

FOR LEASE

# RESTAURANT OPPORTUNITY



OLYMPIA, WA

## LOCATION

3425 Pacific Ave SE  
Olympia, WA 98501

## AVAILABLE SPACE

3,909 SF Standalone Building

## LEASE RATE

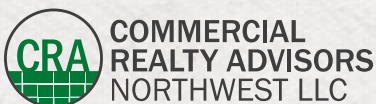
Please call for details

## TRAFFIC COUNTS

Pacific Ave SE – 35,264 ADT ('22)  
Interstate 5 @ Pacific Ave SE – 140,619 ADT ('22)

## HIGHLIGHTS

- Located just off I-5 & Pacific Ave in Olympia Square South.
- Located at the signalized intersection of Pacific Ave & Fones Rd.
- Center is anchored by Ross and across from both Albertsons & US Foods CHEF'STORE.
- Traffic counts on Interstate 5 are over 140,000 with counts on Pacific Hwy exceeding 35,000 trips per day.
- Home Depot is just to the South, and South Sound Center (anchored by Target & Kohl's) along with Fred Meyer to the East.



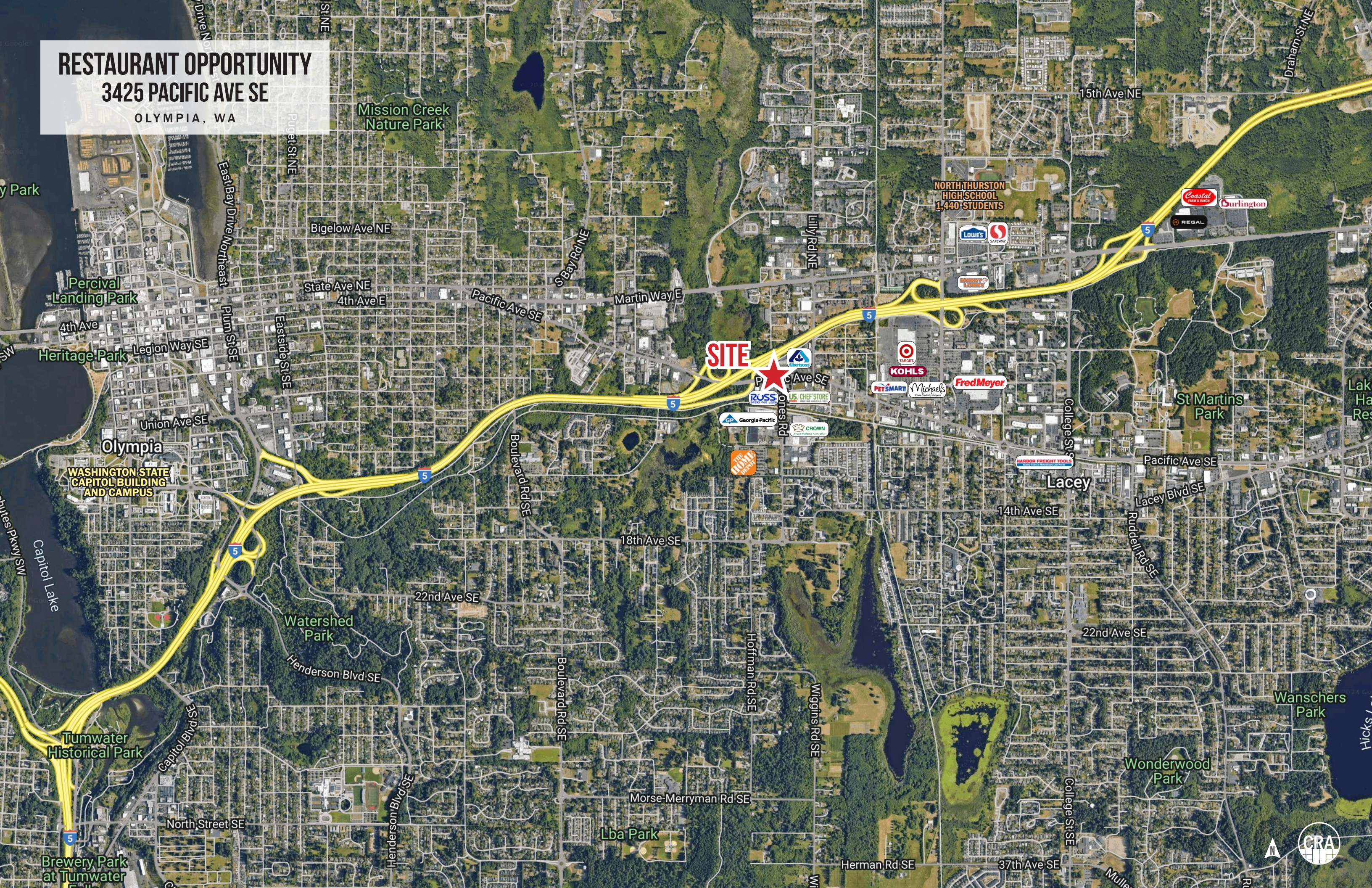
COMMERCIAL  
REALTY ADVISORS  
NORTHWEST LLC

