

OFFERING MEMORANDUM

PACIFIC AVE SE CENTER

*Ideal Owner-User
Opportunity in
Olympia, WA*



3726 PACIFIC AVE SE, OLYMPIA, WA 98501

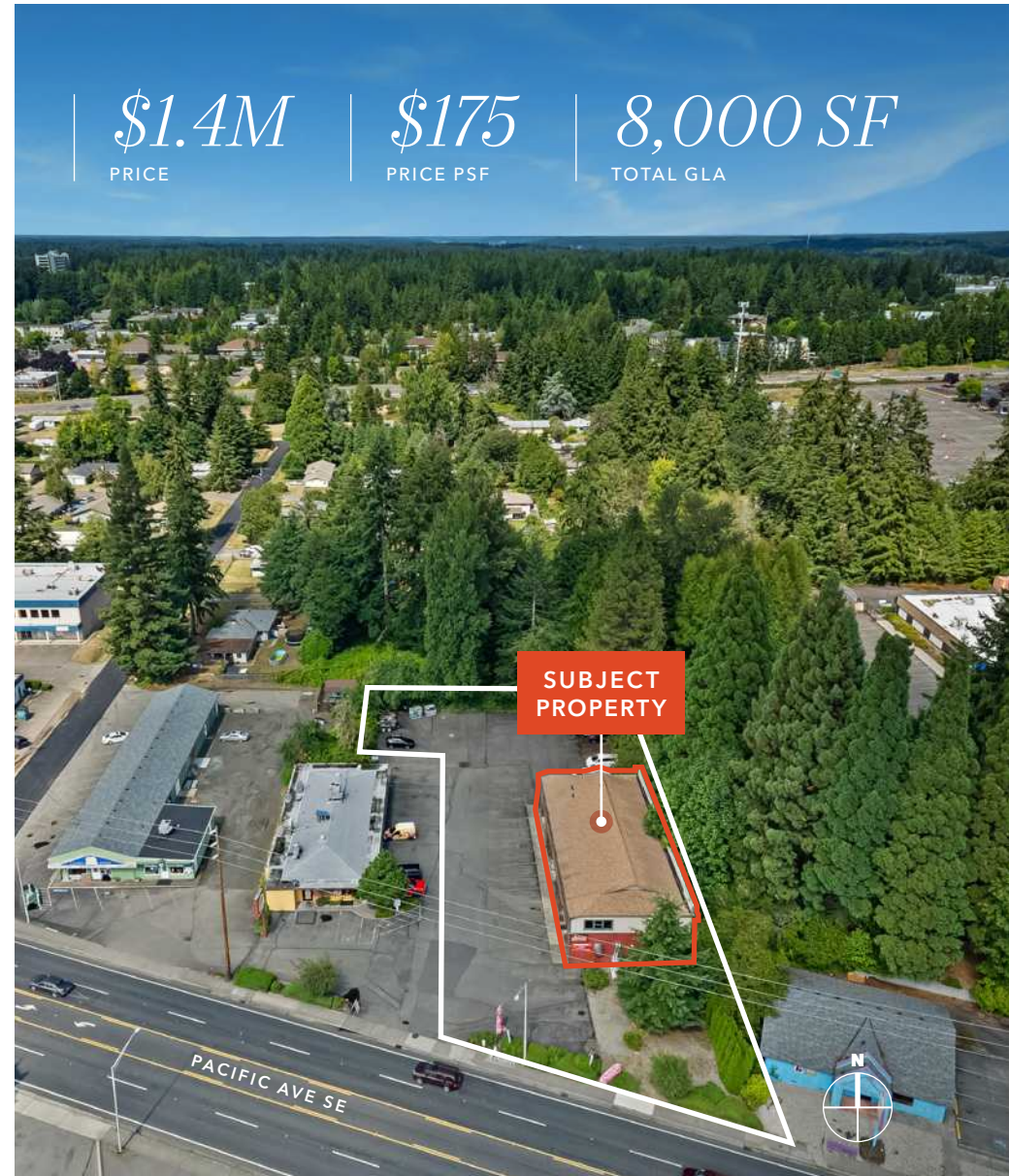
IDEAL *OWNER-USER* OR *VALUE-ADD* OPPORTUNITY IN OLYMPIA, WA

Kidder Mathews is pleased to present the opportunity to acquire an 8,000 SF partial owner-user investment, available at \$175 per square foot, well below replacement cost.

