

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

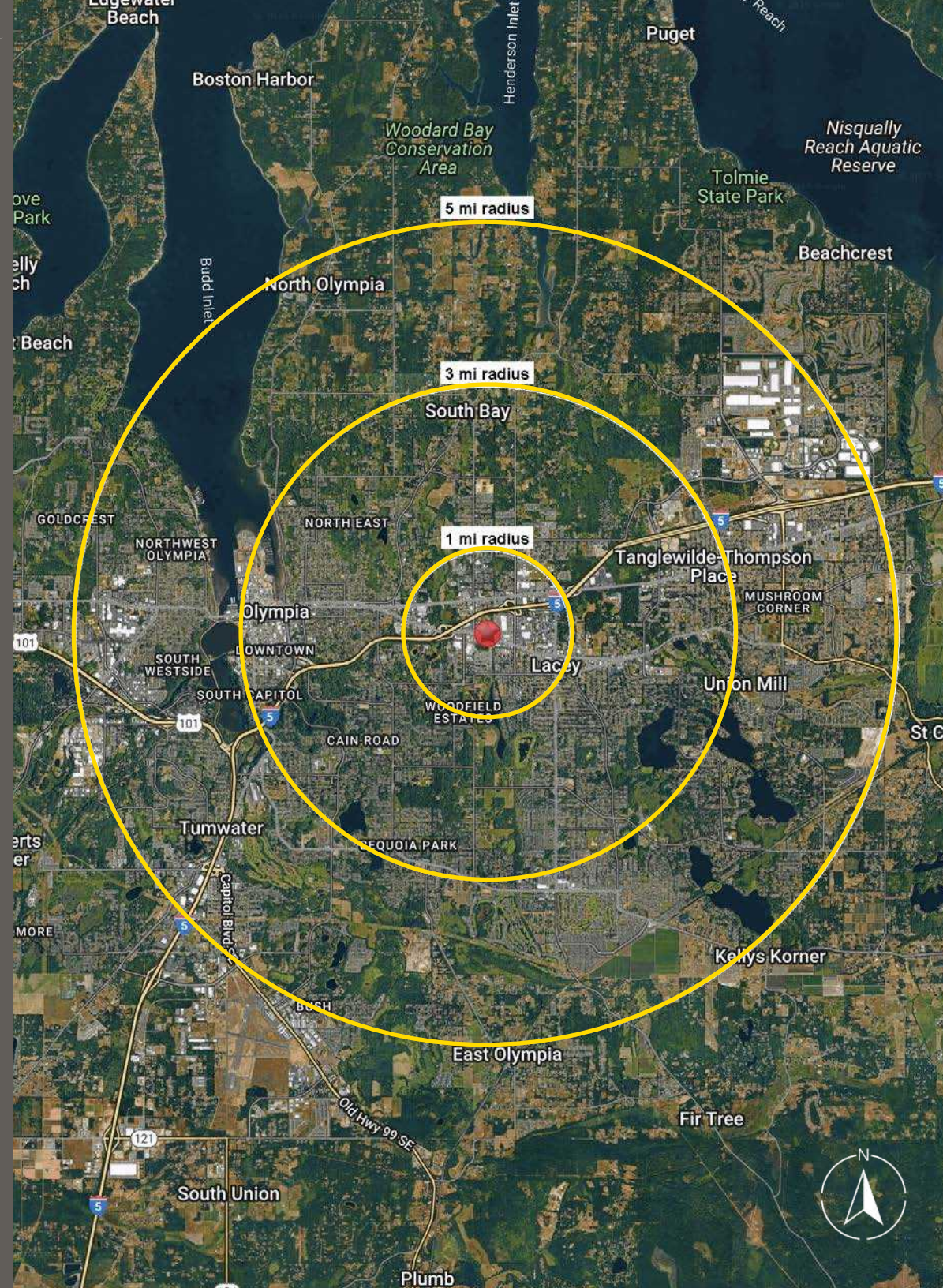
▶ **FLOOR 1**
 2,355 SF
 \$18.00 PSF + NNN

▶ **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



6M SF INDUSTRIAL PARK
IN HAWKS PRAIRIE

Cabela's

FUTURE TOWN CENTER
AND CASINO



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



Saint Martin's
UNIVERSITY
1,800 STUDENTS




SOUTH SOUND CENTER



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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