

**FOR LEASE** | **8230 MARTIN WAY E**  
LACEY, WA, 98516

Marcus & Millichap



Mike Horner // 360.620.5575 // Seattle, WA

8230 Martin Way E, Lacey

# PROPERTY SUMMARY



**1999 / 2021**

Year Built/Renovated

**5,000-15,698 SF**

Leasable Area

**MARVIN RD  
(30,508+ VPD)  
MARVIN WAY  
(29,283+ VPD)**

Traffic Counts

**1.89 ACRES  
82,328 SF**

Lot Size

**\$28.00**

Rent PSF

**2024 NNN  
ESTIMATE \$4.86**

Lease Type

# SITE PLAN



 I-5 (112,515+ VPD)

 MARTIN WAY (29,283+ VPD)

 MARVIN RD (30,508+ VPD)

**SUBJECT PROPERTY**

Days Inn  
Chevron  
Burger King  
jiffy lube

Best Western  
TACO BELL  
Chick-fil-A  
ACU

Home Depot  
COSTCO WHOLESALE

BIG LOTS!  
DOLLAR TREE

WELLS FARGO  
Shell  
MCDONALD'S  
CHIPOTLE

MATTRESS FIRM  
ups  
COLD STONE  
Great Clips  
Panera  
PANDA EXPRESS

SAFeway

PETCO

CIRCLE K

ULTA BEAUTY

WALGREENS

O'Reilly AUTO PARTS

Public Storage

SAFeway GARDEN OF Eatin'

KeyBank

CHASE

Jack In the Box

Dutch Bros

SUBWAY

GROCERY OUTLET Bargain Market



Mobil

WinCo FOODS  
An Employee Owned Company

Wendy's

Starbucks

DEL TACO

SONIC  
America's Drive-In.

Great Floors

Public Storage

KFC

Goodwill  
Because jobs change lives.

SUBWAY

Red Robin  
GOURMET BURGERS AND BEWS

Domino's  
PIZZA

LA FITNESS

GROCERY OUTLET  
"Bargain Market"

SUBJECT PROPERTY

O'Reilly  
AUTO PARTS

Jack  
in the box

Public Storage

Dutch Bros

CHASE

CHIPOTLE  
MEXICAN

KeyBank

MARTIN WAY (29,283+ VPD)

MARVIN RD (30,508+ VPD)

