

# FOR LEASE

3540 Pacific Ave SE  
Olympia, WA 98501



## FREE STANDING RESTAURANT OPPORTUNITY

Josh Parnell | Justin Holmes | Carrie Walker

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com



## AVAILABLE

5,110 SF      \$35.00 PSF      PLUS NNN \$5.63 PSF

- Freestanding pad on lighted intersection
- Excellent access to I-5 and connection to downtown Olympia
- Grocery anchored by Albertsons



Population

Regis - 2020



Average HH Income



Daytime Population

Mile 1

8,614

\$70,661

17,779

Mile 3

68,435

\$90,578

76,374

Mile 5

164,353

\$88,375

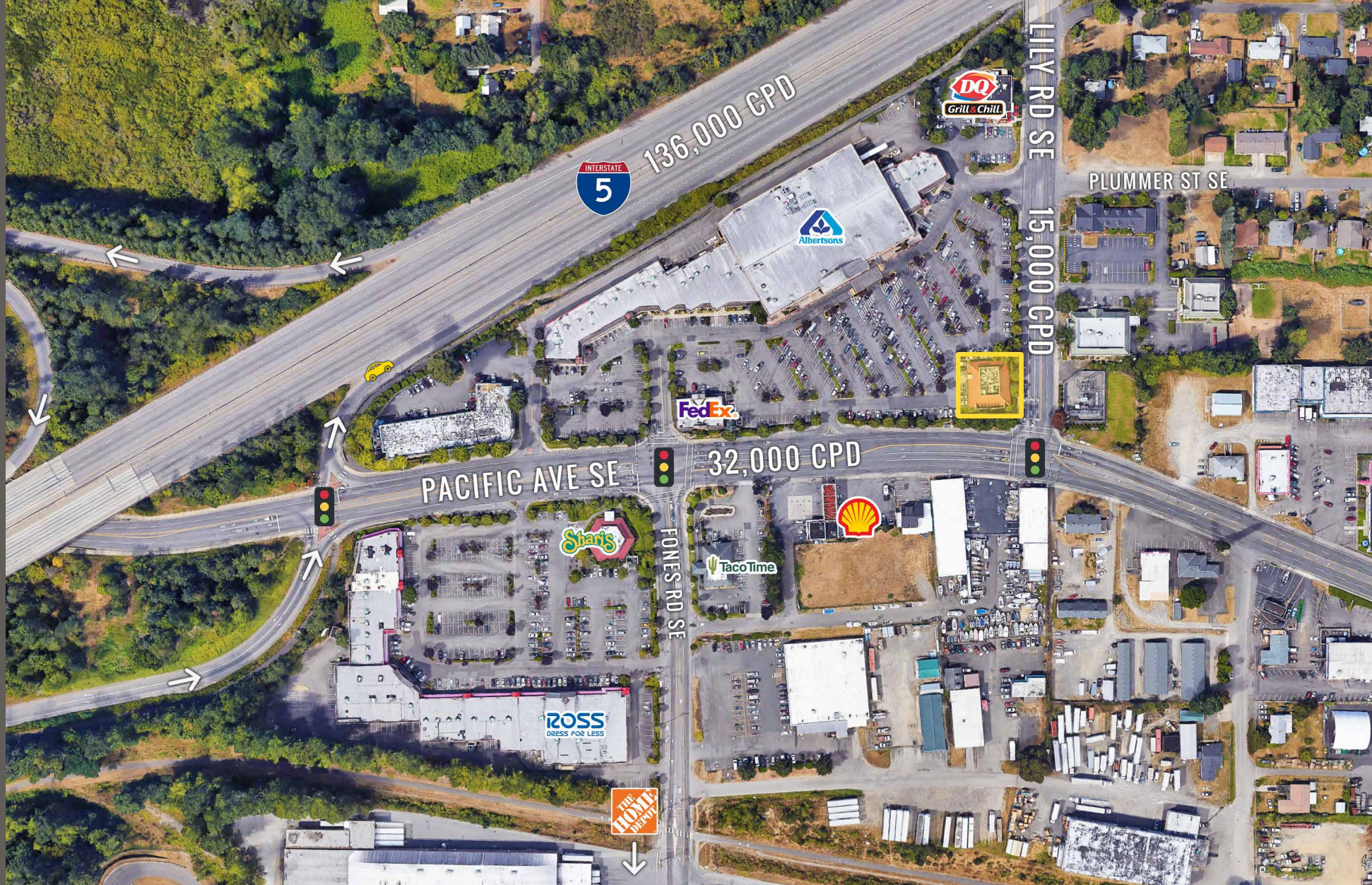
143,292

## NEARBY TENANTS





# LOCATION DETAILS



Located along major  
retail stretch between  
Olympia & Lacey



Moments from I-5  
On & Off Ramps



32,000 CPD  
Pacific Ave SE



15,000 CPD  
Lily Rd SE



# LOCATION AERIAL



OLYMPIA

STATE AVE NE

MARTIN WAY E

LACEY

PACIFIC AVE SE

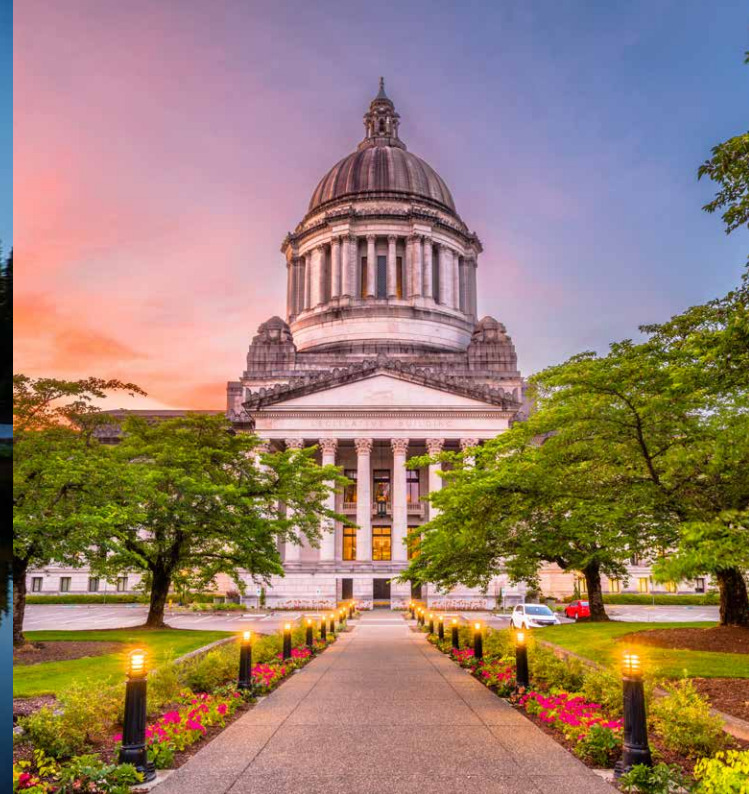




# SITEPLAN







**OLYMPIA, WA** is Washington State's Capital and is located at the southern end of the Puget Sound. The growing Washington State Capitol Campus, beside Capitol Lake, includes the stately Legislative Building. The thriving downtown waterfront offers a relaxing walk on the boardwalk while enjoying public art. Olympia is a great destination for all those visiting and calling Washington home.



TACOMA | KIRKLAND | PORTLAND | SEATTLE

## RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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