

FOR LEASE

# CAPITOL LAKE VIEW LARGE COMMERCIAL KITCHEN, RESTAURANT & BAR

2300 EVERGREEN PARK DRIVE OLYMPIA, WA 98502



*Amazing opportunity on the shores of  
Capitol Lake.*

Red Lion Hotel is being redeveloped into studio apartments

In the core of the building is full-service restaurant and bar

Large, fully equipped commercial kitchen that formerly serviced  
450 person event space

Would make amazing full service restaurant, workforce training,  
commissary kitchen, ghost kitchen, bar, or some combination

Tenant Improvement package available for qualified tenant

The opportunities are endless

**\$10,000**  
PER MONTH + % OF SALES

**CONTACT**  
BROKERS FOR MORE DETAILS

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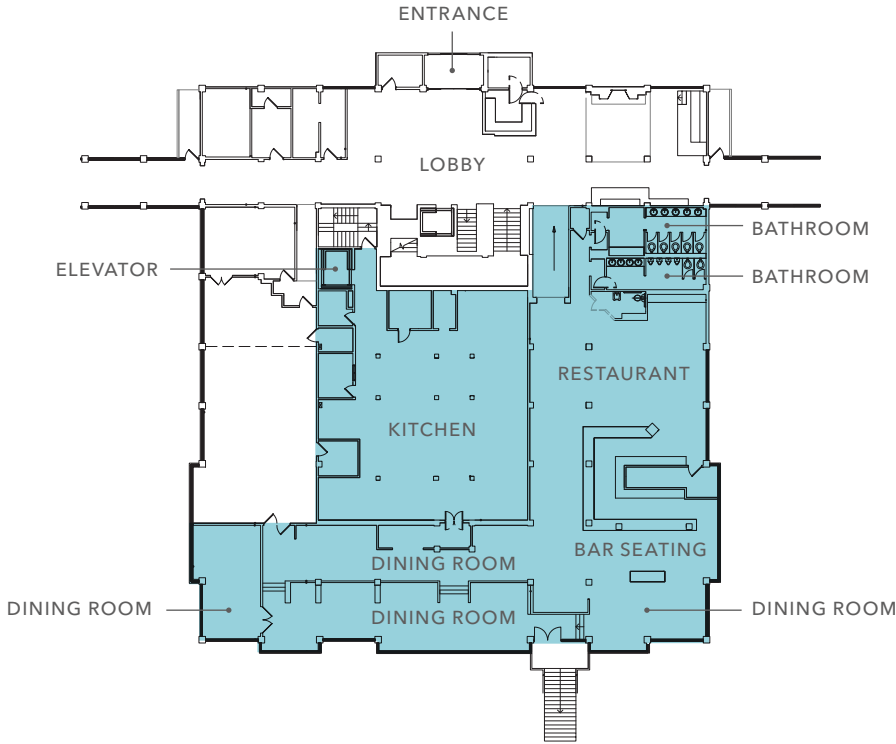
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**km Kidder  
Mathews**

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UP TO  
10,000 SF

AVAILABLE

\$10,000

PER MONTH + % OF SALES

NOW

AVAILABLE



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## POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	9,057	69,897	133,091
2028 PROJECTION	8,897	69,170	133,898
2020 CENSUS	8,852	69,335	130,040
PROJECTED GROWTH 2023 - 2028	-0.4%	-0.2%	0.1%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	3,968	30,705	56,260
2028 PROJECTED	3,866	30,171	56,091
2020 CENSUS	3,904	29,996	54,311
GROWTH 2023 - 2028	-0.6%	-0.3%	-

## INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$114,187	\$108,883	\$114,754
2028 PROJECTED HH INCOME	\$127,389	\$119,971	\$124,763
ANNUAL CHANGE 2023 - 2028	2.3%	2.0%	1.7%

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	666	4,511	6,755
TOTAL EMPLOYEES	12,156	50,064	72,612
WHITE COLLAR WORKERS	74.0%	69.7%	67.7%
BLUE COLLAR WORKERS	26.0%	30.3%	32.3%



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