CIRCLE K

# REGIONAL AERIAL

GIG HARBOR

FEDERAL WAY

TACOMA

LAKEWOOD

DUPONT

FORT LEWIS /  
MCCHORD



OLYMPIA

LACEY

SUBJECT  
PROPERTY



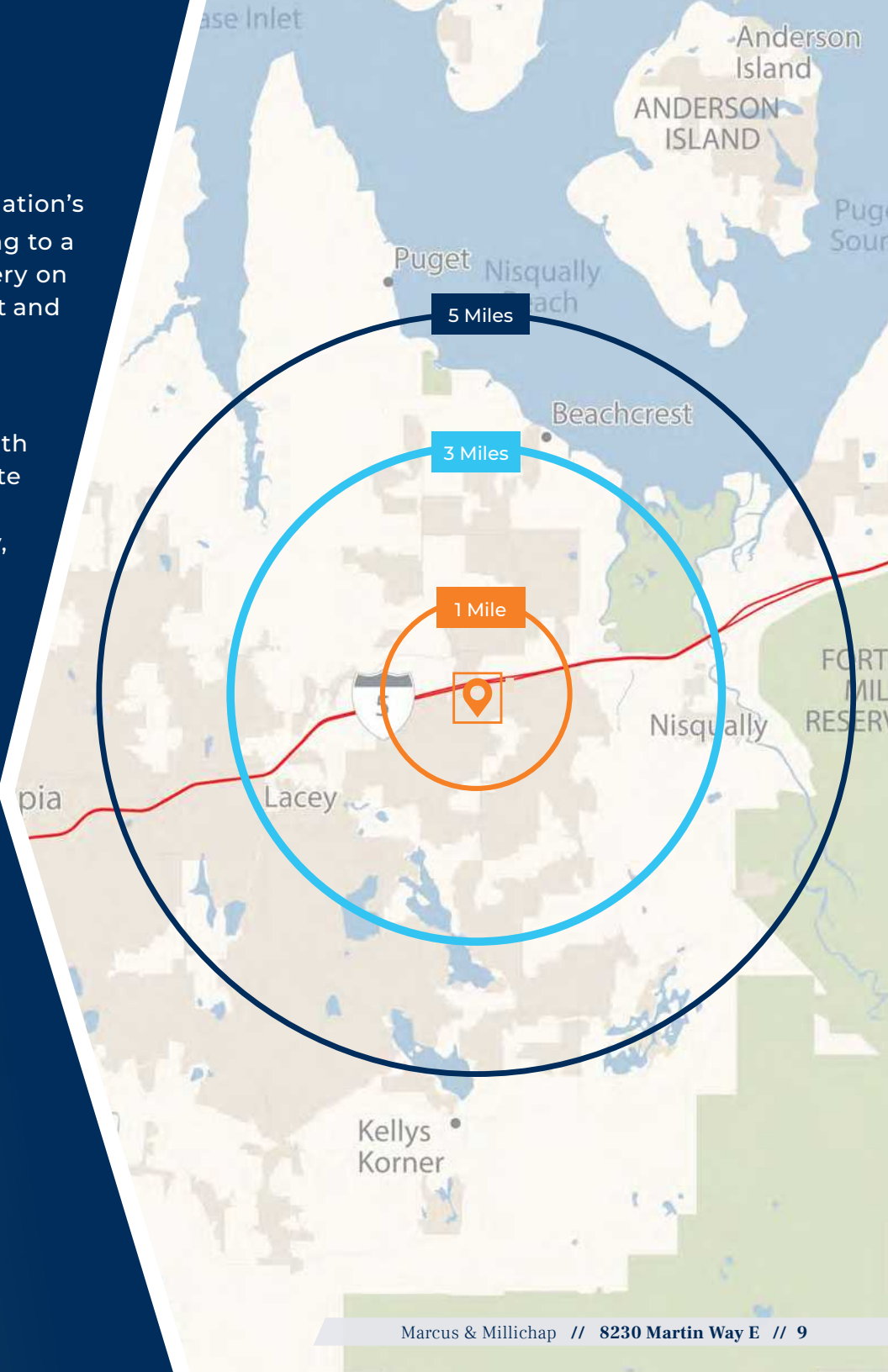


# THE MARKET

The Olympia-Lacey-Tumwater region is considered one of the nation's **TOP 25 FASTEST GROWING METROPOLITAN AREAS**, according to a recent U.S. Census report. Interstate 5, the main north-south artery on the west coast connects Lacey to neighboring Olympia to the west and Tacoma to the north.

## ECONOMY

- The largest private employer is Providence St. Peter Hospital with 2,800 workers. Capital Medical Center and Kaiser Permanente are other major healthcare companies in the metro.
- Agriculture remains a significant driver in the local economy, led by livestock and poultry production. Berries, vegetables and trees are the dominant crops grown.
- Nearby Joint Base Lewis-McChord has a significant impact on the local economy. There are roughly 38,000 service members and 15,000 civilians on the base. Many of the soldiers and their families live, eat and shop in Thurston County.