The property is currently 55% vacant, with an additional 24% occupied by a month-to-month tenant, allowing for up to 79% or 6,355 SF to be owner-occupied. The property has ample parking, with 63 spaces and is ideally situated along Pacific Ave SE, benefiting from over 22,000 vehicles per day.

PROPERTY DETAILS

ADDRESS	3726 Pacific Ave SE, Olympia, WA 98501
PRICE	\$1,400,000
TOTAL GROSS AREA	8,000 SF
SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY	4,405 - 6,355 SF
LOT SIZE	24,393 SF
YEAR BUILT	1980
PARKING	±63 Spaces (7.8/1,000 SF)



\$1.4M
PRICE

\$175
PRICE PSF

8,000 SF
TOTAL GLA

INVESTMENT HIGHLIGHTS



Owner-User Opportunity

The property is currently 55% vacant, with an additional 24% occupied by a month-to-month tenant, allowing for up to 79% or 6,355 SF to be owner-occupied.



Replacement Cost

The property is offered at a price of \$175 per square foot, well below replacement cost.



High Traffic Area

The property benefits from its location along Pacific Ave SE, with visibility to over 22,000 vehicles per day.



Abundance of Parking

The property offers ±63 parking stalls with a parking ratio of 7.8/1,000 SF.



Proximity to Nearby Daily Needs Corridor

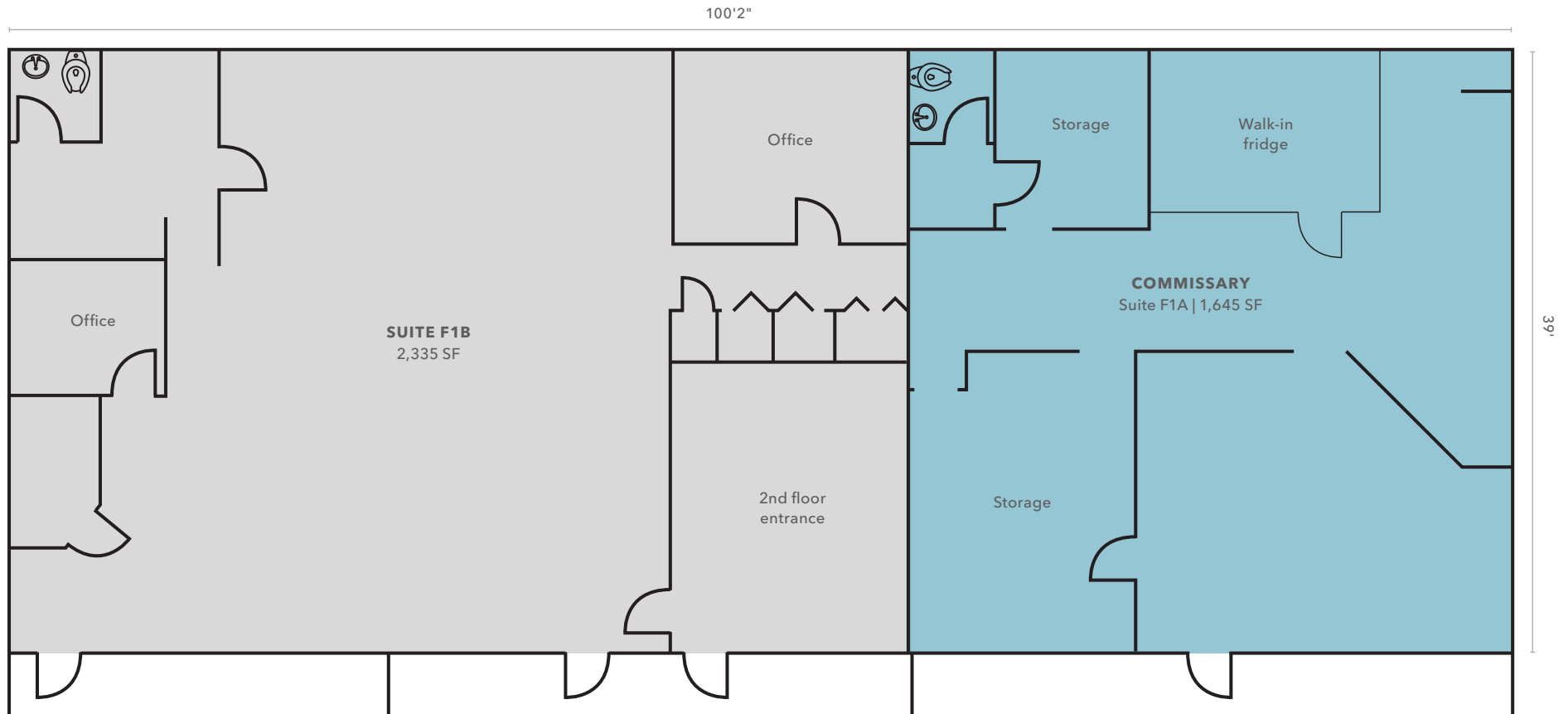
Situated in Olympia's main daily needs corridor, benefiting from its proximity to major retailers including Target, Fred Meyer, Albertsons, and several other national retailers.