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**503.274.0211**  
[www.cra-nw.com](http://www.cra-nw.com)

# RESTAURANT OPPORTUNITY 3425 PACIFIC AVE SE

OLYMPIA, WA



**SITE**



**NORTH THURSTON HIGH SCHOOL**  
1,440 STUDENTS

**WASHINGTON STATE CAPITOL BUILDING AND CAMPUS**

**Olympia**

**Lacey**

**Wanschers Park**

**Wonderwood Park**

**Lba Park**



OVERHEAD VIEW

# RESTAURANT OPPORTUNITY

## 3425 PACIFIC AVE SE

OLYMPIA, WA



HARBOR FREIGHT TOOLS

Fred Meyer



KOHL'S

PET SMART



Pacific Ave SE

US CHEF'S STORE

Fones Rd SE

SITE

ROSS  
DRESS FOR LESS

CROWN  
Brand-Building Packaging

GP Georgia-Pacific

THE HOME  
DEPOT



**RESTAURANT OPPORTUNITY**  
**3425 PACIFIC AVE SE**  
OLYMPIA, WA



35,264 ADT (22)

140,619 ADT (22)

Pacific Ave SE

Pacific Ave SE

Pacific Ave SE

**AVAILABLE**  
**3,909 SF**

MODERN NAILS

sally beauty

Jenny Craig

ANIMOLGY

ROSS  
DRESS FOR LESS

US CHEF'S STORE  
FOODS GREAT FOOD. WHOLESALE PRICES.

