



FOR LEASE

3726 Pacific Ave SE
Olympia, WA 98501



3726 PACIFIC AVENUE

Carrie Walker | Jacob Fors

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

AVAILABLE

▶ FLOOR 1
2,355 SF
\$18.00 PSF + NNN

▶ FLOOR 2
500-2,050 ± SF
\$500/MO EXECUTIVE SUITES

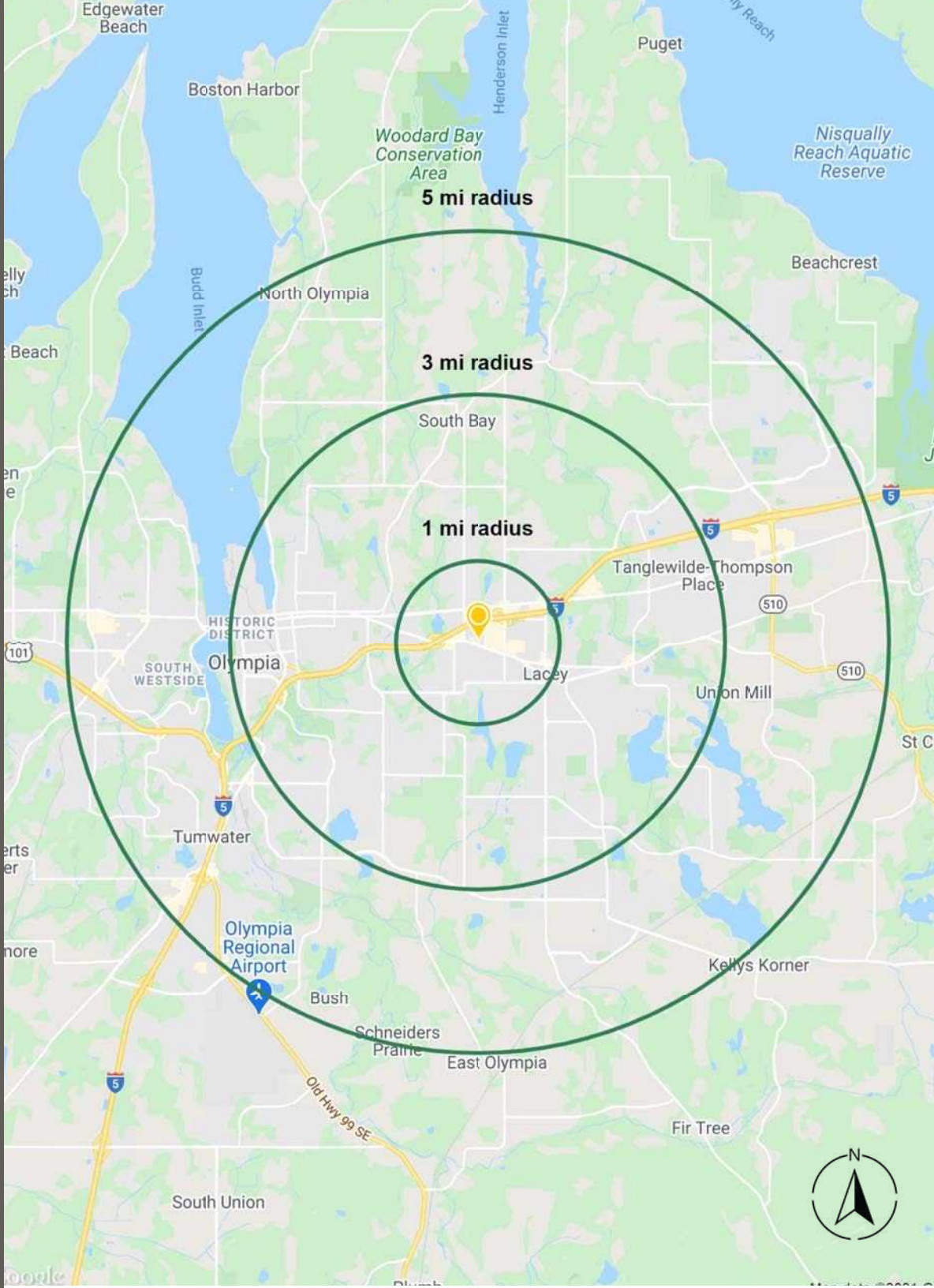
▶ FLOOR 2
2,050 SF
\$12.00 PSF + NNN

- **Located directly** off Pacific Ave SE between South Sound Shopping Center and Olympia Square Mall.
- **Landlord** will contribute TI for good credit tenants.
- **Easily** accessible from I-5.



