

# FOR LEASE/SALE

5420 Martin Way  
Lacey, WA 98516



**MARTIN VILLAGE | LOT 3 & 4**  
Jake Thurber | Steve Erickson

First Western Properties | 425.822.5522  
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com



**MARTIN VILLAGE** is located along Martin Way E, a key commercial corridor in the expanding Olympia/Lacey market, Martin Village is a high-traffic retail center. Featuring major national and regional anchor tenants, the shopping center benefits from excellent visibility, ample parking, and convenient access. Its position within a dense residential and business district makes Martin Village an attractive location for retailers aiming to reach a robust consumer base. For lease or sale are Lots 3 & 4, previously occupied by a furniture superstore outlet.

## 5420 MARTIN WAY E:

### ANCHOR SPACE | 57,265 SF LOT 3 & 4

- Rate for Lease: \$9.00 PSF, NNN
- Purchase Price: Contact Broker for Details
- Main Floor: 50,852 SF & Storage/Mezzanine/Office: 6,413 SF
- Parcel: 61340000300
- Land Size: 3.68 Acres
- Year Built: 1993
- Zoning: CBD 6, Central Business



Population



Average HH Income

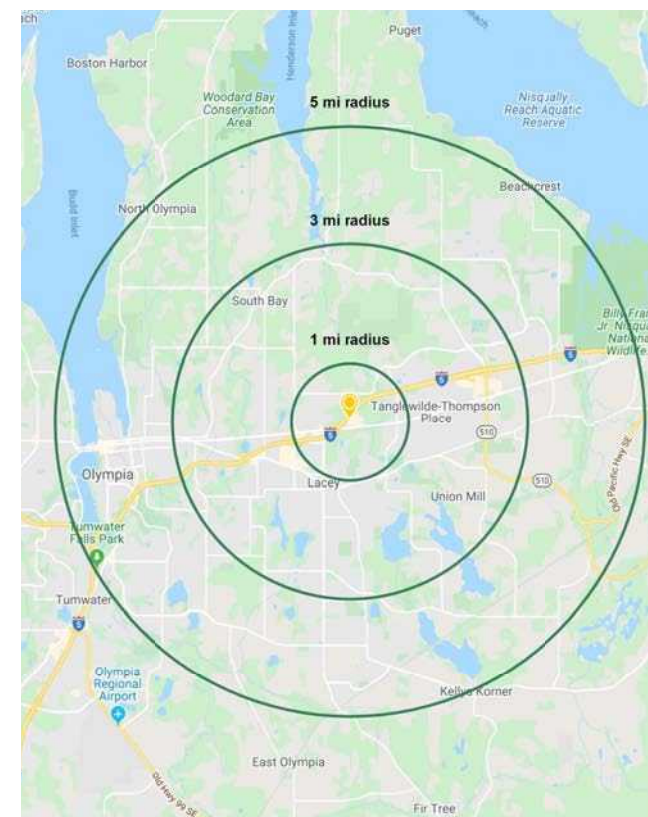


Daytime Population

Regis - 2025

|        | Population | Average HH Income | Daytime Population |
|--------|------------|-------------------|--------------------|
| Mile 1 | 5,734      | \$109,752         | 6,019              |
| Mile 3 | 65,258     | \$107,217         | 24,526             |
| Mile 5 | 150,702    | \$120,800         | 56,339             |

