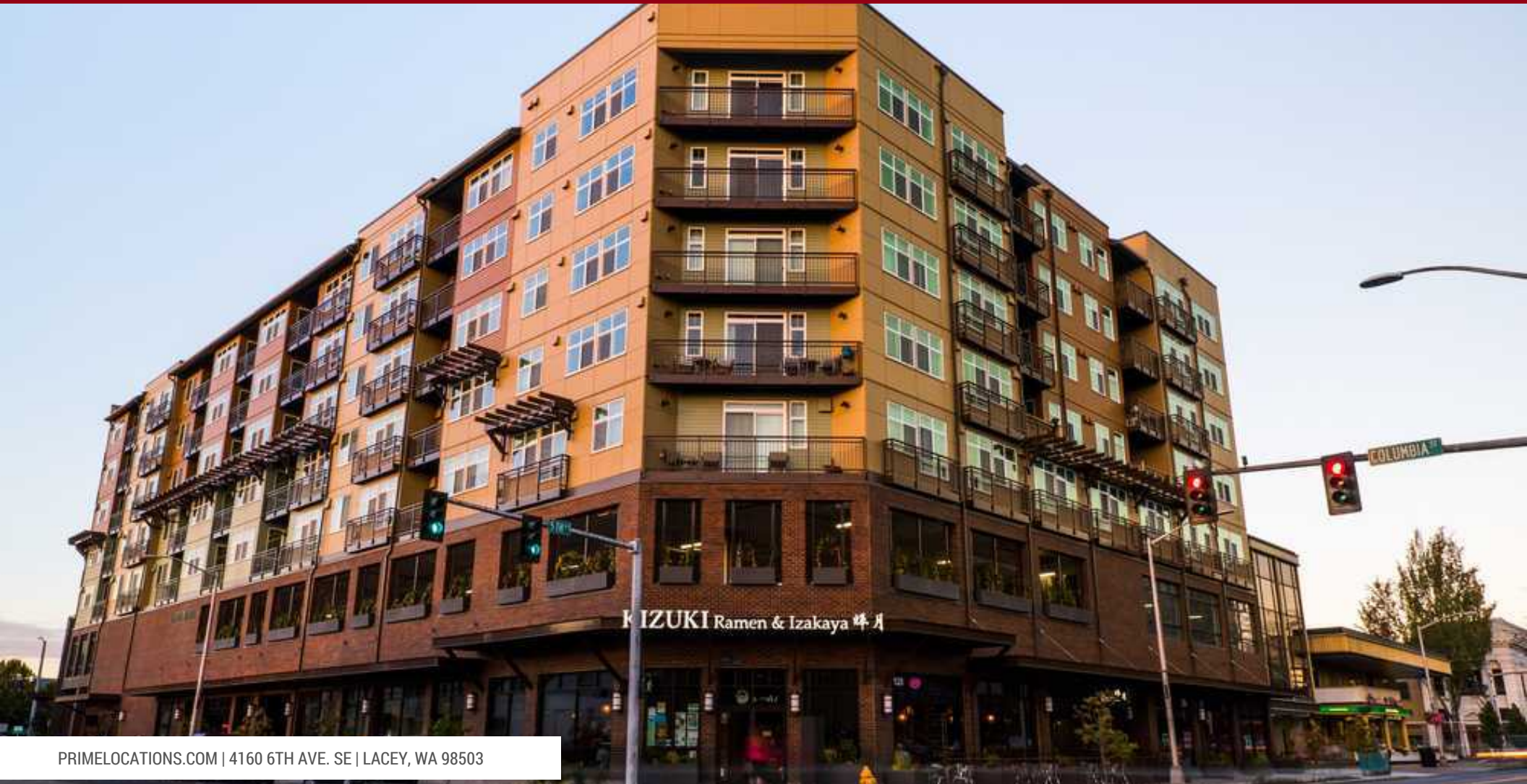


FOR LEASE

123 4TH AVE RETAIL

123 4th ave , Olympia, WA 98501



PRIMELOCATIONS.COM | 4160 6TH AVE. SE | LACEY, WA 98503



GARETT HALL

ghall@primelocations.com
360.943.9922

FOR LEASE

123 4TH AVE RETAIL

123 4TH AVE , OLYMPIA, WA 98501

Executive Summary



PROPERTY SUMMARY

Available SF:	1,500 - 2,000 SF
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Lease Rate:	\$28.00 SF/yr (Gross)
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Lot Size:	0.65 Acres
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Building Size:	128,000 SF
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Year Built:	2015
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Zoning:	DB - Downtown Business
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Cross Streets:	Columbia St & 5th Avenue
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PROPERTY OVERVIEW

3 retail locations available at Olympias finest downtown apartment complex, home to 138 residential units. Located on the corner of 4th Avenue and Columbia Street. Never occupied retail space is ready for your boutique, cafe, sub shop, c-store, the uses are endless.