5th St SE

6th St SE

6th St SE

Woodland Trail

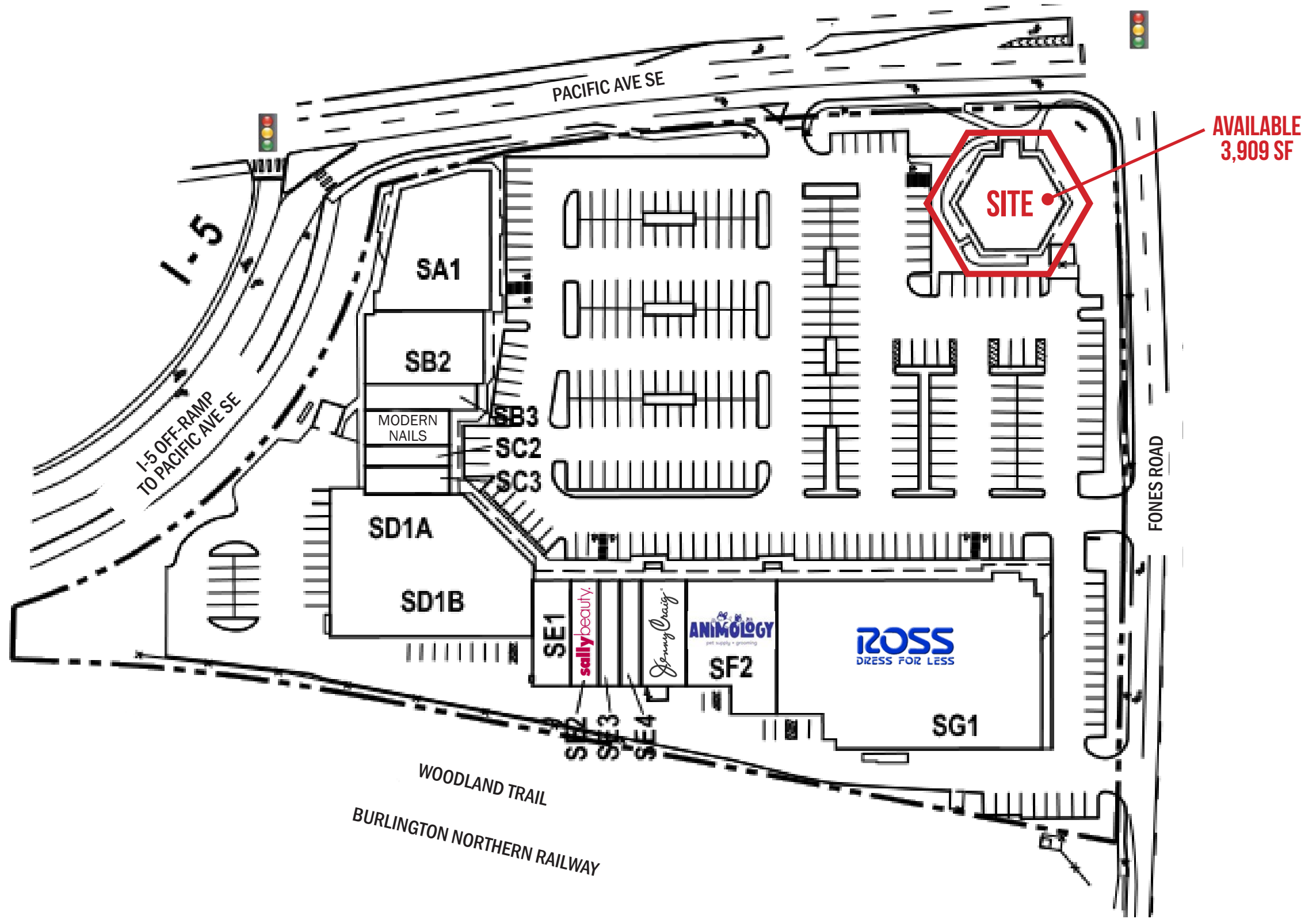
Woodland Trail

Fones Rd SE

Woodland Trail