## TENANTS



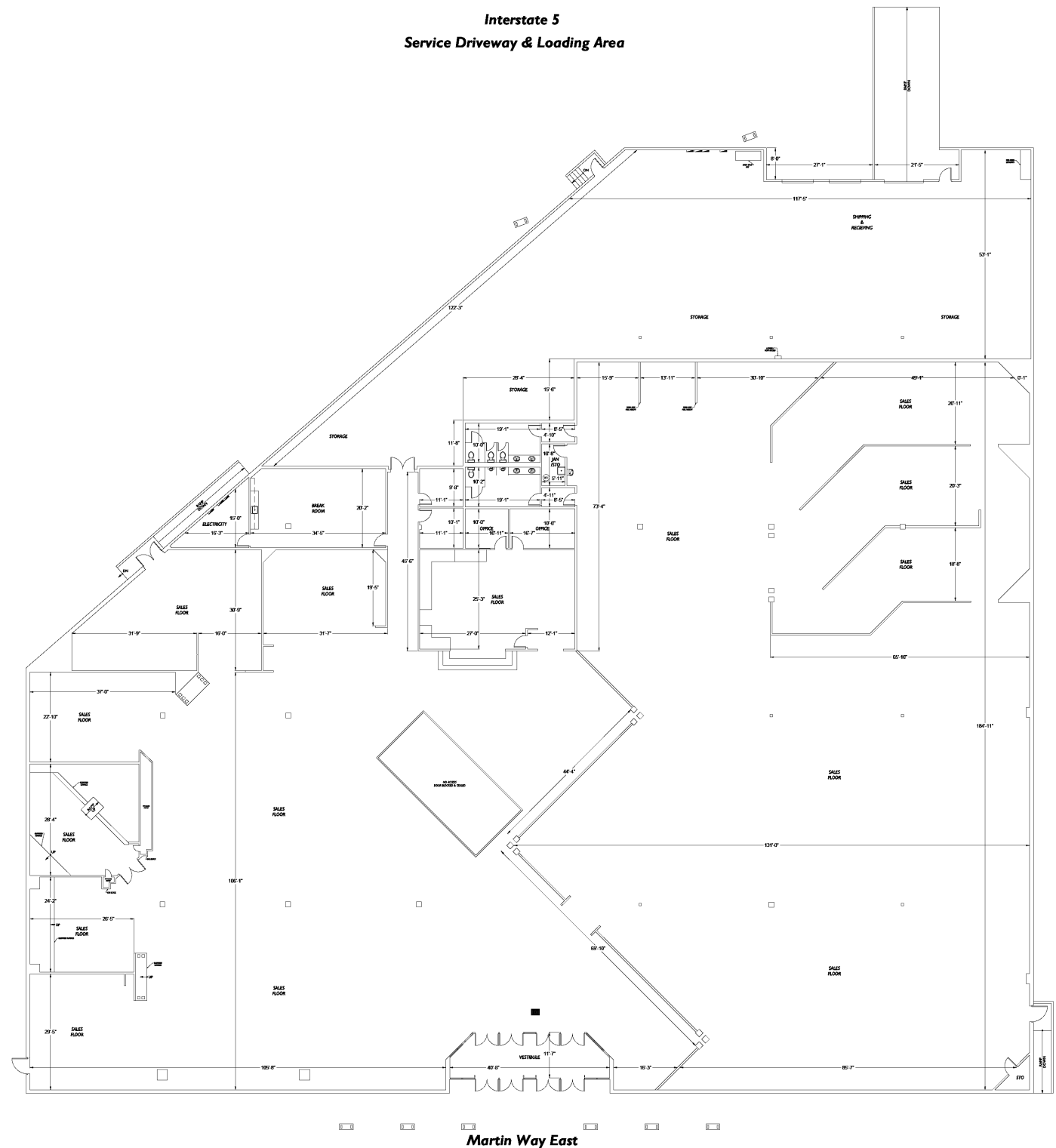


# LOCATION PHOTOS



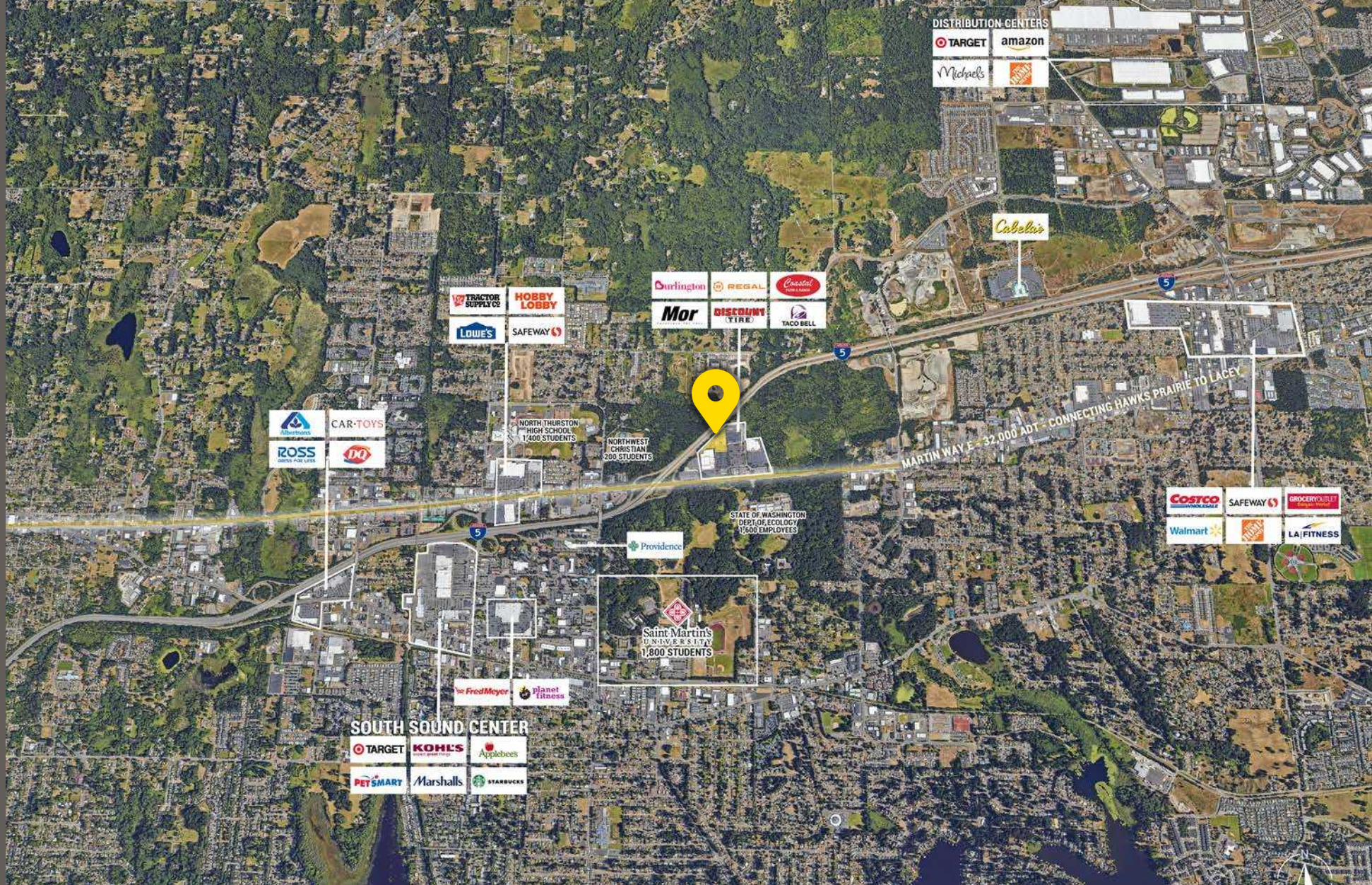


**Interstate 5**  
**Service Driveway & Loading Area**





# LOCATION DETAILS



Centered on Martin Way  
retail corridor



Immediate access  
to I-5 North & South



Access from lighted  
intersection



32,005 ADT  
Martin Way E



# SITE PLAN AERIAL



115,000 ADT



**Mor**

**REGAL**

**THE ROCK**  
WOOD FRED PIZZA

**Coastal**  
FARM & RANCH

**Burlington**

**DISCOUNT**  
TIRE

**usbank**

**CHINESE**  
BUFFET

**TACO BELL**

**MARTIN WAY E**

31,500 ADT



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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**FIRST  
WESTERN  
PROPERTIES**

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