SALE / LEASE

Olympia Rite Aid Building

305 COOPER POINT ROAD NW

Olympia, WA 98502

PRESENTED BY:

KEN DAVIS
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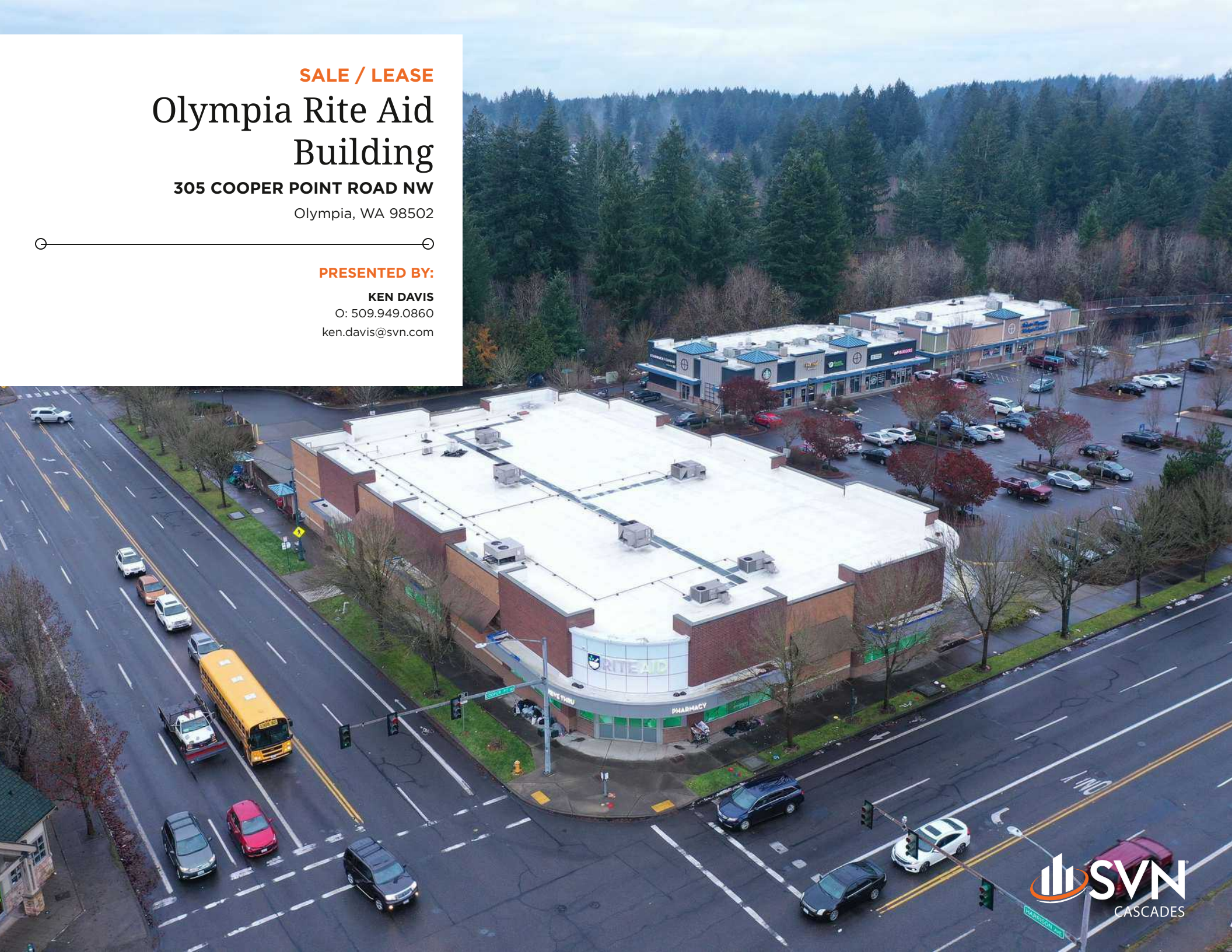
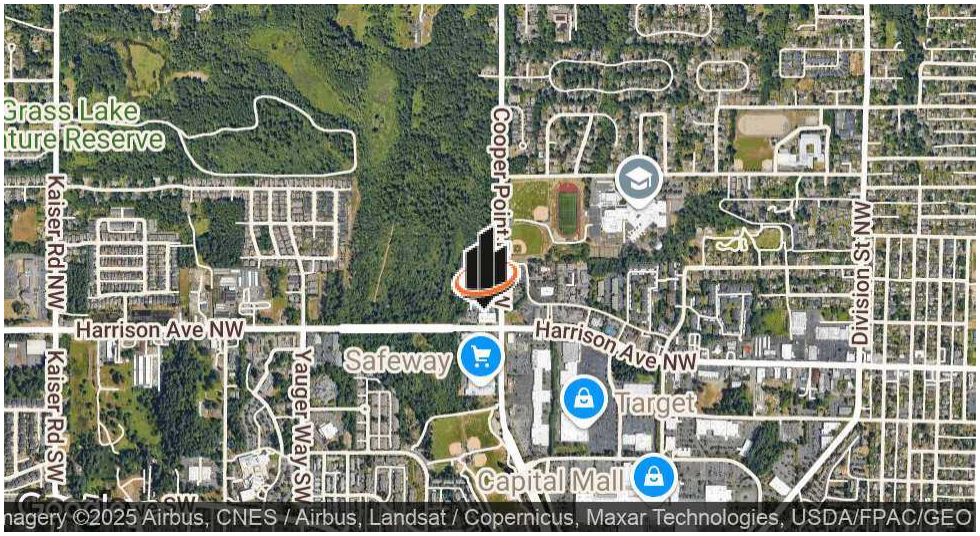


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Undisclosed
LEASE RATE:	Negotiable
AVAILABLE SF:	20,118 SF
LOT SIZE:	1.56 Acres
BUILDING SIZE:	20,118 SF

PROPERTY DESCRIPTION

Presenting an exceptional investment opportunity in the Olympia area, this 20,118 SF retail property boasts a prime location and impressive features. Built in 2006 and recently renovated in 2023, the building offers modern infrastructure and aesthetics, appealing to retail and street retail investors seeking a contemporary space for their ventures. With a Commercial zoning and an impressive surrounding occupancy rate, this property presents a compelling chance for investors to capitalize on an asset in a coveted market. Don't miss this chance to secure a prominent position in the thriving Olympia retail landscape with this outstanding property.