Woodland Trail

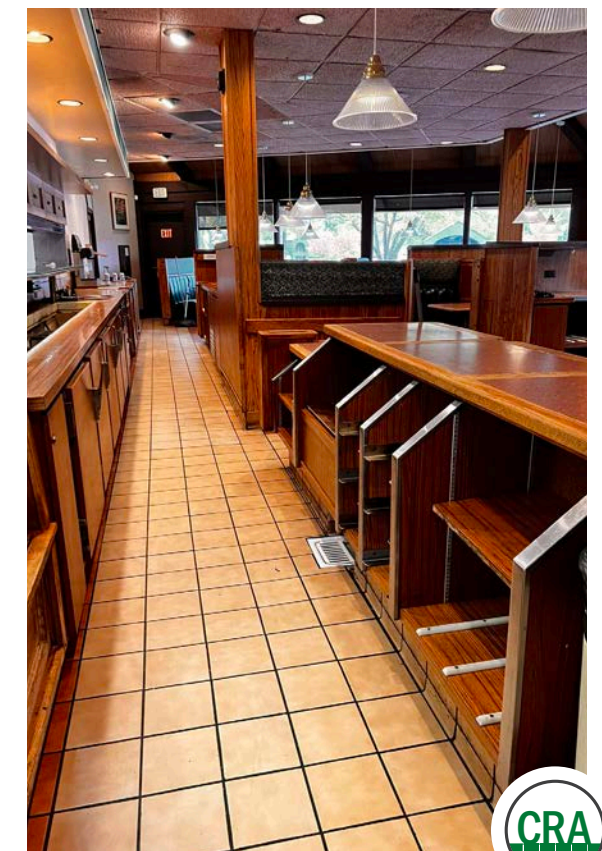
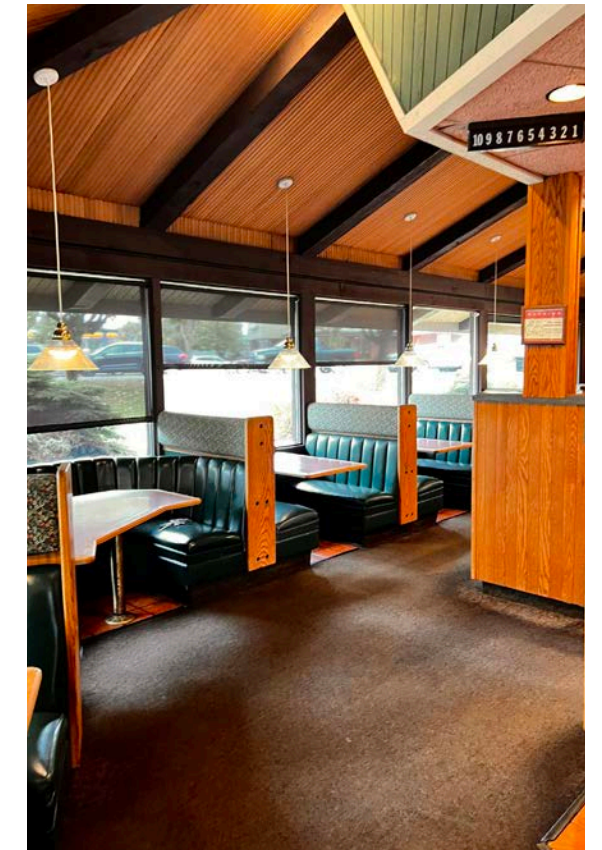
GP Georgia-Pacific