Low Vacancy in Surrounding Submarket

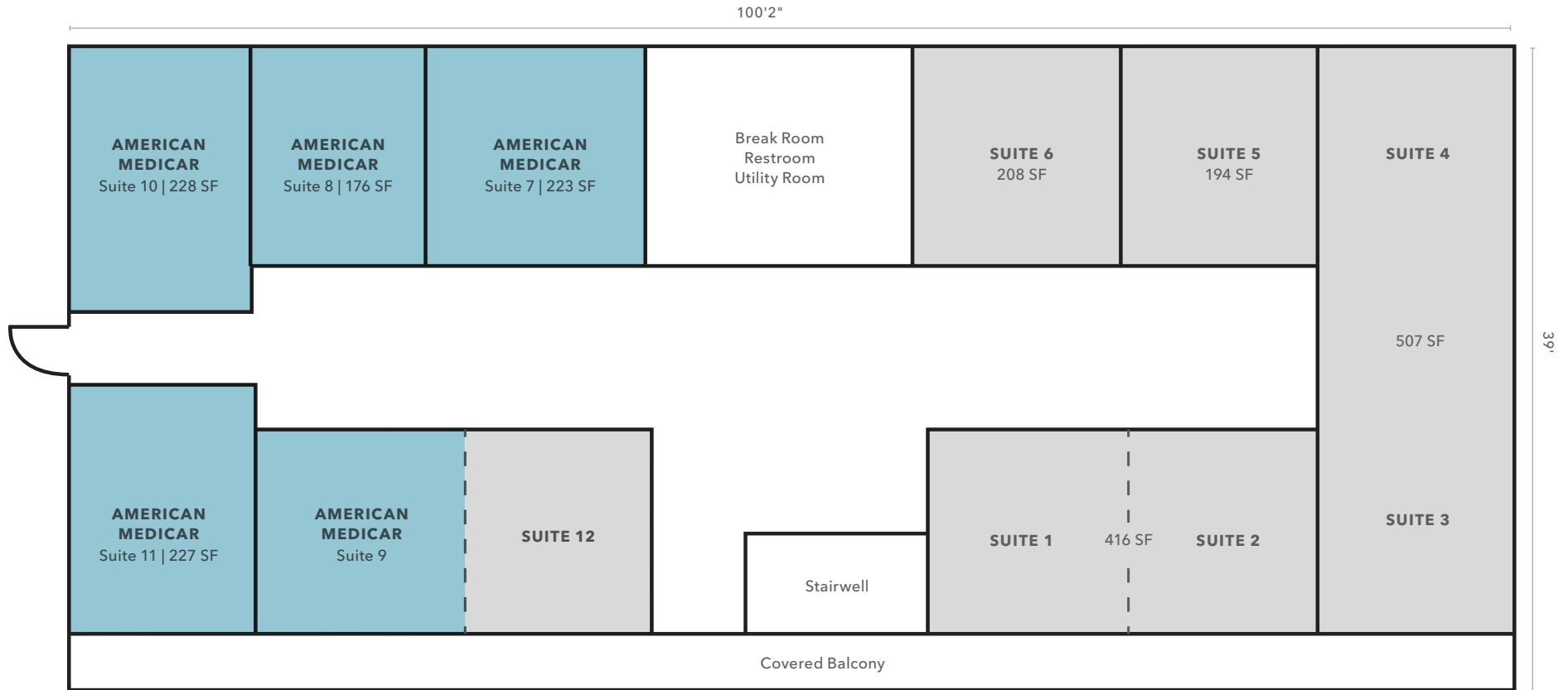
Current retail vacancy in the immediate vicinity is below 3%.

