

# SALE

## TWO BUILDINGS BUILT IN 2006

3910-3912 Martin Way East Olympia, WA 98506



**SALE PRICE: \$4,200,000**



**Debbie Draper-Aikins**  
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**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.

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### PROPERTY DESCRIPTION

Two high quality buildings built in 2006. Both have new HVAV units. First building is home to Light Dental and Hatton Godat Pantier with several years left on their leases. Second building has several tenants with short term leases making it perfect for an owner user to purchase and have the first building as investment income. Buildings are located on busy Martin Way and very close to Providence Hospital and I-5 access. Purchaser has the ability to separate the two buildings and sell them individually. Abundance of parking.

### PROPERTY HIGHLIGHTS

- Great location on busy Martin Way, close to Providence Hospital.
- 9,325 sq ft: Month to month tenants, perfect for owner user
- 6,113 sq ft. Long term tenants for investment property

### OFFERING SUMMARY

Sale Price:	\$4,200,000
Building Size:	16,468 SF
APN:	11817242100

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,993	12,852	27,655
Total Population	7,483	27,747	63,217
Average HH Income	\$50,837	\$65,873	\$76,028

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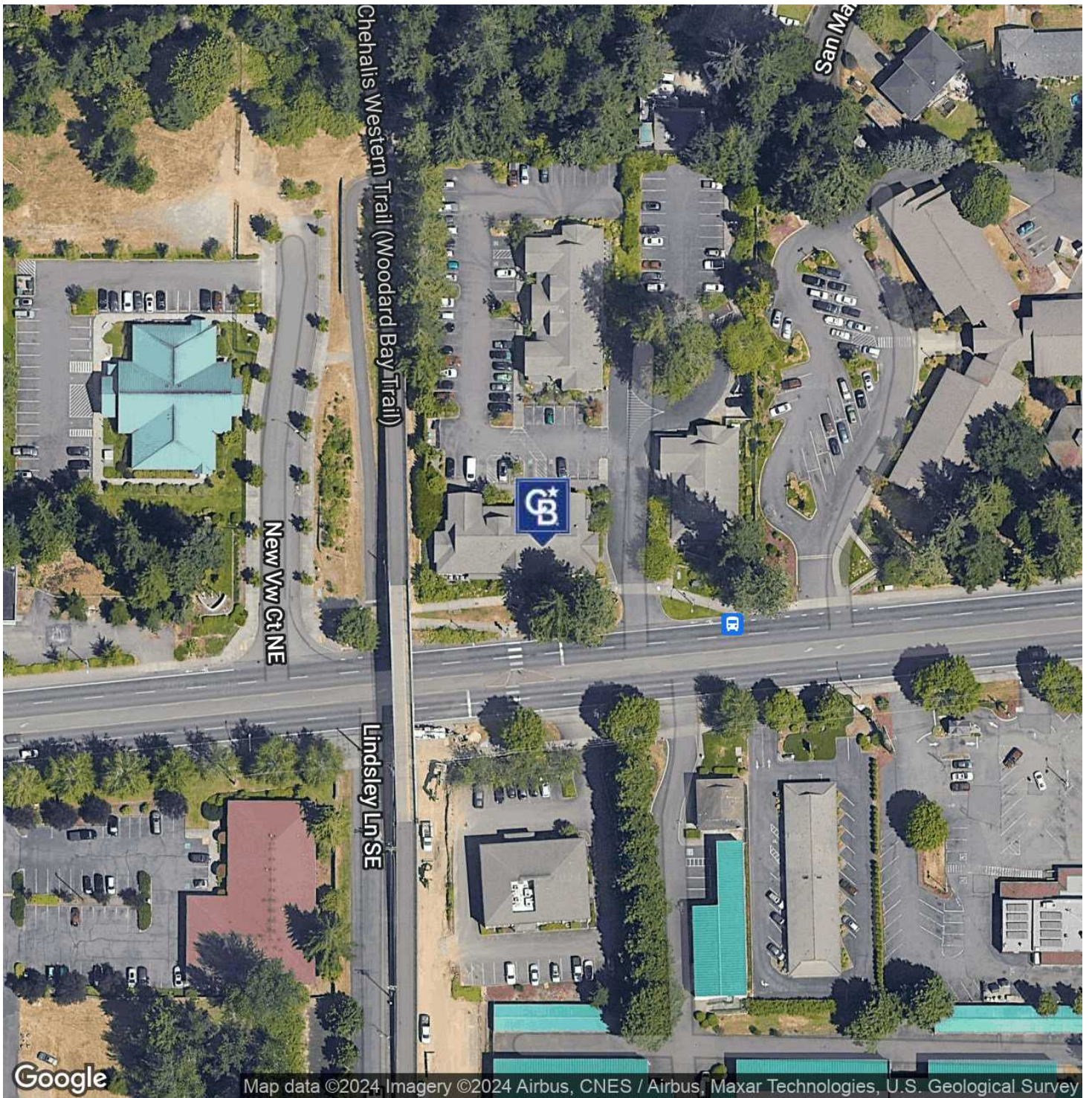


