



FOR LEASE

4525 Martin Way E
Olympia, WA 98516



4525 MARTIN WAY E

Josh Parnell & Justin Holmes

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

4525 MARTIN WAY E

BUILDING SIZE 3,860 SF
LOT SIZE 0.92 ACRES
BASE RENT \$200,000/YEAR

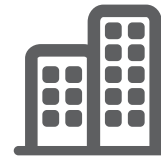
- Landlord open to ground lease or re-purpose of the existing building.
- 54 parking stalls on subject parcel
- Cross access and parking with neighboring Burger King and Red Lobster
- Located on lighted intersection right off of Martin Way and College Street.
- Visible from Interstate 5



Population



Average HH Income

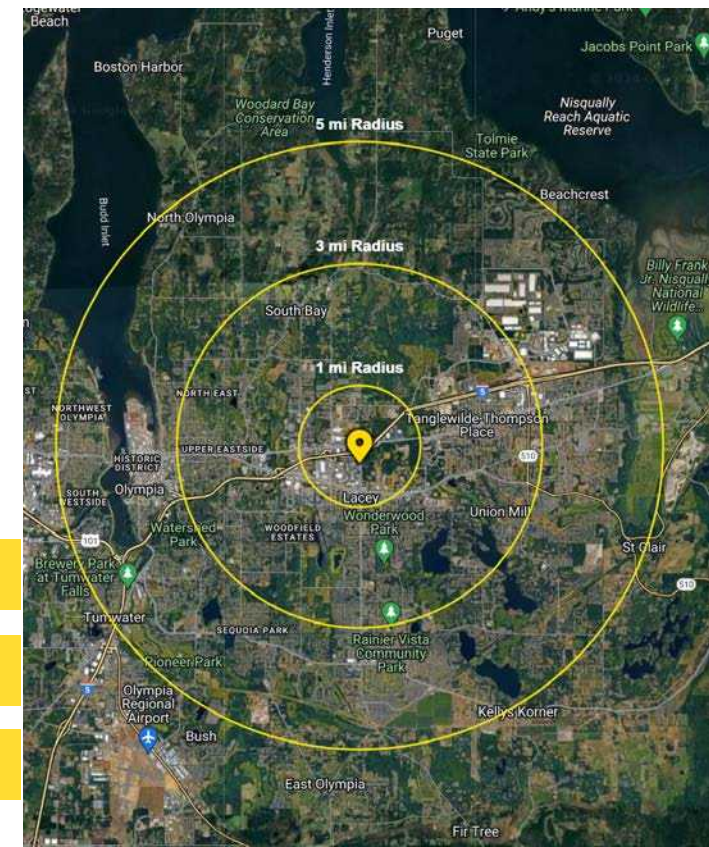


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	9,941	\$81,013	12,212
Mile 3	74,105	\$110,667	66,534
Mile 5	167,759	\$113,860	128,295

NEARBY TENANTS



LOCATION DETAILS



Located near access to Interstate 5



Just moments from Saint Martin's University



38,000 CPD
Martin Way E



29,370 CPD
College St SE

LOCATION AERIAL

Albermarle
CAR-TOYS
ROSS
DQ

TRACTOR SUPPLY CO. HOBBS LOBBY
Lowe's SAFEWAY
Durlington Mor
REGAL DISCOUNT TIRE
Crestal TACO BELL

Cabela's

MARTINWAY E - 38,000 CPD - CONNECTING HAWKS PRAIRIE TO LACEY

COSTCO SAFEWAY GROCERY OUTLET
Walmart Target LA FITNESS

Saint Martin's UNIVERSITY
1,800 STUDENTS

Fred Meyer planet fitness

SOUTH SOUND CENTER
TARGET KOHL'S Applebees
PET SMART Marshalls STARBUCKS




TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


MARTIN WAY E - 38,000 CPD

JOSH PARNELL

 253.284.3630

 josh@firstwesternproperties.com

JUSTIN HOLMES

 253.447.2282

 justin@firstwesternproperties.com

COLLEGE ST SE - 29,370 CPD



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