FIRST FLOOR PLAN



- Occupied
- Vacant

UPPER FLOOR PLAN



- Occupied
- Vacant

LOCATION OVERVIEW





VALUATION

\$1,400,000

PRICE

\$175

PRICE PSF

RENT ROLL

AS OF 01/01/2024

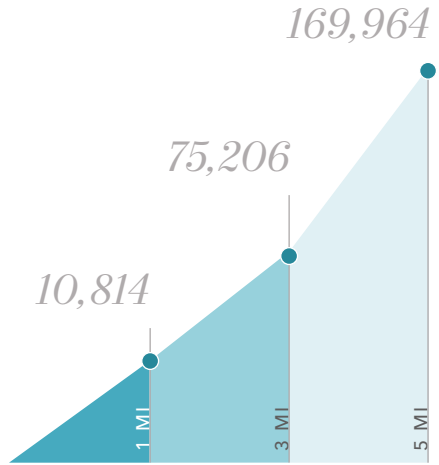
Tenant Name	Suite	SF	Occupied	Lease Start	Lease Expiration	Lease Type	Monthly Base Rent	Annual Rent PSF	Rent Increase	Date	Options
Commissary	F1A	1,645	21%	6/15/2022	11/30/2027	NNN	\$2,468	\$18.00	\$2,542	1/1/2025	1, 5-YR
Available	F1B	2,335	30%								
American Medicar	F2A	1,667	22%	3/1/2009	MTM	Gross	\$2,500	\$14.40			
Available	FA	2,070	27%								
Totals		7,717					\$4,968	\$18.00			
Occupied		3,312	43%								
Leasable		4,405	57%								