INTERIOR IMAGES

RESTAURANT OPPORTUNITY

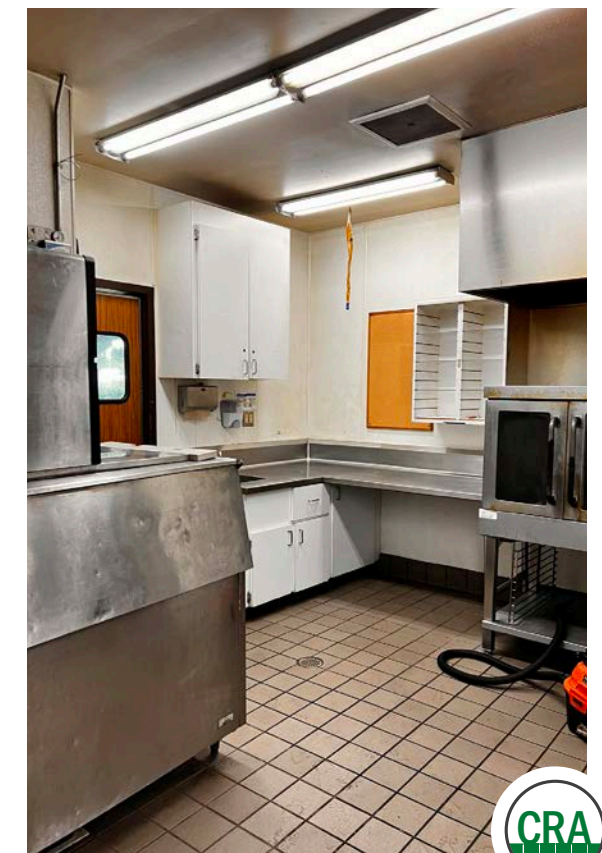
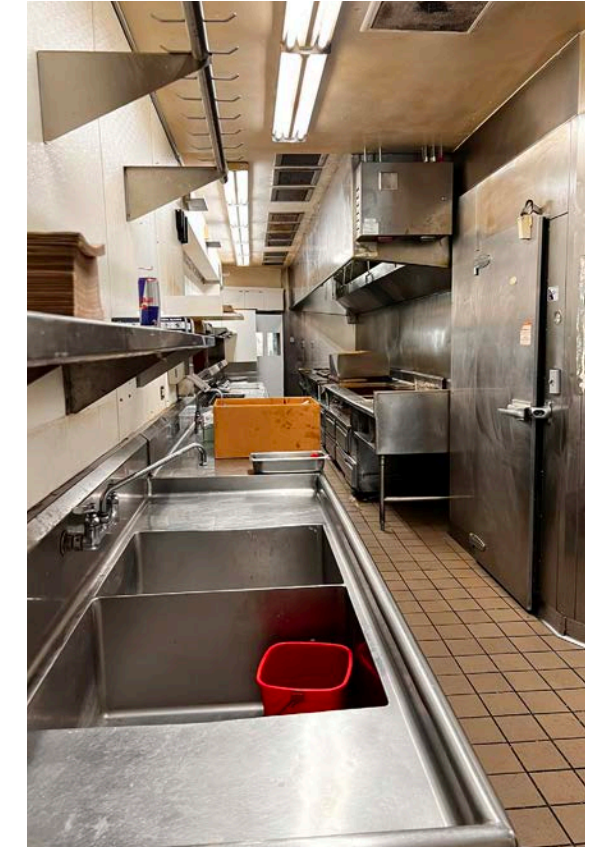
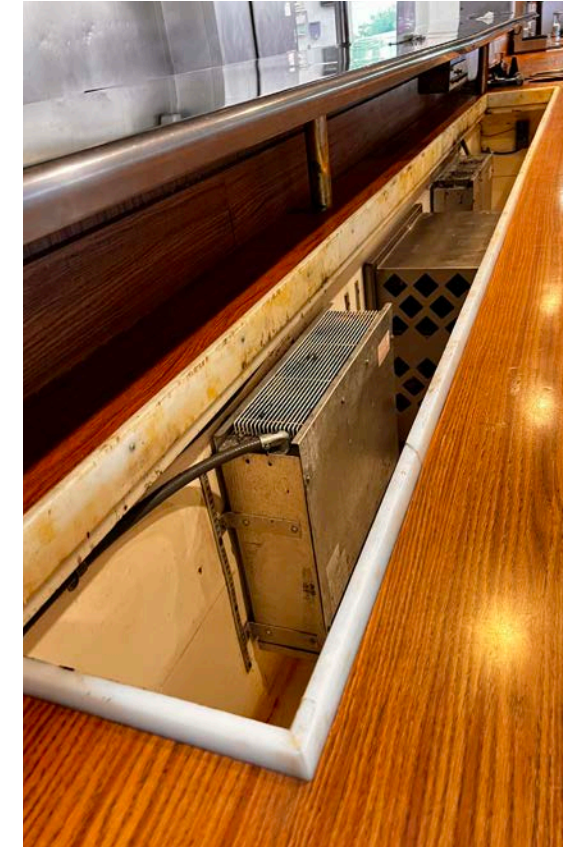
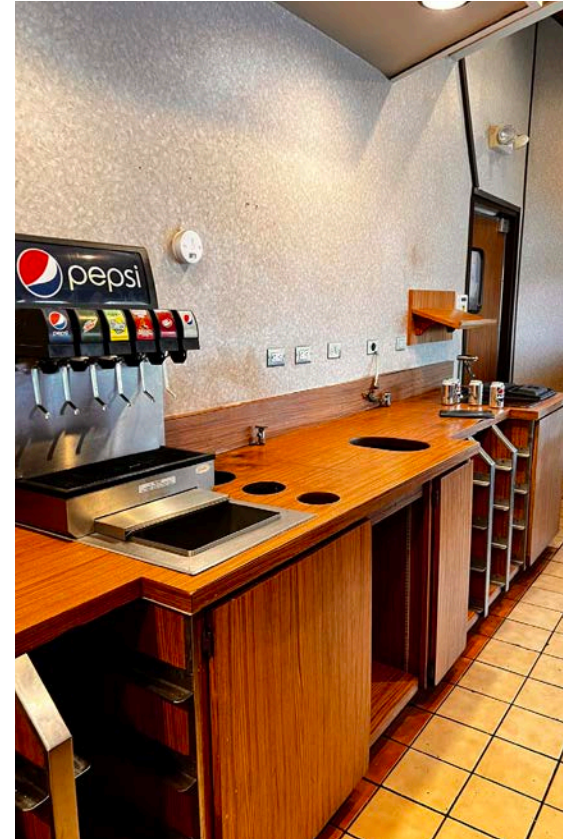
3425 PACIFIC AVE SE  
OLYMPIA, WA



