



THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE

DOWNTOWN OLYMPIA OFFICE OR REDEVELOPMENT OPPORTUNITY



416 STATE AVE NE, OLYMPIA, WA | ACME FUEL BUILDING

LISTING INFORMATION

A 2,278 SF office building with five offices, a breakroom, and two restrooms, situated on a 0.16-acre parcel (78504200500) with five parking stalls, plus a 0.13-acre parcel (78504200502) with 10 additional parking stalls. Excellent candidate for owner-use, investment, or redevelopment, located in an Opportunity Zone.

BUILDING: 2,278 SF

LAND: 12,484 SF

SALE PRICE: \$499,000

**LEASE RATE: \$17.00/SF
+NNN (\$4.00)**



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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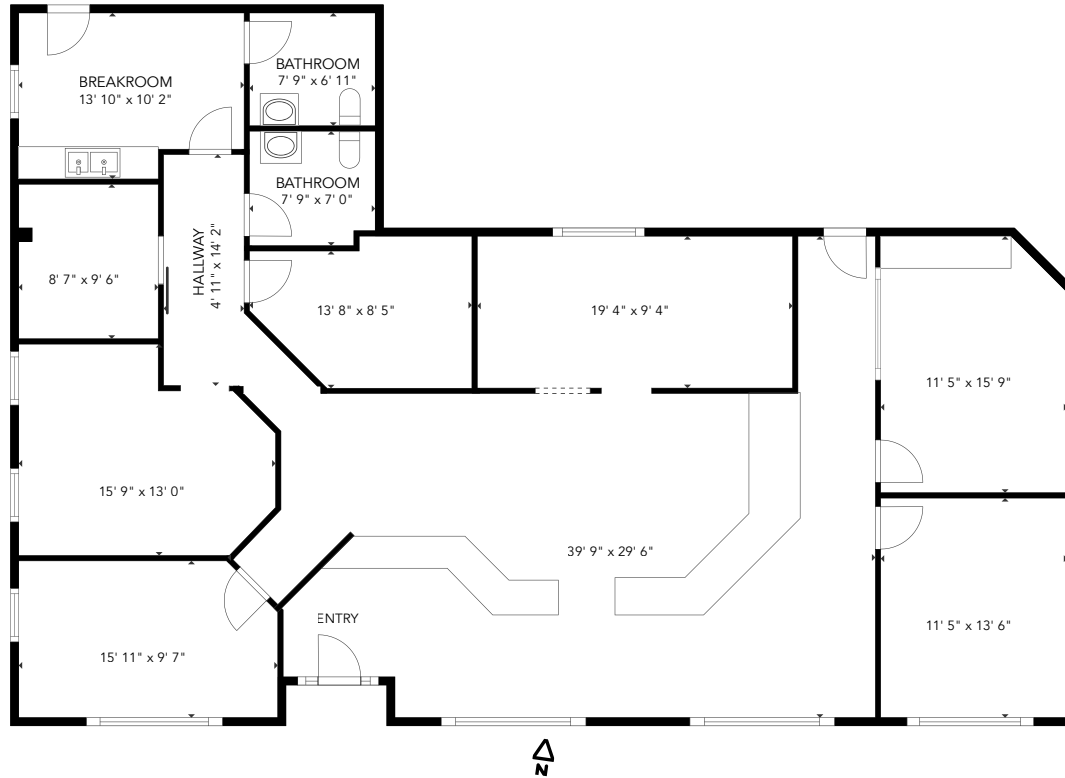
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THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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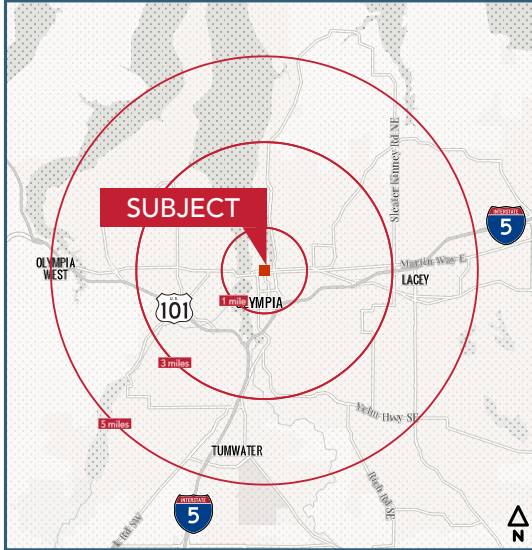
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	9,476	70,029	141,873
2029 POPULATION (PROJ)	10,070	73,908	134,211
2024-2029 POPULATION GROWTH	6.27%	5.54%	5.71%
2024 HOUSEHOLDS (EST)	5,133	30,655	56,399
2029 HOUSEHOLDS (PROJ)	5,486	30,655	56,399
2024-2029 HOUSEHOLD GROWTH	6.88%	5.69%	5.87%
2024 HOUSEHOLD INCOME (AVG)	\$80,896	\$89,020	\$92,731
HOUSEHOLDS OWNER-OCCUPIED	32.65%	47.74%	53.03%
HOUSEHOLDS RENTER-OCCUPIED	67.35%	52.26%	46.97%

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