NEARBY TENANTS





DEMOGRAPHICS

Regis - 2024

POPULATION

Mile 1	Mile 3	Mile 5
9,038	72,641	170,794

AVERAGE HH INCOME

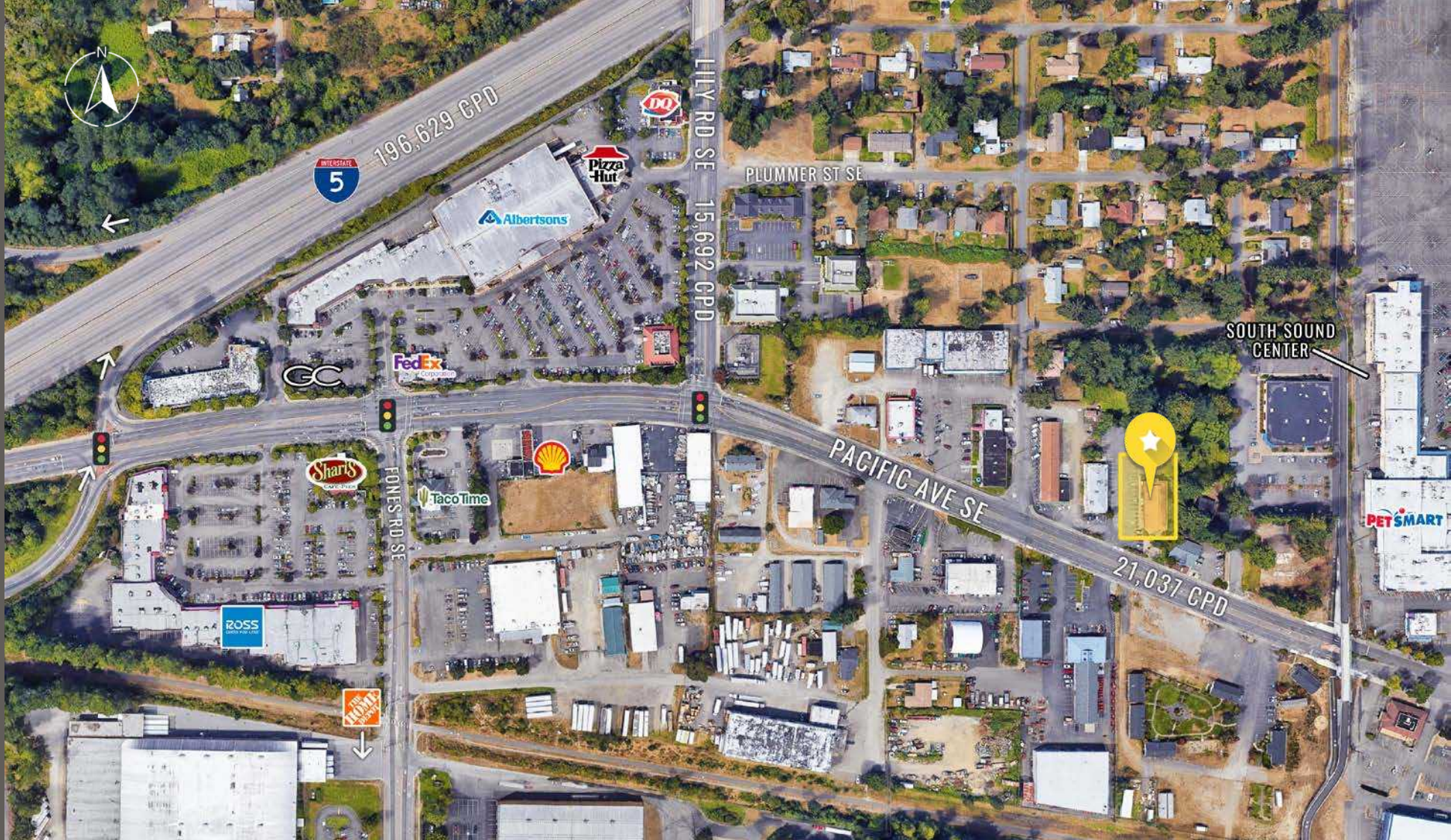
Mile 1	Mile 3	Mile 5
\$78,625	\$113,763	\$113,224

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
12,713	64,352	124,934



LOCATION DETAILS



Located along major retail stretch between Olympia & Lacey.

Pacific Ave SE is a well-connected road making commuting convenient.



Moments from I-5 On & Off Ramps.