PROPERTY HIGHLIGHTS

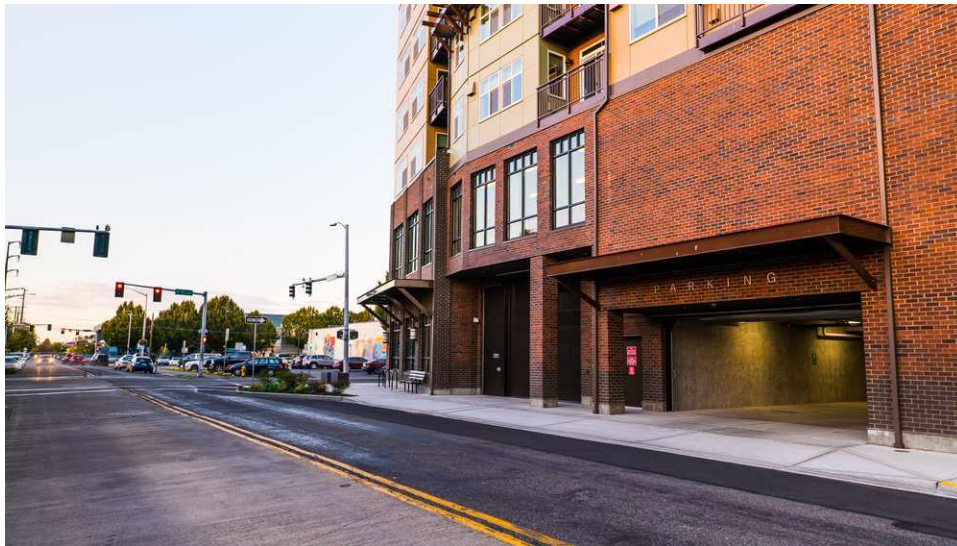
- Premiere downtown Olympia location
- Excellent visibility
- 138 apartments above retail space
- Garage parking
- High foot traffic area
- New construction
- High ceilings, Large storefront windows