INTERIOR IMAGES

RESTAURANT OPPORTUNITY

3425 PACIFIC AVE SE  
OLYMPIA, WA



# RESTAURANT OPPORTUNITY

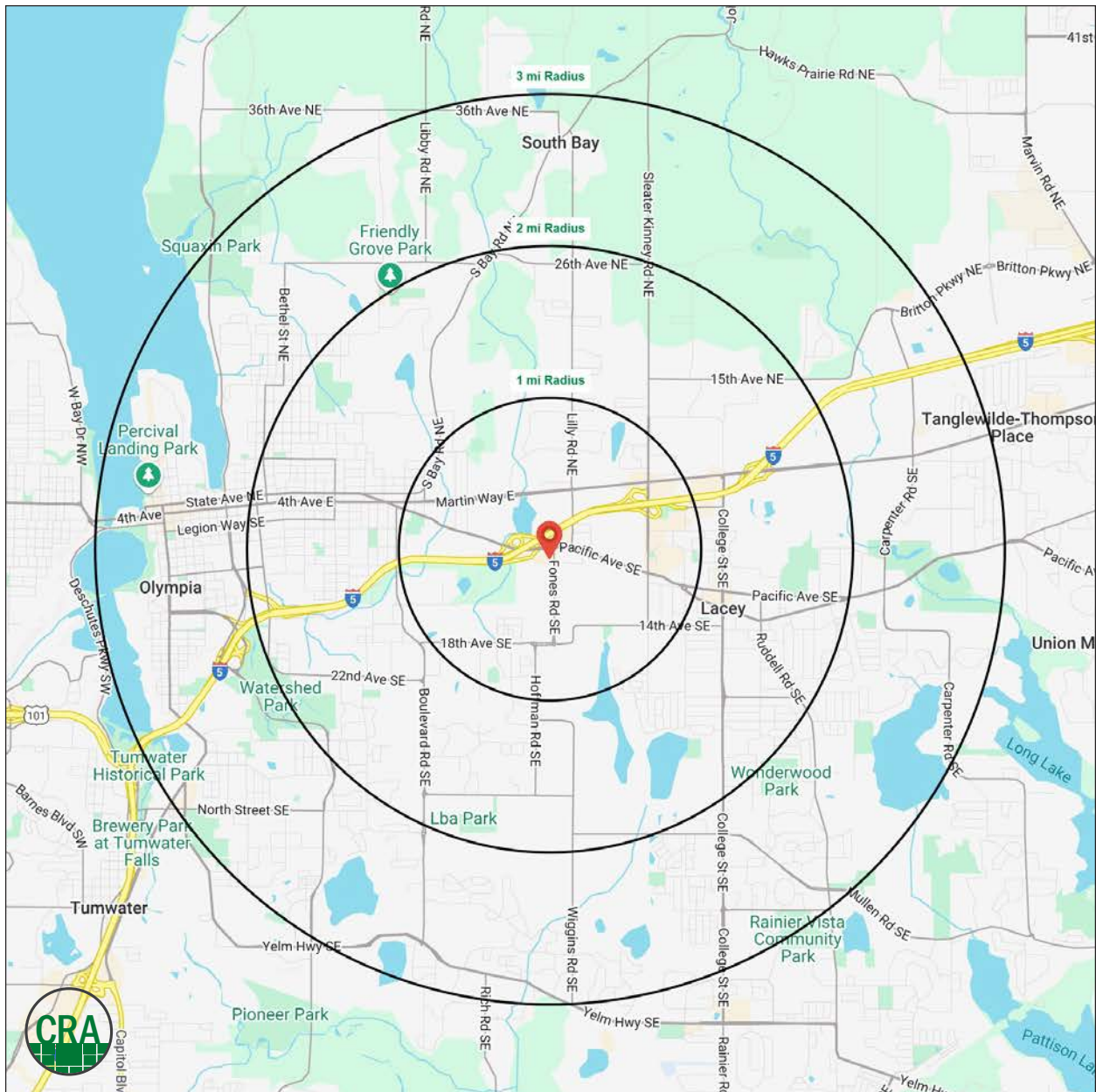
## 3425 PACIFIC AVE SE

OLYMPIA, WA

### DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	9,941	35,791	74,105
Projected Population 2029	10,288	37,217	76,852
Estimated Households	54,427	15,405	32,116
Average HH Income	\$81,013	\$104,948	\$110,667
Median Home Value	\$474,393	\$479,320	\$492,892
Total Employees	8,659	18,727	42,377

**37.6**  
Median Age  
1 MILE RADIUS





# Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 47.0414/-122.8473

3425 Pacific Ave SE Olympia, WA 98501	1 mi radius	2 mi radius	3 mi radius
<b>Population</b>			
2024 Estimated Population	9,941	35,791	74,105
2029 Projected Population	10,288	37,217	76,852
2020 Census Population	9,040	34,444	71,565
2010 Census Population	7,690	31,437	64,066
Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.7%
Historical Annual Growth 2010 to 2024	2.1%	1.0%	1.1%
2024 Median Age	37.6	40.0	39.8
<b>Households</b>			
2024 Estimated Households	4,427	15,405	32,116
2029 Projected Households	4,622	16,134	33,624
2020 Census Households	4,008	14,415	29,823
2010 Census Households	3,549	13,536	27,333
Projected Annual Growth 2024 to 2029	0.9%	0.9%	0.9%
Historical Annual Growth 2010 to 2024	1.8%	1.0%	1.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	69.7%	73.2%	73.7%
