

FOR LEASE

3726 Pacific Ave SE
Olympia, WA 98501



3726 PACIFIC AVENUE

Carrie Walker

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

3726 PACIFIC AVENUE offers excellent visibility along one of the city's busiest corridors, providing strong traffic exposure and easy access for customers. Located just minutes from downtown Olympia and I-5, the site benefits from convenient connectivity to surrounding neighborhoods and regional destinations.

AVAILABLE

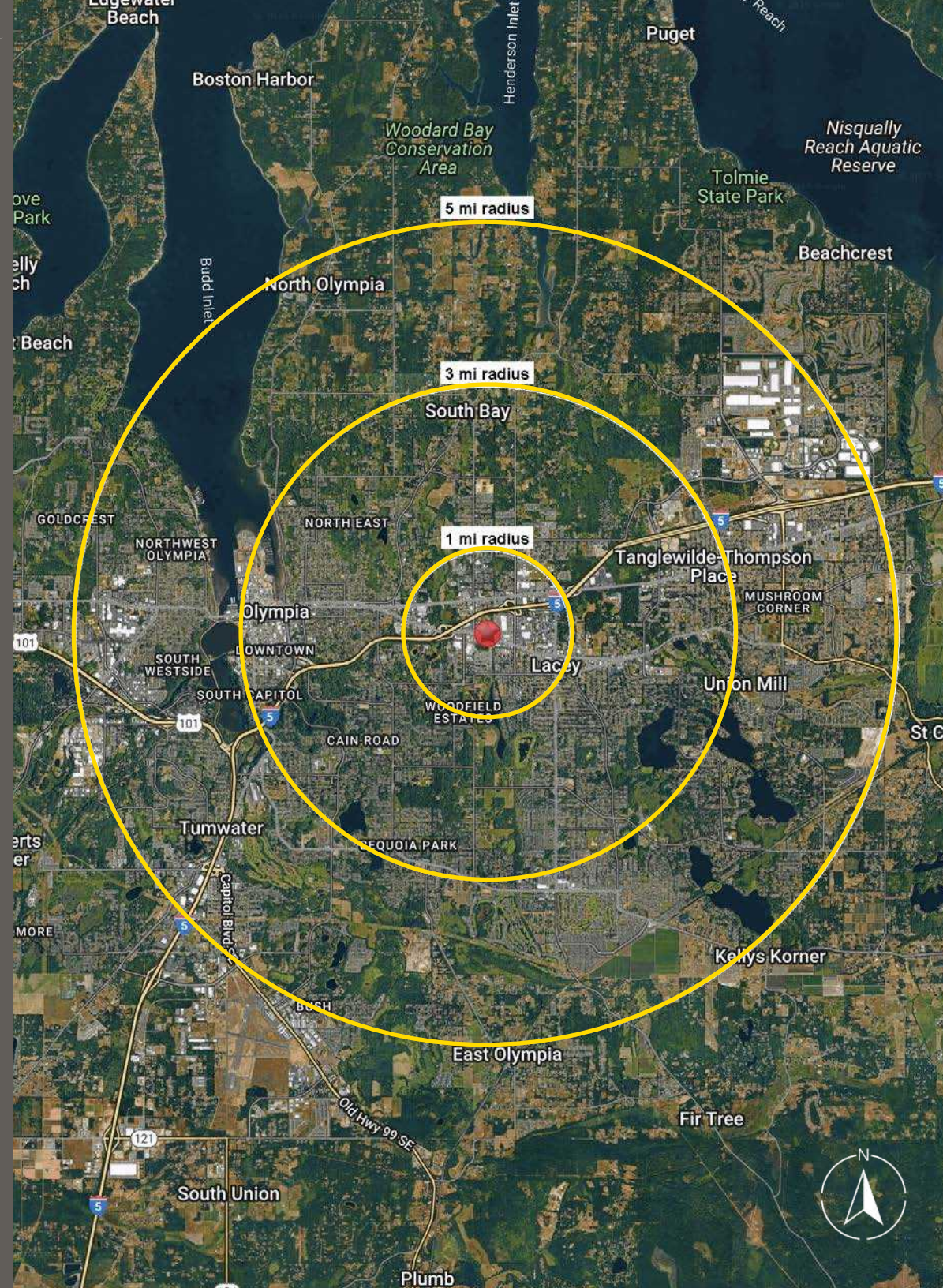
▶ **FLOOR 1**
 2,355 SF
 \$18.00 PSF + NNN

▶ **FLOOR 2**
 500-2,050 ± SF
 \$500/MO EXECUTIVE SUITES
 \$12.00 PSF + NNN

- **Located directly** off Pacific Ave SE between South Sound Shopping Center and Olympia Square Mall.
- **Landlord** will contribute TI for good credit tenants.
- **Easily** accessible from I-5.
- **Minutes** from downtown Olympia.

NEARBY TENANTS





DEMOGRAPHICS

Regis - 2025

POPULATION

Mile 1	Mile 3	Mile 5
10,636	75,681	172,114

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$84,829	\$113,323	\$116,574

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
14,980	67,103	129,330

LOCATION DETAILS



Located along major retail stretch between Olympia & Lacey.

Pacific Ave SE is a well-connected road making commuting convenient.



Moments from I-5 On & Off Ramps.

Close to high trafficked South Sound Center.



21,037 CPD Pacific Avenue SE

196,629 CPD Interstate 5

LOCATION AERIAL



DISTRIBUTION CENTERS
TARGET **amazon**
Michaels **Home Depot**

6M SF INDUSTRIAL PARK
IN HAWKS PRAIRIE

Cabela's

FUTURE TOWN CENTER
AND CASINO

TRACTOR SUPPLY CO. **HORRY LOBBY** **Durlington** **REGAL** **Coastal**
LOWE'S **SAFeway** **Mor** **DISCOUNT TIRE** **TACO BELL**

Abertons **CAR TOYS**
ROSS **DD**

MARTIN WAY E - 32,000 CPD - CONNECTING HAWKS PRAIRIE TO LACEY

COSTCO WHOLESALE **SAFeway** **GROCERY OUTLET**
Walmart **Home Depot** **Red Robin**



Saint Martin's UNIVERSITY
1,800 STUDENTS

Fred Meyer **Planet Fitness**

SOUTH SOUND CENTER


TARGET **KOHL'S** **Applebee's**
PETSMART **Marshalls** **STARBUCKS**



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

CARRIE WALKER

 253.307.1333

 carrie@firstwesternproperties.com



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

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.