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Additional Photos

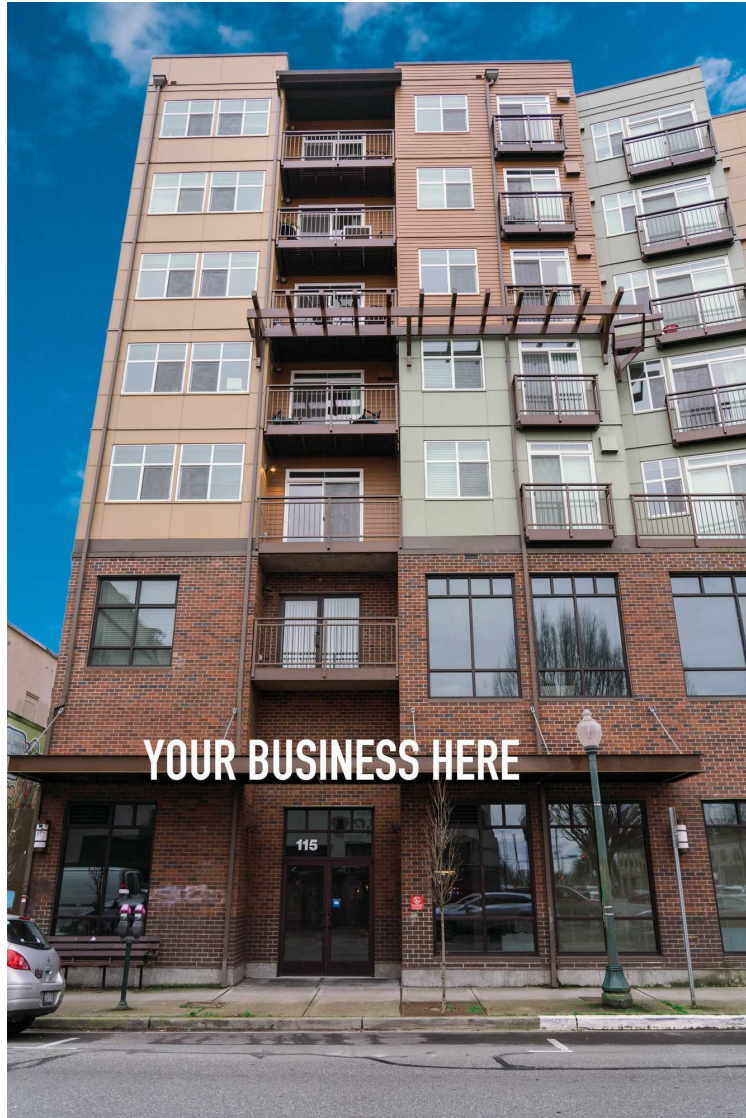


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Additional Photos



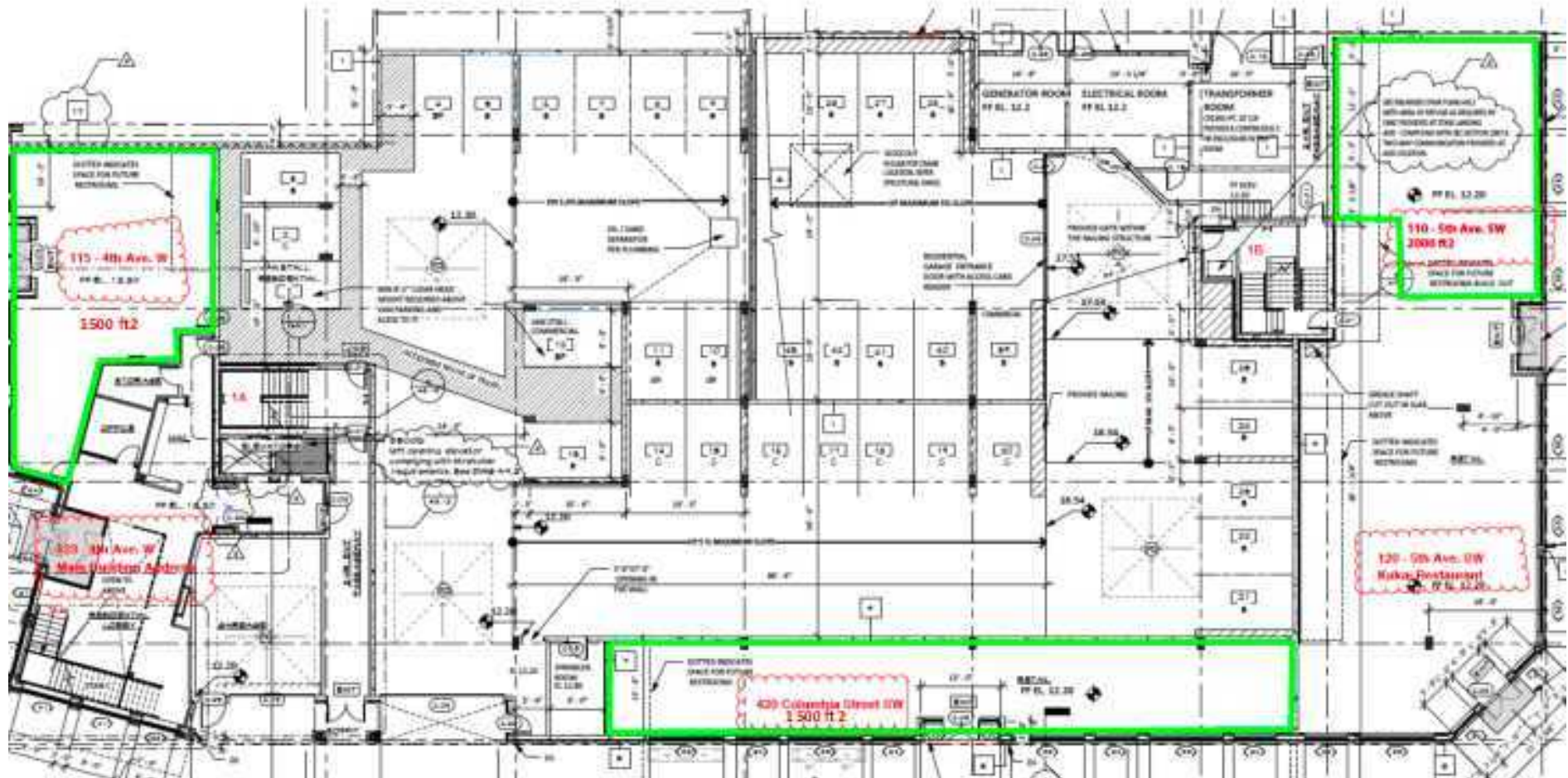
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Floor Plans

