

VERSATILE, OPEN-CONCEPT DOWNTOWN BUILDING

RETAIL/OFFICE/RESTAURANT/WAREHOUSE



118 CHERRY STREET NE

OLYMPIA, WA 98501

FOR Lease

\$1.00 PSF Monthly + NNN Expenses



GREENE
COMMERCIAL

LOT SIZE
0.15 Acres

BUILDING SF
6,502

ZONING
DB

PARCEL NO.
78200400100



EXCLUSIVELY LISTED BY



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PROPERTY HIGHLIGHTS

Unveil the potential of Olympia's "Spoon Building", a 6,502 sq. ft commercial space ideally located at Cherry St and State Ave. Recently renovated exterior with striking curb appeal sets the stage. Inside, a blank canvas awaits, featuring separate entrances with a warehouse/garage door bay for added versatility. Perfect for a restaurant, brewery or divisible into two or three separate units for retail, office, and dining, this space offers limitless business opportunities in downtown Olympia.

Benefiting from high traffic counts on 4th Ave and State Ave, with excellent visibility for passing drivers, this location ensures your business will stand out. Schedule a viewing today and transform your vision into reality.

- Zoning - Downtown Business District (DB)

SURROUNDING AMENITIES WITHIN WALKING DISTANCE

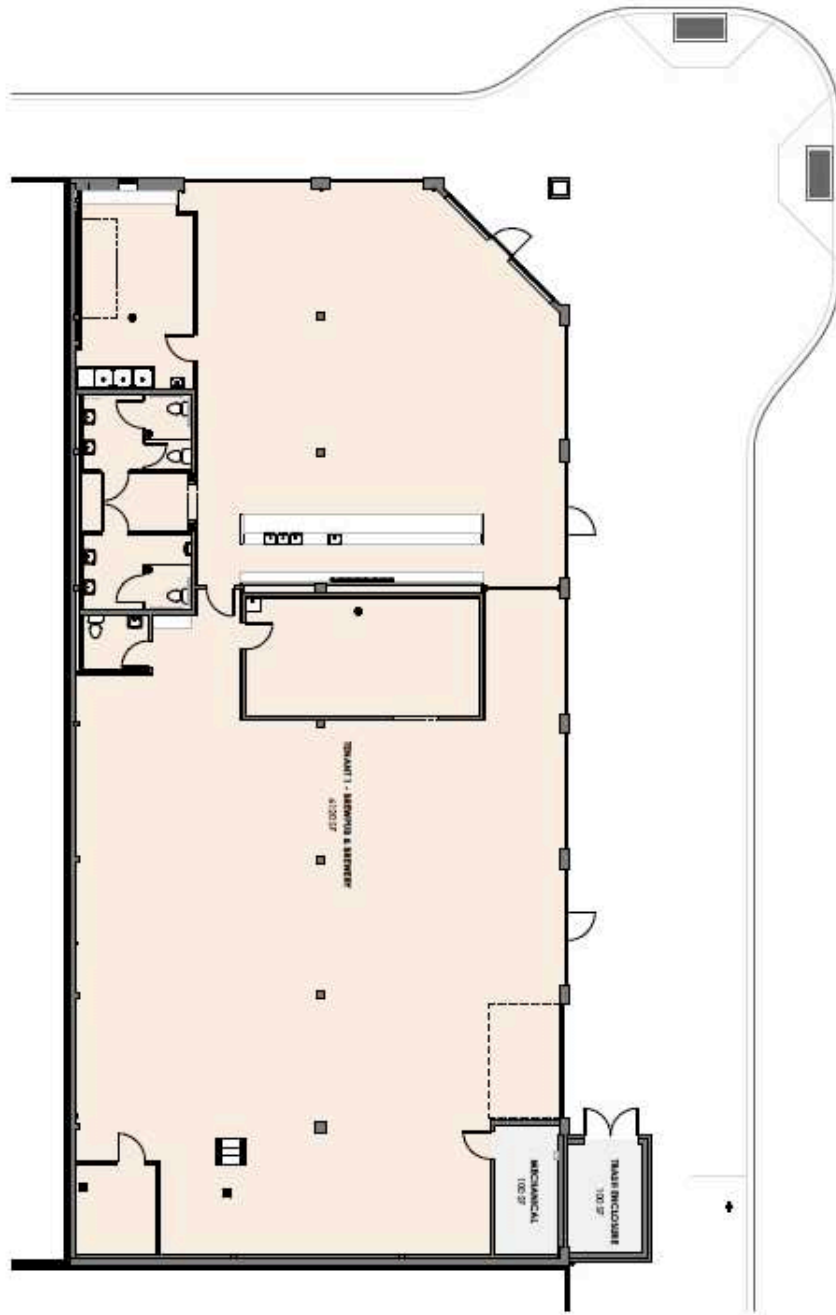
- Olympia Farmer's Market
- Swantown Marina
- Heritage Park
- Well 80 Brewhouse
- Olympia Coffee Roasters
- Charlie's Bar & Grill
- Hands On Children's Museum
- Many new mixed-use developments