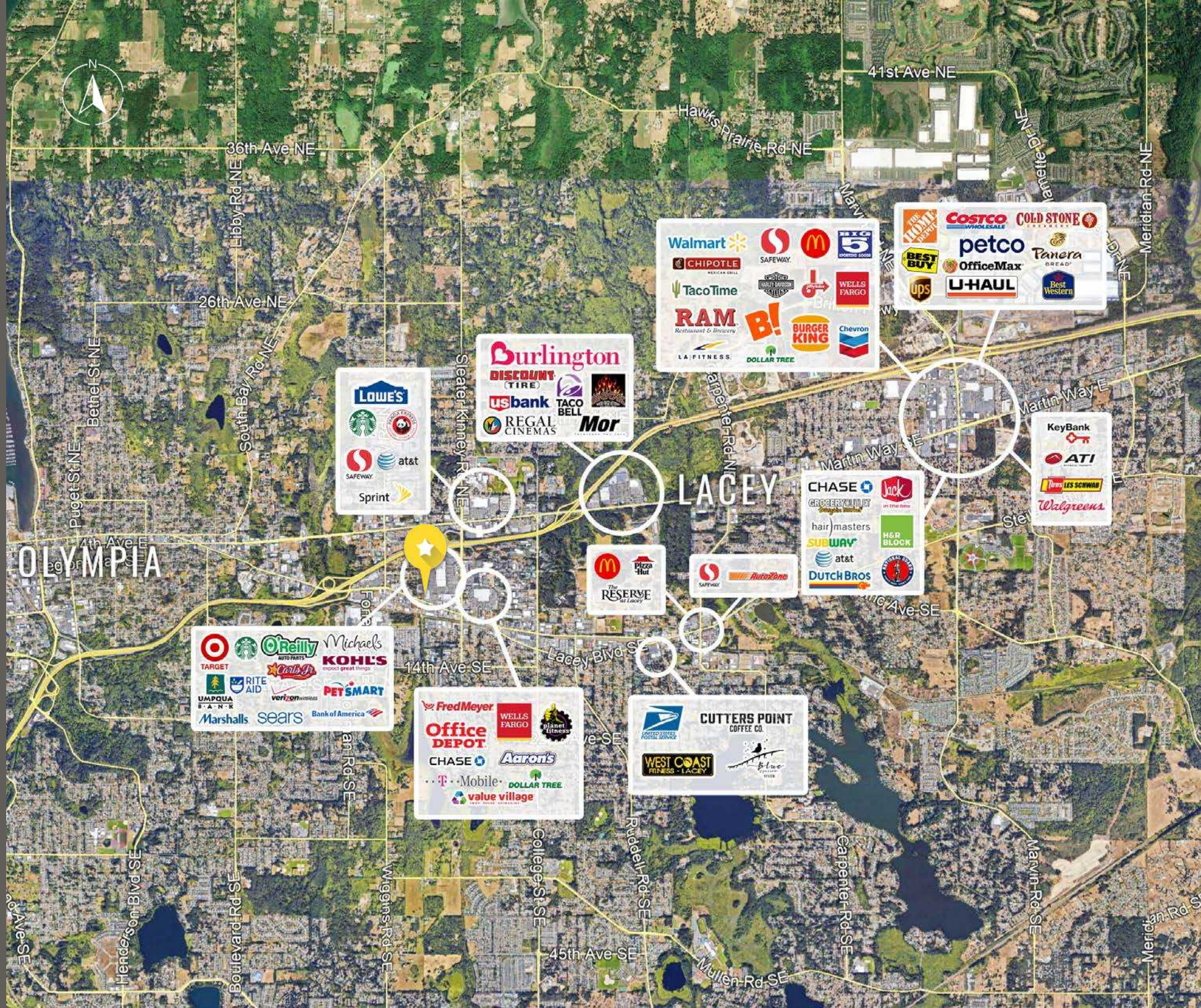
Close to high trafficked South Sound Center.



21,037 CPD Pacific Avenue SE

196,629 CPD Interstate 5

LOCATION AERIAL



Target, Starbucks, O'Reilly, Michaels, Kohl's, Rite Aid, Caribb, PetSmart, Umpqua Bank, Verizon Wireless, Bank of America, Marshalls, Sears

Lowe's, Starbucks, Safeway, at&t, Sprint

Burlington, Discount Tire, Usbank, Taco Bell, Regal Cinemas, Mor

Fred Meyer, Office Depot, Wells Fargo, Planet Fitness, Chase, Aaron's, T-Mobile, Dollar Tree, Value Village

Walmart, Chipotle, Safeway, McDonald's, Taco Time, Burger King, Chevron, Ram, B!, Wells Fargo, Dollar Tree, La Fitness

Costco, Cold Stone Creamery, Petco, OfficeMax, Panera Bread, Best Buy, U-Haul, Best Western, UPS

Chase, Grocery Outlet, Jack in the Box, Hair Masters, Subway, H&R Block, At&t, Dutch Bros

McDonald's, Pizza Hut, The Reserve, Safeway, AutoZone

Cutters Point Coffee Co., West Coast Fitness - Lacey

KeyBank, AT&T, Les Schwab, Walgreens



OLYMPIA, WA is the capital city of Washington State, is situated at the southern tip of Puget Sound. It is known for its picturesque waterfront, vibrant arts scene, and rich history. The city serves as the administrative heart of the state, with the iconic Washington State Capitol building prominently located downtown. Additionally, the city is home to several higher education institutions, including The Evergreen State College, known for its progressive and interdisciplinary approach to education. Olympia combines the charm of a small town with the amenities of a larger city, making it an attractive place to live, work, and visit. Its blend of natural beauty, cultural richness, and community spirit creates a unique and appealing environment for residents and visitors alike.

CITY SUMMARY





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


AVAILABLE

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