123 4th Commercial Spaces

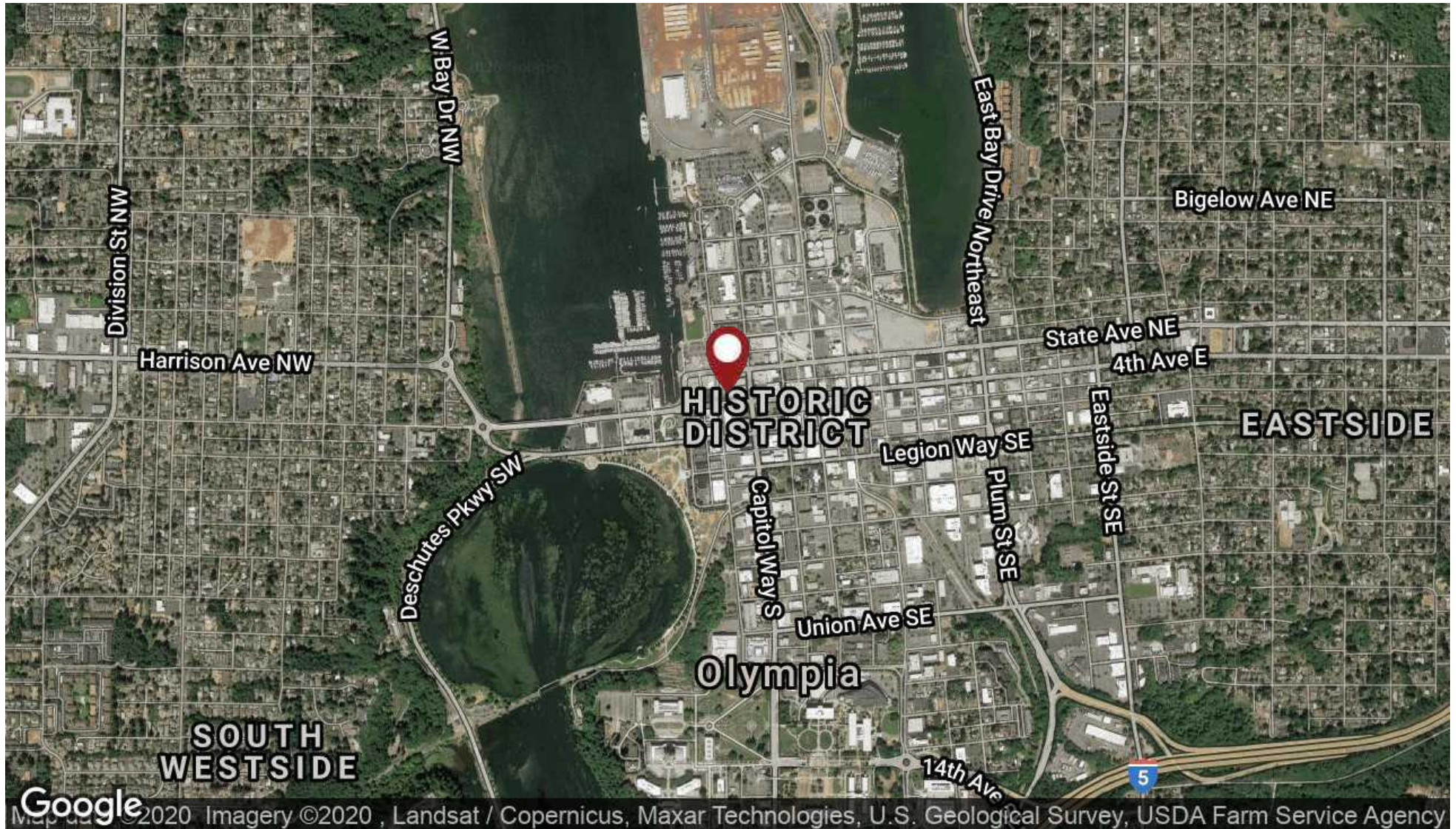


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Location Maps

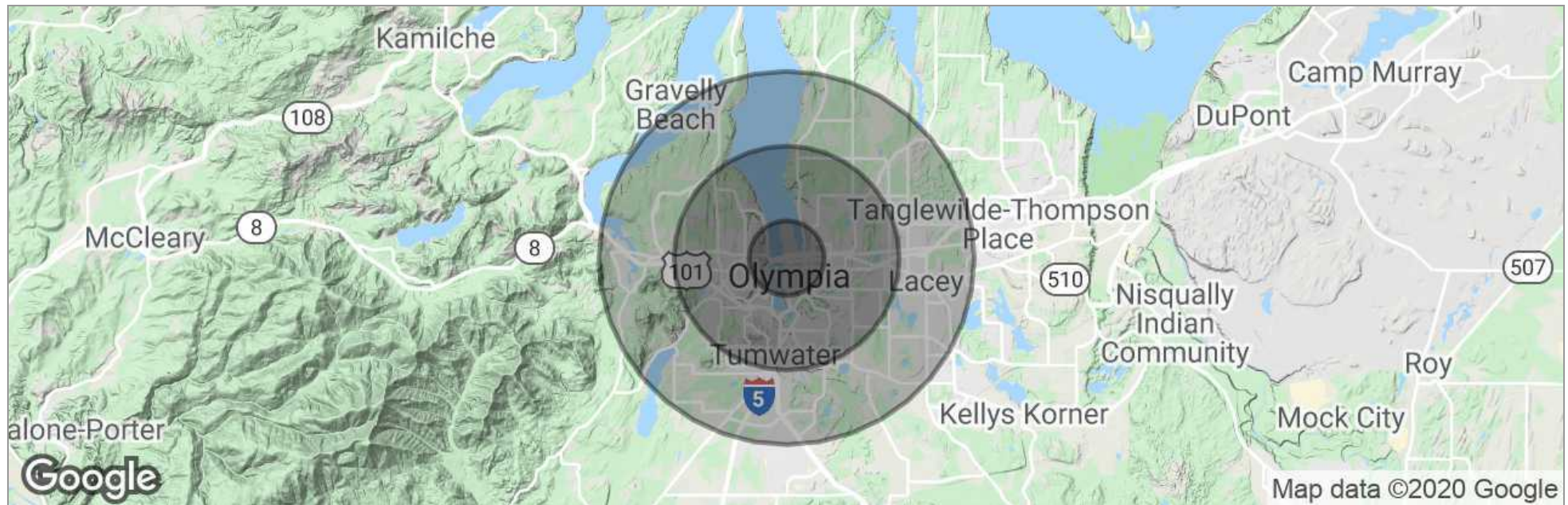


FOR LEASE

123 4TH AVE RETAIL

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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,789	56,880	108,492
Population Density	2,161	2,012	1,381
Median Age	38.1	36.0	38.0
Median Age (Male)	34.0	33.4	35.4
Median Age (Female)	41.3	38.5	40.5
Total Households	3,592	25,608	47,046
# of Persons Per HH	1.9	2.2	2.3
Average HH Income	\$55,709	\$65,446	\$70,518
Average House Value	\$276,575	\$278,614	\$288,922

* Demographic data derived from 2010 US Census

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Advisor Bio & Contact 1

GARETT HALL **Broker**



4160 6th Ave. SE
Suite 200
Lacey, WA 98503

T 360.943.9922
ghall@primelocations.com

Professional Background

Garett Hall is an Olympia native, he graduated from Olympia High School in 2009. He then went on to play football at Oregon State University from 2009-2012.

Garett started out in the Real Estate industry as a commercial and residential property manager and then transitioned to being a full time broker in 2013. He is excited to be back in the community he grew up in, helping business owners and entrepreneurs in various aspects of Commercial Real Estate.

Garett is great at helping business owners find the perfect location for their new storefront or office. He is experienced in transitioning Tenant's out of situations that distract them from doing what they do best (business) and getting them into a locations that allow their business to prosper.

Having a property management background creates a competitive advantage for Garrett's clients. Unlike many Commercial Real Estate Brokers, who only do brokerage, Garrett has experience dealing with the day to day, month to month, and year to year operating of office, retail, and industrial properties. This allows him to look for special provisions in a lease that may cost the Landlord or Tenant thousands and thousands of dollars that could have been prevented.

In his free time, Garrett enjoys playing golf and basketball and depending on the season wakeboarding or snowboarding.

Memberships & Affiliations

Thurston County Chamber
Thurston County Commercial Brokers Member
Commercial Brokers Association

Education

Olympia High School Graduate, 2009
Oregon State University

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prime Locations in compliance with all applicable fair housing and equal opportunity laws.