Information From Seller Deemed Reliable, though not Guaranteed

PROPOSED FLOOR PLAN 1

1 FLOOR 1 - AREA PLAN - ONE TENANT
1/8" = 1'-0"

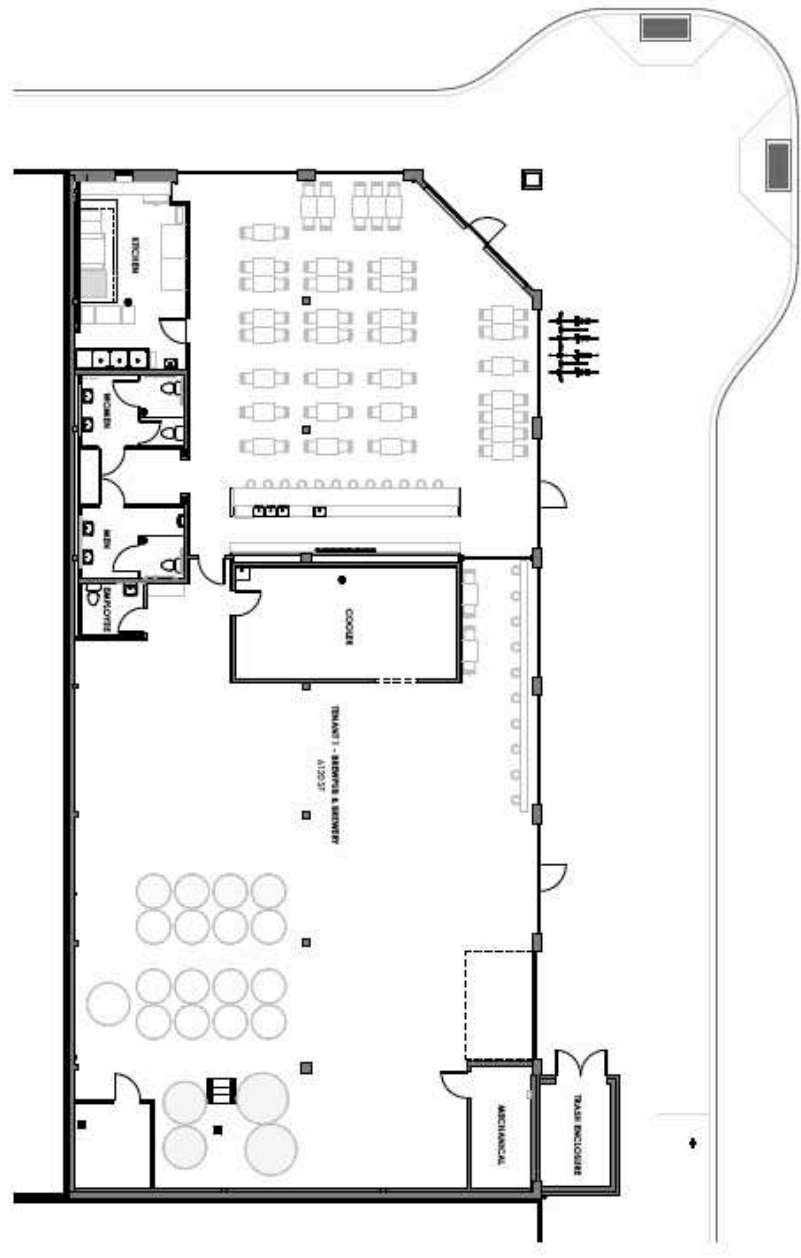


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PROPOSE FLOOR PLAN 2

1 FLOOR 1 - ONE TENANT
1/8" = 1'-0"



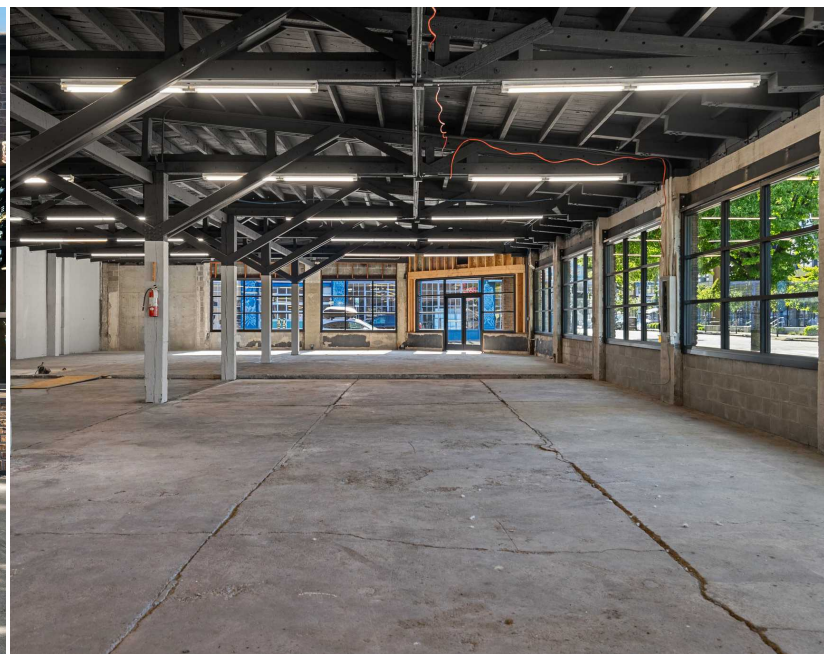
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LOCATION SUMMARY

Convenient Accessibility: Its proximity to Interstate 5 Northbound and Southbound (**1.3 miles**), and Cooper Point Rd (**2.7 miles**) ensures easy access for potential customers from all parts of Thurston and Pierce County. Being right on the corner of Cherry Street and State Avenue, this building has excellent visibility for drivers passing by.

Driving Distance To:

I-5 North and Southbound - 1.3 miles

Tumwater - 3.2 miles

Lacey - 3.6 miles

Hawks Prairie - 7.9 miles

DuPont - 11.9 miles

Joint Base Lewis/McChord - 16 miles

Unlimited Opportunity: This strategically located property, at the corner of two of downtown Olympia's busiest streets, serves as a versatile shell space awaiting your visionary touch. This can be particularly appealing for those seeking a buzzing location for a brewery or restaurant. Imagine the large garage door bay offering comfortable al fresco dining. Alternatively, this space could be transformed into a convenient warehouse or storefront, enhancing accessibility and functionality.

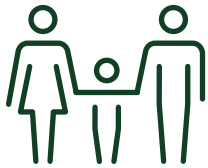
Surrounding Amenities: Being part of the downtown Olympia area means that there is a generous amount of foot traffic from shoppers, residents, and tourists of the South Sound. The curb appeal of this building is sure to draw in curious passersby as they run their errands, walk to work, or enjoy a stroll downtown.

Flexible Floor Plan: The floor plan can accommodate a single owner operator, a multi-tenant facility, or a hybrid of both.





DEMOGRAPHICS	2 MILE	5 MILE	10 MILE
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Population

34,148

137,009

244,682



Renter Occupied Housing

8,518

27,414

37,687



Owner Occupied Housing

7,337

32,826

65,859



Median Household Income

\$65,565

\$73,962

\$81,085



Median Age

39.8

39.6

40.3

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