

# FOR SALE

1931 & 1929 E 4<sup>TH</sup> AVENUE | OLYMPIA  
\$2,413,000



## PROPERTY OVERVIEW

Prime investment opportunity on Olympia's high-visibility 4th Ave corridor. This offering includes two income-producing properties: the Trek Bicycle retail store with a new lease extension and the adjacent duplex at 1929 E 4th Ave, providing a balanced and reliable mixed-use income stream.

The duplex consists of two residential units. Long-term, stable occupancy makes the residential component an excellent complement to the established commercial tenant.

Together, the properties total 0.28 acres, offering strong financial performance with a 6.33% cap rate, \$152,709 NOI, and low annual operating expense. Located in Olympia's desirable Eastside neighborhood, this stabilized, turnkey asset is ideal for investors seeking durable income, walkable location appeal, and long-term upside in a constrained supply submarket.

## OVERALL PROPERTY HIGHLIGHTS

- Mixed-use investment: retail + residential
- Cap Rate: 6.33%
- NOI: \$152,709
- Total Income: \$168,545
- Combined land area: 0.28 acres
- HDC-2 Zoning
- Excellent long-term tenants across both buildings
- Strong East Olympia submarket with limited supply
- Fully occupied — immediate cash flow

## COMMERCIAL (1931 E 4TH AVE)

- Trek Bicycle retail store with new lease extension
- Building Size: 2,586 SF
- Shop Size: 1,200 SF
- Strong visibility and traffic along 4th Ave

## RESIDENTIAL DUPLEX (1929 E 4TH AVE)

- Two-unit residential duplex
- Unit 1: 1,068 sq ft
- Unit 2: 728 sq ft
- Consistent occupancy in the highly desirable Eastside neighborhood



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