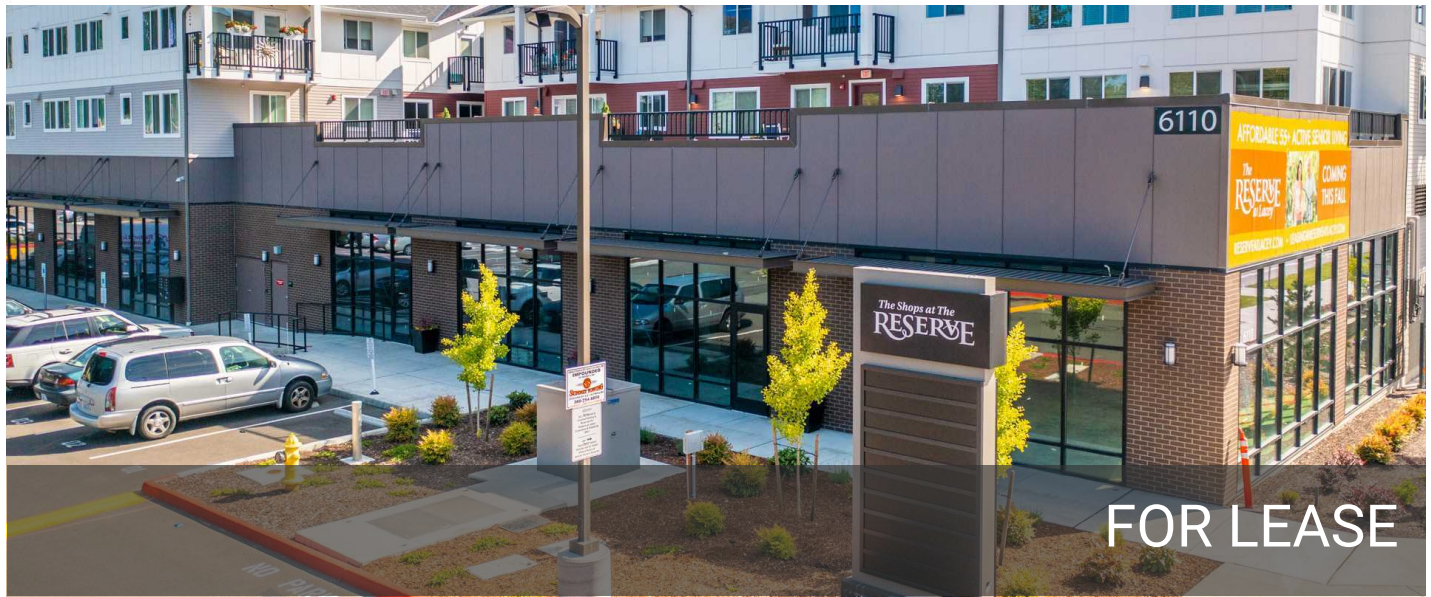


# RETAIL/OFFICE AVAILABLE - 1,200 - 4,249 SF



6110 PACIFIC AVENUE SOUTHEAST, LACEY



## OFFERING SUMMARY

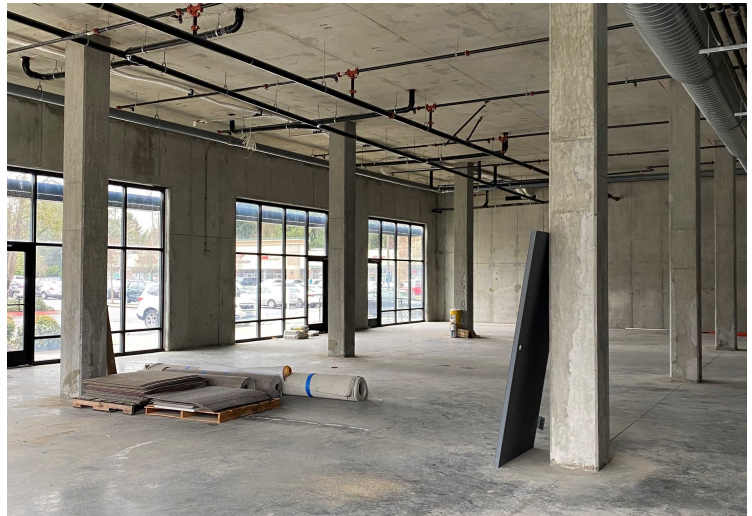
<b>AVAILABLE SF:</b>	1,200 - 4,249
<b>LEASE RATE:</b>	\$16.00/SF/YR + NNN
<b>PARKING:</b>	30 Shared Stalls
<b>ZONING:</b>	GC - General Commercial

## PROPERTY OVERVIEW

4,249 SF of Retail or Office space with excellent visibility that can be demised. Easy access to I-5. Close to Shopping, Services, and St. Martins College. On a bus line with 30 parking stalls.

## LOCATION OVERVIEW

Lacey, WA is a suburb of Olympia located in Thurston County. Lacey is located along interstate 5 between Olympia and the Nisqually River, which marks the border with Pierce County and Joint Base Lewis- McChord. Lacey's largest employers include Providence St Peter Hospital, Great Wolf Lodge, Capital Medical Center, Group Health, Lucky Eagle and Redwind Casinos, Walmart, Safeway, YMCA and Zerox.



