

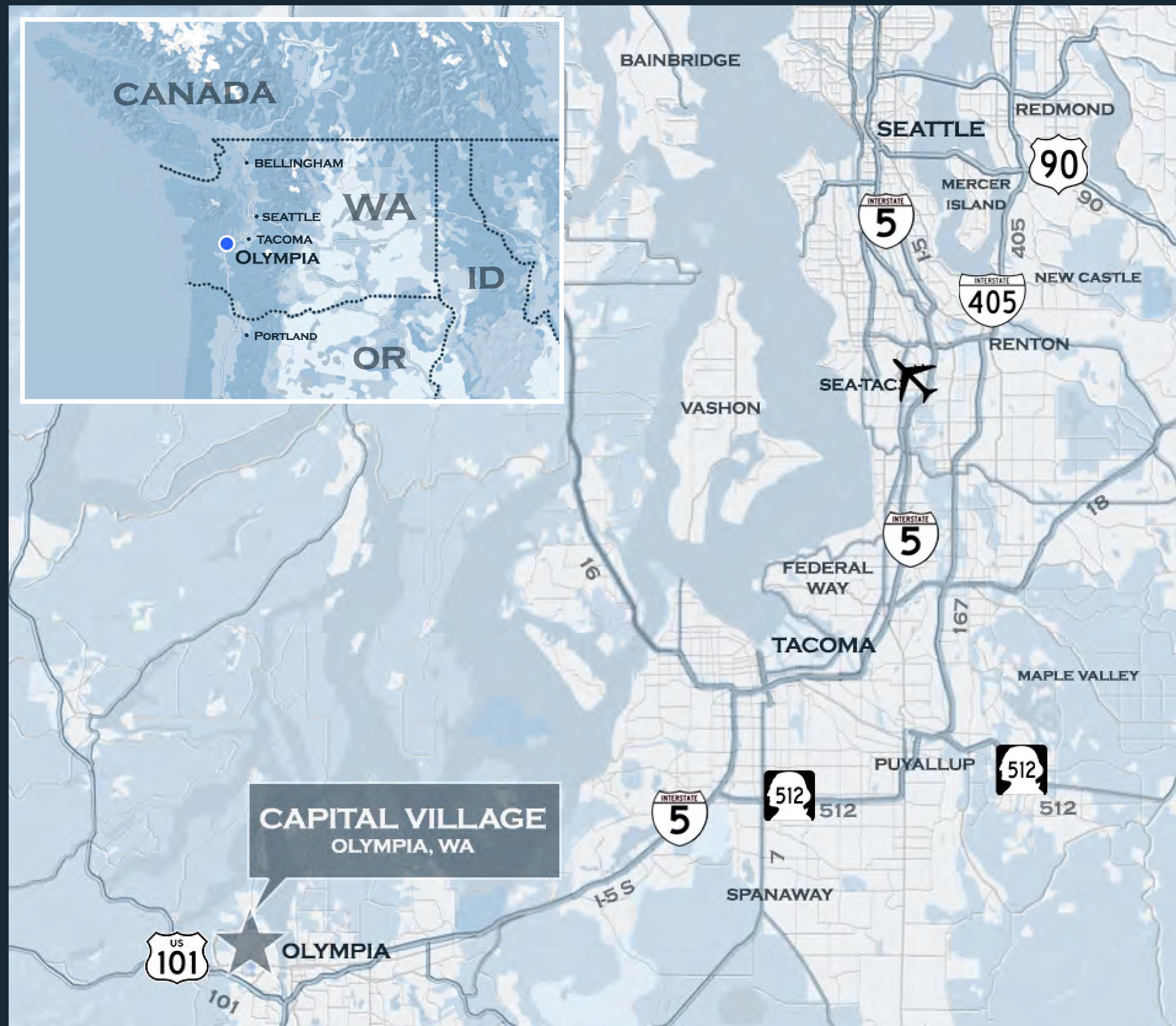


WIG

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



UPDATED DESIGN FEATURES



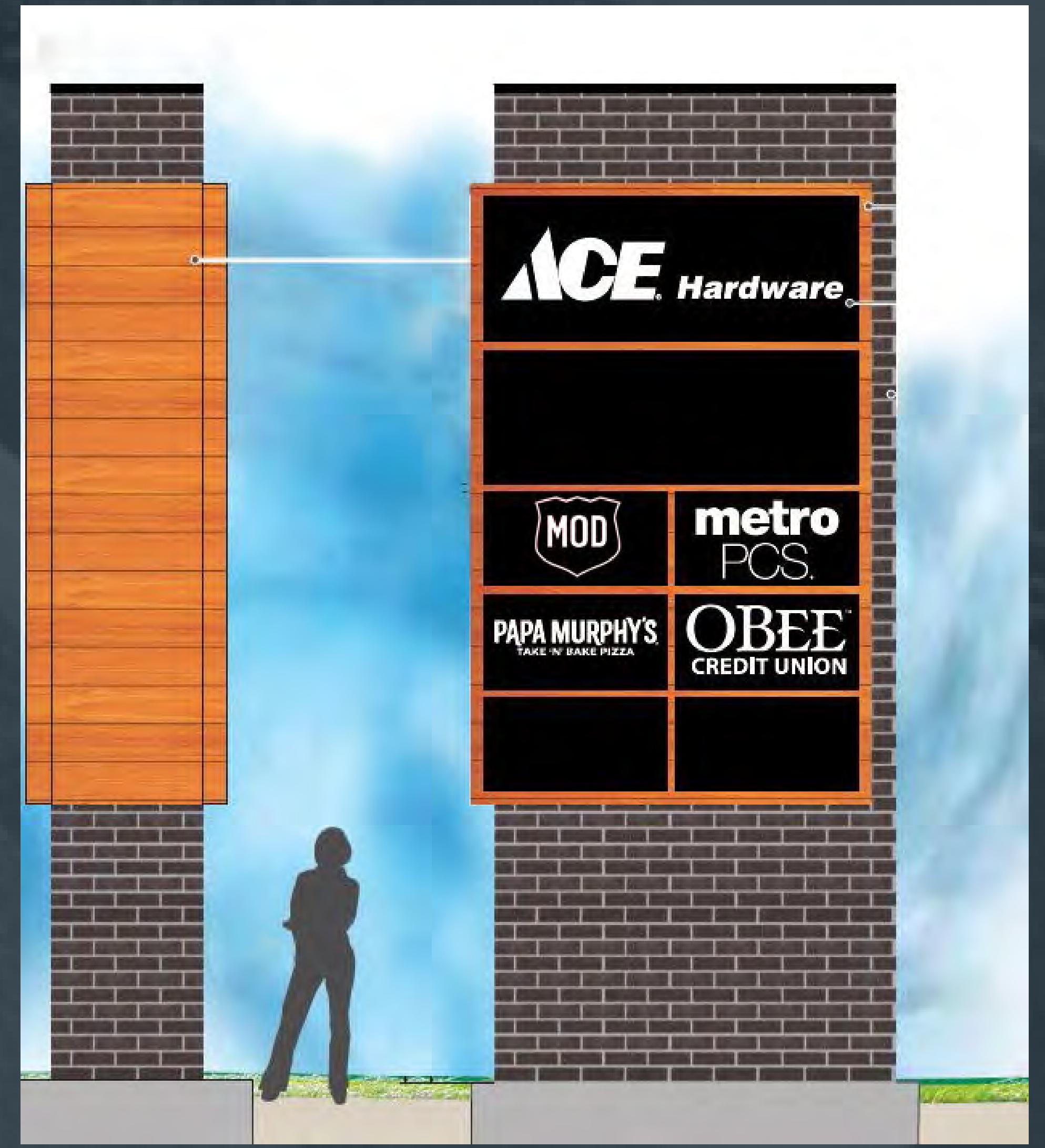
- Newly Designed Storefronts with a Modernized Look & Feel





XX UPDATED DESIGN FEATURES

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





W CAPITAL VILLAGE

Blake Springer-Trybus | 206.679.6717 | blake@wigproperties.com




www.wigproperties.com

W

CAPITAL VILLAGE I

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