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PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Immerse yourself in the dynamic retail landscape surrounding the former Olympia Rite Aid Building. Situated in an area known for its vibrant local businesses and robust consumer traffic, this prime location offers close proximity to popular attractions such as the Olympia Farmers Market, Capitol Theater, and Percival Landing. The bustling retail community, paired with the strong sense of local pride, creates an inviting environment for retail and street retail investors or tenants seeking to make a mark in a thriving marketplace. With its mix of eclectic shops, trendy dining spots, and cultural hotspots, this area presents an exciting opportunity for businesses to thrive and engage with a diverse customer base.

PROPERTY HIGHLIGHTS

20,118 SF w/drive thru
Over 50,000 VPD on fully controlled hard corner
High Ceilings
Ample Storefront Glass
Excellent Co-Tenants

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ADDITIONAL PHOTOS

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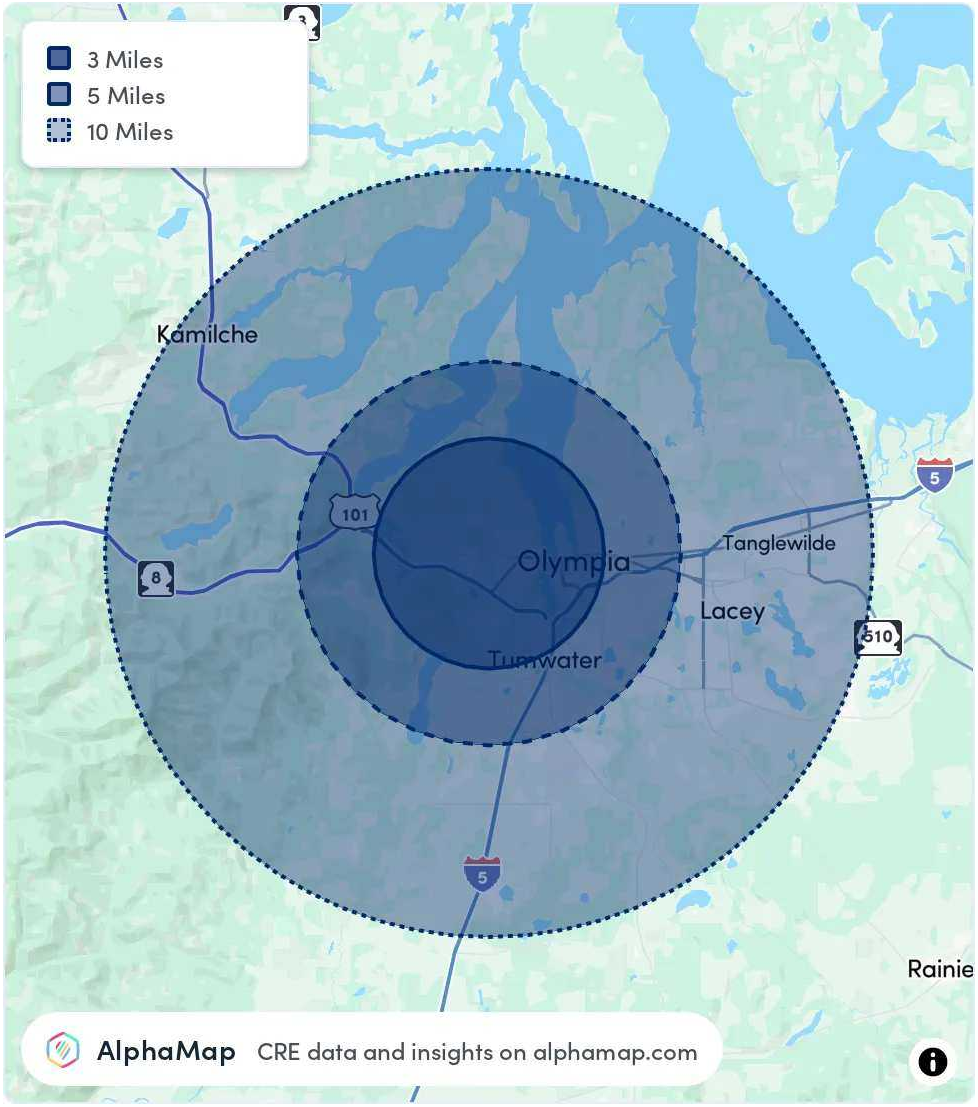
AREA ANALYTICS

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	47,826	91,648	228,681
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	39	40	40
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	21,109	39,011	91,974
PERSONS PER HH	2.3	2.3	2.5
AVERAGE HH INCOME	$103,364	$109,263	$111,943
AVERAGE HOUSE VALUE	$500,365	$510,779	$517,196
PER CAPITA INCOME	$44,940	$47,505	$44,777

Map and demographics data derived from AlphaMap



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LOCATION MAP

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