**KELLER WILLIAMS COMMERCIAL**  
1011 E Main, Suite 420  
Puyallup, WA 98372



Each Office Independently Owned and Operated

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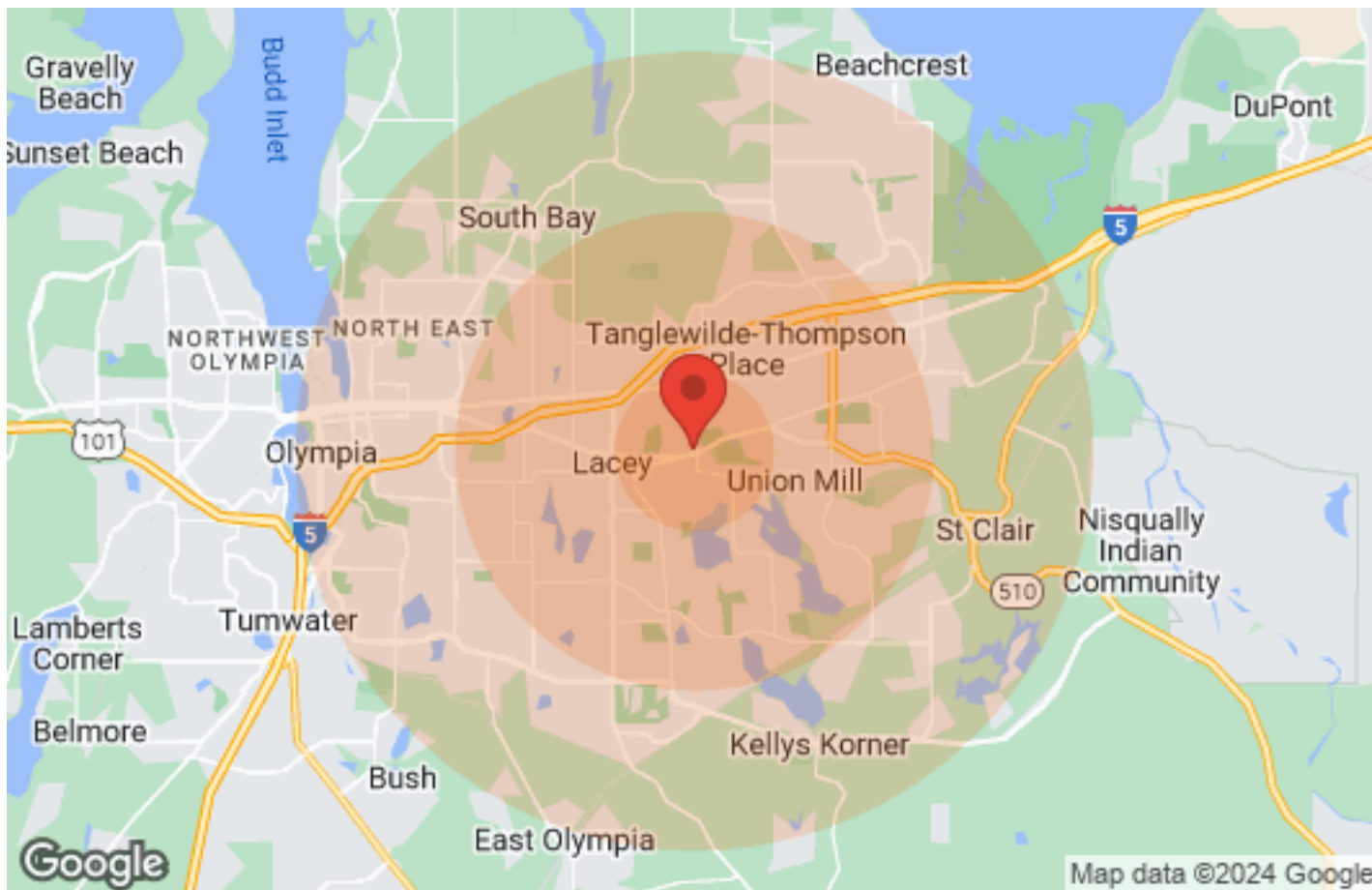
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# DEMOGRAPHICS

6110 PACIFIC AVENUE SOUTHEAST



Population	1 Mile	3 Miles	5 Miles
Male	5,269	36,099	64,332
Female	5,636	39,132	67,642
Total Population	10,905	75,231	131,974

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,923	14,446	24,343
Ages 15-24	1,323	10,165	17,803
Ages 25-54	4,318	29,601	51,388
Ages 55-64	1,394	8,643	16,461
Ages 65+	1,947	12,376	21,979

Income	1 Mile	3 Miles	5 Miles
Median	\$60,855	\$59,001	\$64,975
< \$15,000	263	2,752	4,608
\$15,000-\$24,999	423	2,947	4,690
\$25,000-\$34,999	573	3,159	4,462
\$35,000-\$49,999	667	4,289	7,306
\$50,000-\$74,999	867	6,385	11,140
\$75,000-\$99,999	663	4,756	8,572
\$100,000-\$149,999	523	4,243	8,358
\$150,000-\$199,999	104	862	2,572
> \$200,000	68	557	1,457

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,450	32,341	57,422
Occupied	4,153	30,150	53,761
Owner Occupied	2,187	17,047	33,749
Renter Occupied	1,966	13,103	20,012
Vacant	297	2,191	3,661

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# DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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## PRESENTED BY:

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