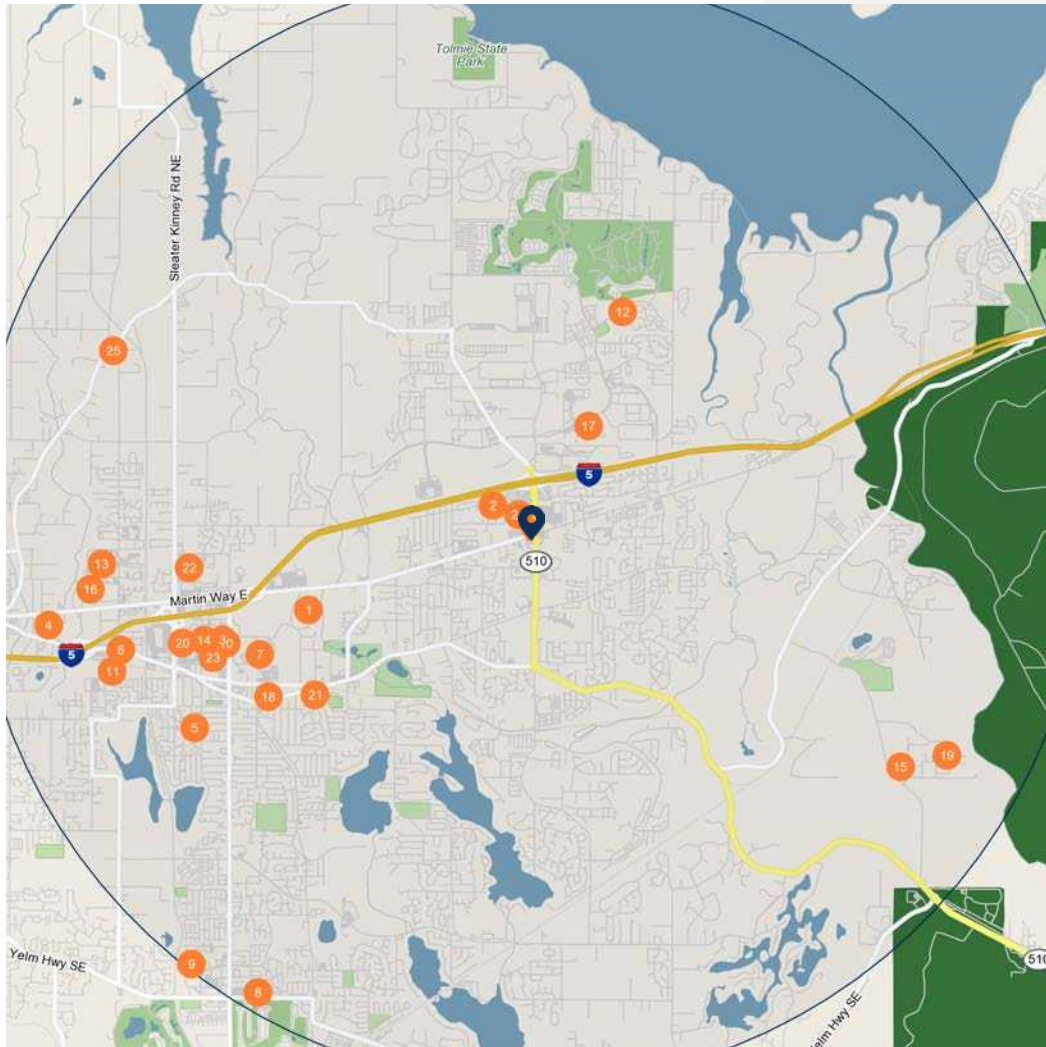


# THE DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Avg. HH Income</b>	<b>\$75,212</b>	<b>\$96,711</b>	<b>\$93,646</b>
2021 Population	9,364	51,487	110,612
2026 Population Projection	10,219	56,390	120,299
<b>Population Growth 2010 - 2021</b>	<b>23.65%</b>	<b>27.41%</b>	<b>20.54%</b>
Pop Growth Forecast 2021 - 2026	9.13%	9.52%	8.76%
Average Age	35.8	37.6	38.3

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# MAJOR EMPLOYERS



Major Employers		Employees
1	Washington Ecology State Dept	800
2	Walmart Inc-Walmart	585
3	Emily Program PC	400
4	Intercity Transit	278
5	Panorama City-PANORAMA CITY-ADULT COMMUNITY	267
6	Hbcde LLC	264
7	Saint Martins University	250
8	Walmart Inc-Walmart	245
9	Verisign Inc	243
10	South Pget Sound Cmnty College	235
11	Crown Cork & Seal Usa Inc-Crown Beverage System	220
12	Pfizer Inc-Pfizer	203
13	Providnce Hlth Srvc-Wshington-St Peter Hospital	201
14	Vest Thurston LLC-South Sound Behavioral Hosp	200
15	Nisqually Indian Tribe-Nisqually Indian Housing	200
16	Providnce Hlth Srvc-Wshington-Mother Joseph Care Center	183
17	Sealy Mattress Mfg Co LLC-Sealy Mattress	180
18	Sunset Air Inc-Honeywell Authorized Dealer	178
19	Nisqually Indian Tribe-North End Nisqually Tribal Ctr	171
20	Tvi Inc-Value Village	170
21	United States Postal Service-US Post Office	168
22	North Thurston Public Schools-North Thurston High School	163
23	Social Hlth Svcs Wash State De-Nursing Home Services	158
24	Navy United States Department	158
25	Providnce Hlth Srvc-Wshington	151

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EXCLUSIVELY REPRESENTED BY

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