



## INVESTMENT OR REDEVELOPMENT IN DOWNTOWN OLYMPIA



### 301-303 CAPITOL WAY N & 302 COLUMBIA ST NW, OLYMPIA

#### LISTING INFORMATION

Classic downtown Olympia industrial and retail building located next to Percival Landing, this piece of history is currently occupied by four tenants who are generating income. All tenants have short-term leases, which provides for flexible redevelopment opportunities. An excellent waterfront location within walking distance of all downtown restaurants and activities. The property includes a small parking lot at the back facing the waterfront.

- ▶ Class: C
- ▶ Tenancy: Multi-Tenant
- ▶ Construction: Masonry, Built In 1923
- ▶ Grade-Level Doors: 2
- ▶ Opportunity Zone: Yes
- ▶ Walk Score: 84 (Very Walkable)
- ▶ Parking: 10 Surface Spaces
- ▶ Zoning: Urban Waterfront

**BUILDING: ±12,159 SF**

**LAND: ±14,375 SF**

**PARCEL: 78500200700**

**SALE PRICE \$1,650,000**

**CBA# 40952472**



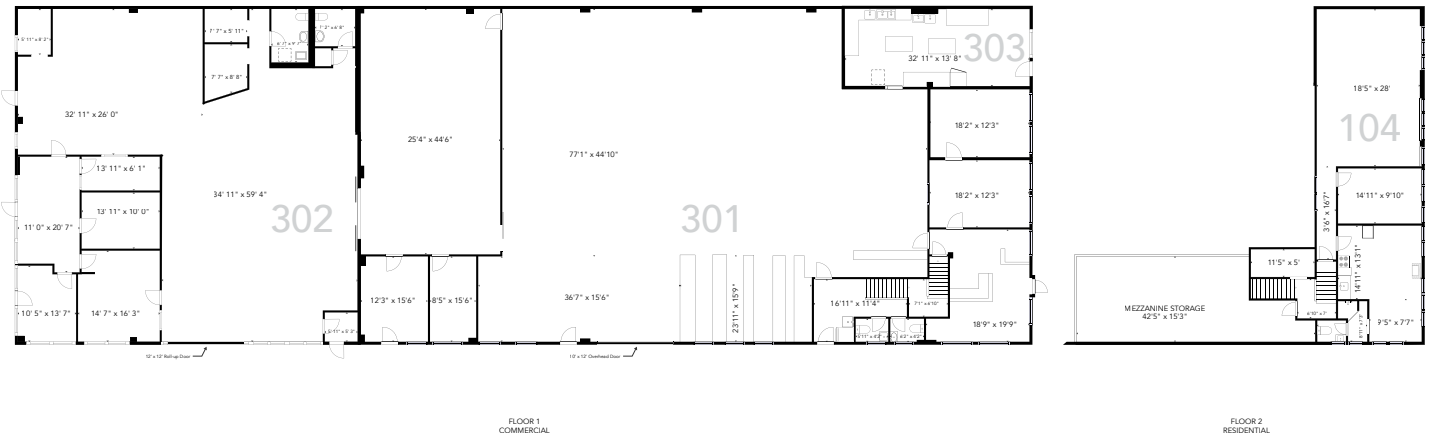
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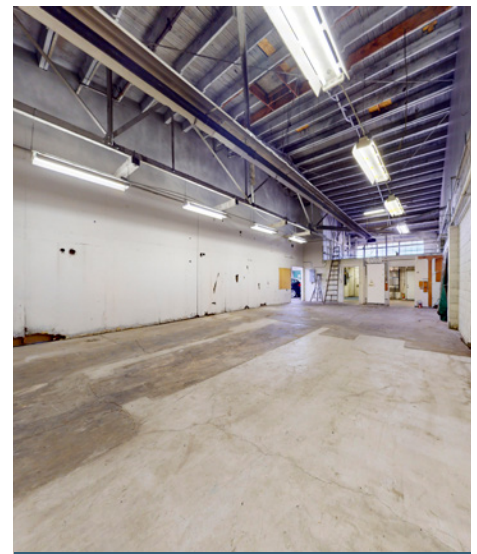


THIS FLOORPLAN IS NOT TO SCALE  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**RENT ROLL**

	SIZE (EST)
PETE LEA'S AUTOMOTIVE (301 CAPITOL WAY N)	4,365 SF
MOVING PARTS DANCE STUDIO (302 COLUMBIA ST NW)	3,600 SF
RESIDENTIAL APARTMENT (104 OLYMPIA AVE NW)	1,100 SF
NINEVEH CATERING (303 CAPITOL WAY N)	450 SF
VACANT STORAGE	1,440 SF
WIEST OFFICE	204 SF
COMMON AREAS	1,000 SF
	12,159 SF



301 - VACANT STORAGE

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301 CAPITOL - PETE LEA'S AUTOMOTIVE



302 COLUMBIA - MOVING PARTS DANCE STUDIO



301 CAPITOL - RESIDENTIAL APARTMENT



303 CAPITOL - NINEVEH CATERING



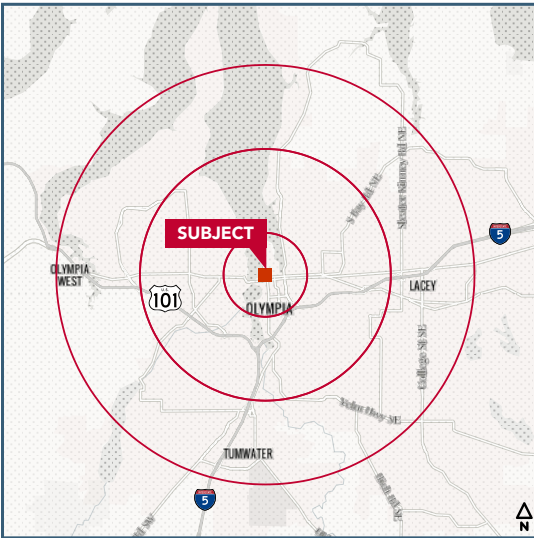
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**DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)**



**DEMOGRAPHIC SUMMARY**

**POPULATION**

	1 MILE	3 MILE	5 MILE
2023 POPULATION (EST)	9,016	68,614	130,870
2028 POPULATION (PROJ)	9,061	72,419	138,320
2023-2028 POPULATION GROWTH	6.49%	5.55%	5.69%
2023 HOUSEHOLDS (EST)	4,901	29,942	55,062
2028 HOUSEHOLDS (PROJ)	5,249	31,650	58,289
2023-2028 HOUSEHOLD GROWTH	7.10%	5.70%	5.86%
2023 HOUSEHOLD INCOME (AVG)	\$79,022	\$89,880	\$93,013
HOUSEHOLDS OWNER-OCCUPIED	30.26%	48.33%	52.87%
HOUSEHOLDS RENTER-OCCUPIED	69.74%	51.67%	47.13%

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