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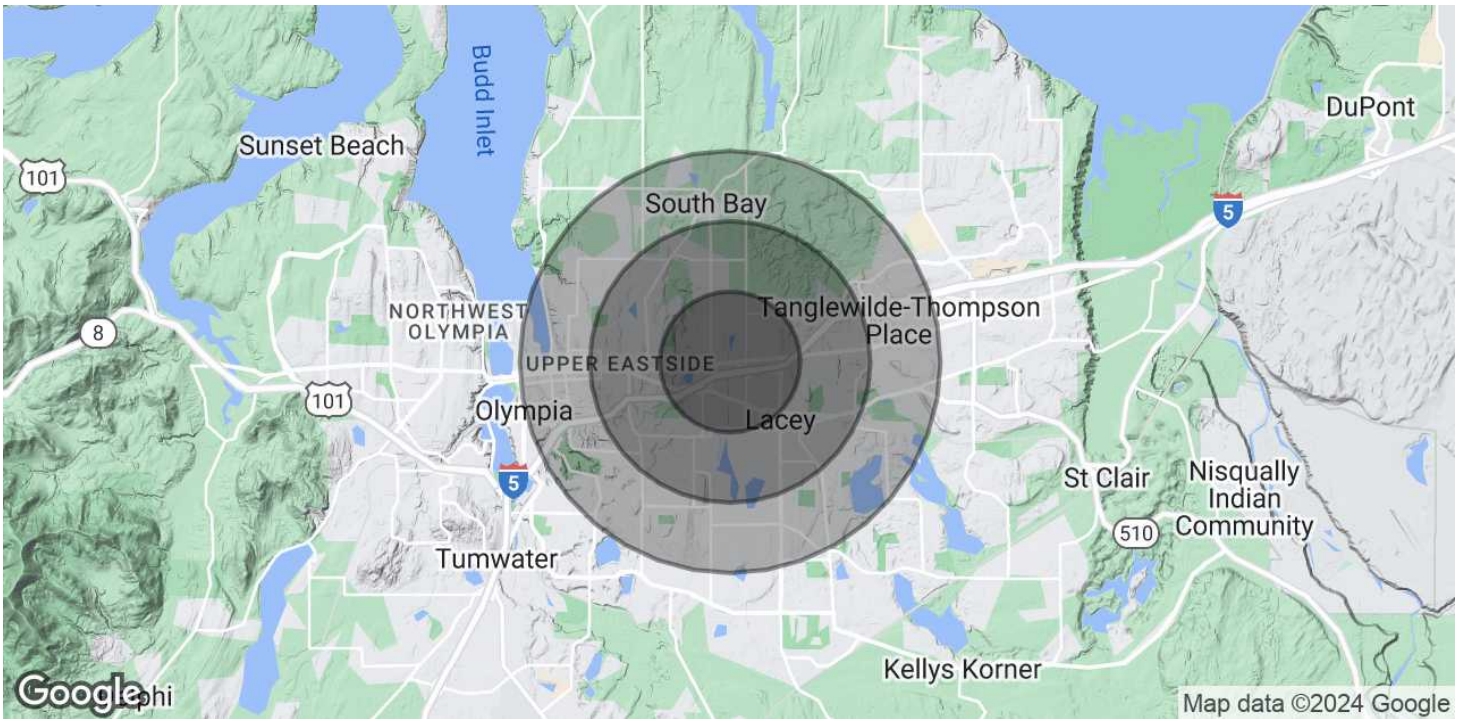


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,483	27,747	63,217
Average Age	40.9	41	40.8
Average Age (Male)	35.1	37.3	37.9
Average Age (Female)	41.2	42.1	41.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,993	12,852	27,655
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$50,837	\$65,873	\$76,028
Average House Value	\$204,284	\$247,227	\$279,145

\* Demographic data derived from 2020 ACS - US Census

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