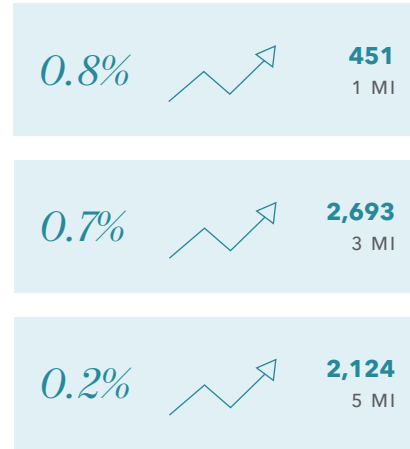
DEMOGRAPHICS

Data Source: ©2024, Sites USA

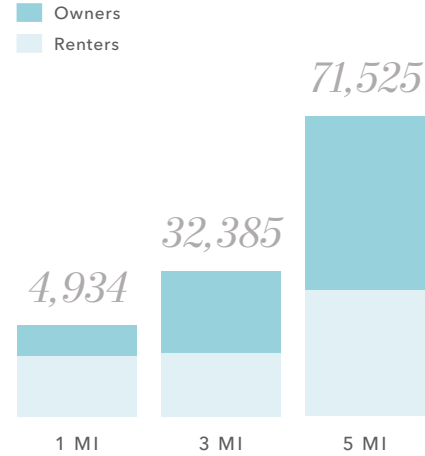
2024 POPULATION



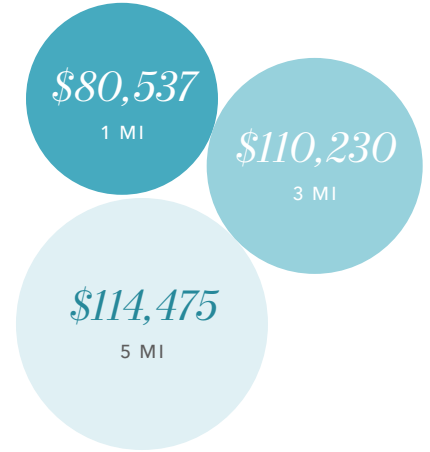
2024-2029 POP. GROWTH



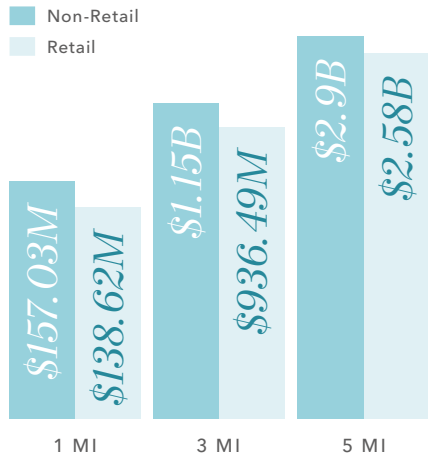
HOUSEHOLDS



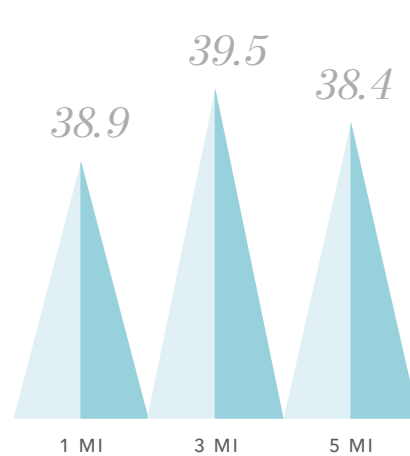
AVERAGE HH INCOME



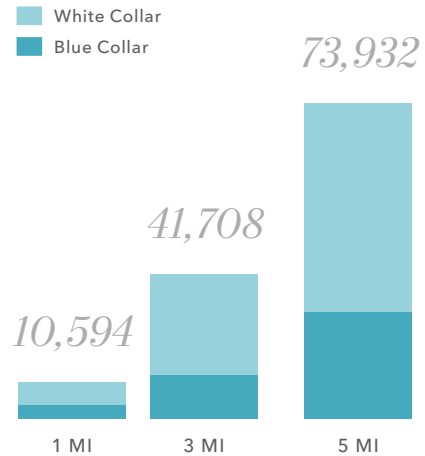
