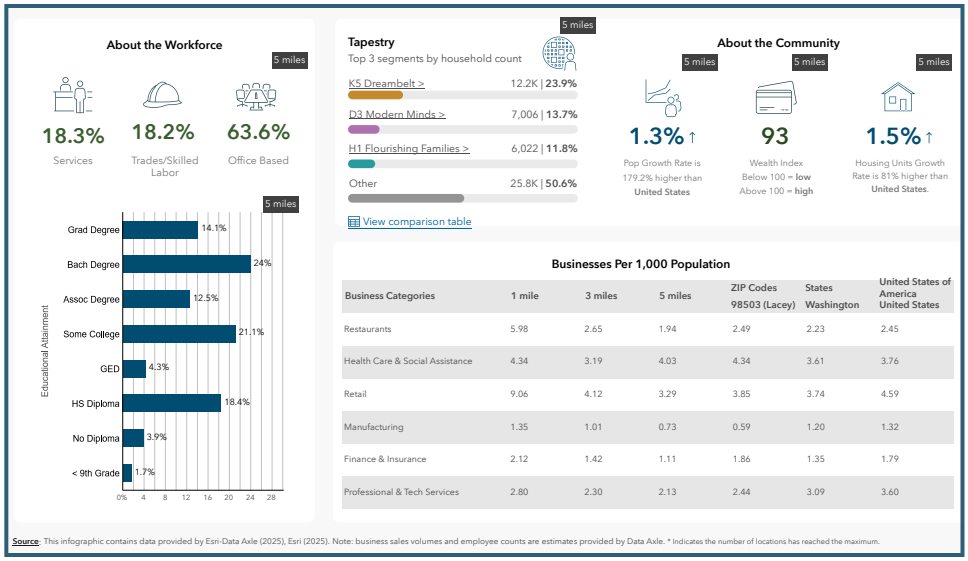
DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)





DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	9,231	62,892	127,156
2029 POPULATION (PROJ)	9,763	66,824	134,439
2024-2029 POPULATION GROWTH	5.76%	6.25%	5.73%
2024 HOUSEHOLDS (EST)	3,515	23,671	49,423
2029 HOUSEHOLDS (PROJ)	3,721	25,179	52,302
2024-2029 HOUSEHOLD GROWTH	5.86%	6.37%	5.83%
2024 HOUSEHOLD INCOME (AVG)	$90,741	$96,800	$96,903
HOUSEHOLDS OWNER-OCCUPIED	49.25%	59.74%	62.29%
HOUSEHOLDS RENTER-OCCUPIED	50.75%	40.26%	37.71%

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