2024 Estimated Black or African American	5.3%	4.1%	4.3%
2024 Estimated Asian or Pacific Islander	8.8%	8.4%	8.5%
2024 Estimated American Indian or Native Alaskan	1.0%	0.9%	0.9%
2024 Estimated Other Races	15.2%	13.4%	12.7%
2024 Estimated Hispanic	12.7%	10.9%	10.4%
<b>Income</b>			
2024 Estimated Average Household Income	\$81,013	\$104,948	\$110,667
2024 Estimated Median Household Income	\$60,971	\$80,941	\$86,922
2024 Estimated Per Capita Income	\$36,710	\$45,705	\$48,401
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.2%	2.1%	1.9%
2024 Estimated Some High School (Grade Level 9 to 11)	4.8%	4.2%	3.3%
2024 Estimated High School Graduate	22.5%	21.0%	19.7%
2024 Estimated Some College	26.9%	23.6%	22.1%
2024 Estimated Associates Degree Only	10.2%	9.6%	10.2%
2024 Estimated Bachelors Degree Only	19.2%	22.7%	24.8%
2024 Estimated Graduate Degree	13.2%	16.9%	18.0%
<b>Business</b>			
2024 Estimated Total Businesses	877	1,925	3,772
2024 Estimated Total Employees	8,659	18,727	42,377
2024 Estimated Employee Population per Business	9.9	9.7	11.2
2024 Estimated Residential Population per Business	11.3	18.6	19.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

*For more information, please contact:*

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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