2024 CONSUMER SPENDING



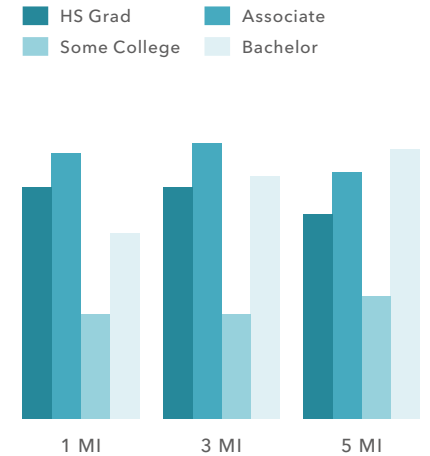
MEDIAN AGE

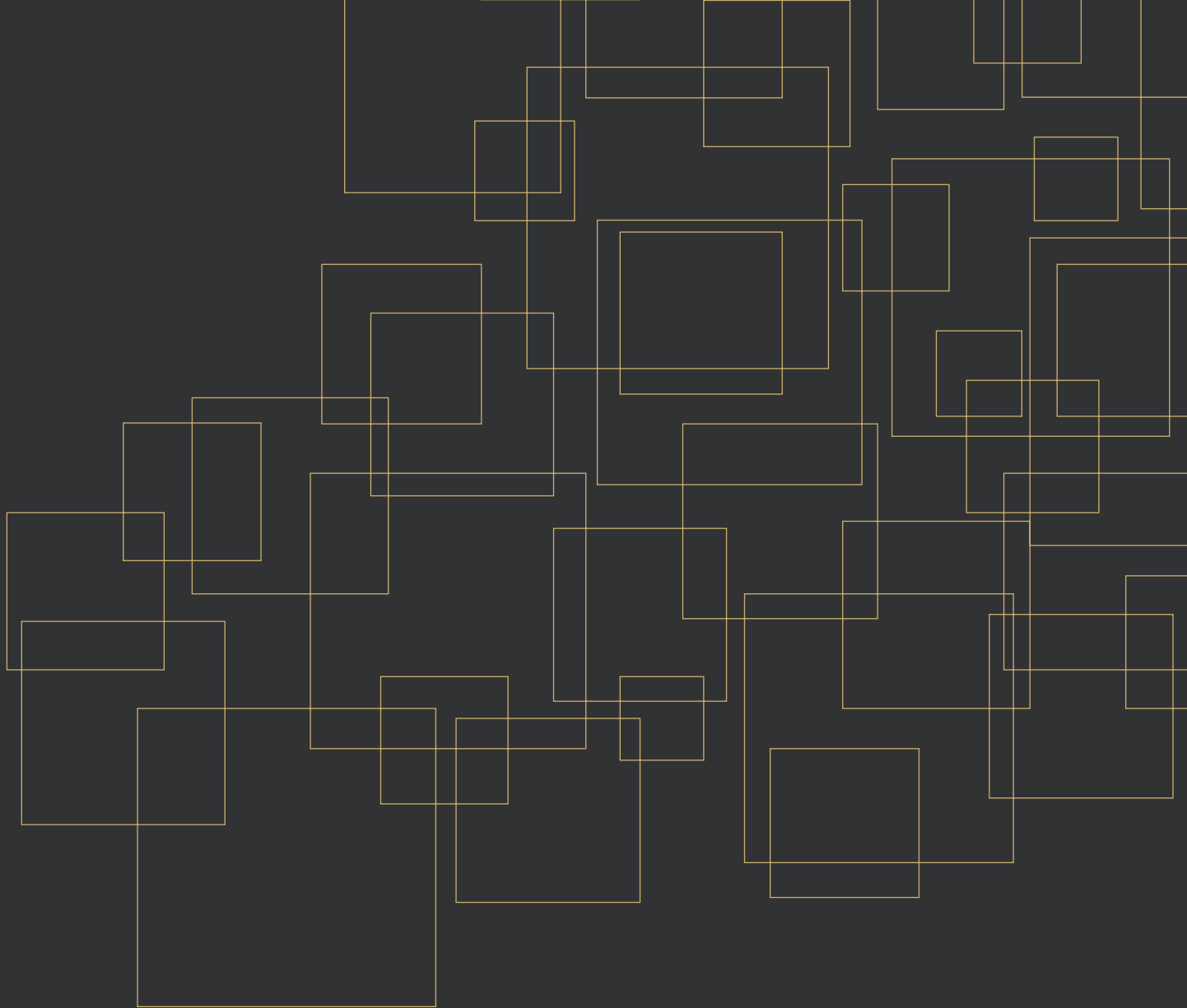


EMPLOYMENT



EDUCATION OVERVIEW





Exclusively listed by

KEVIN VERGER

Vice President

206.946.9425

kevin.verger@kidder.com

MAGGIE VERGER

Vice President

206.600.8500

maggie.verger@kidder.com

KIDDER.COM

