



THE
RANTS GROUP
COMMERCIAL REAL ESTATE

FOR SALE

TWO-STORY MIXED-USED INVESTMENT OPPORTUNITY



2607 MARTIN WAY E, OLYMPIA, WA 98501 | MARTIN BUILDING

LISTING INFORMATION

Investment Property on Martin Way – 87% Occupied with Income Stability and Growth Potential. Two-story office building on a high-visibility corner lot along Martin Way, featuring tall monument signage, ample parking, and an auxiliary parking lot for added convenience. Located just minutes from I-5 at Pacific Avenue Exit 107, this property offers excellent accessibility for tenants and visitors. Stabilized Rent income of \$212,018. Currently 87% occupied, the second floor is fully leased on long-term agreements, while the ground floor includes two tenants and one vacant office suite—ideal for an owner-user or additional leasing upside. Partial seller financing is available, making this an attractive opportunity for investors seeking flexible terms. The site is in the testing phase of a Department of Ecology cleanup (Site ID No. 15168) for PCE in soil/groundwater, with monitoring underway and insurance company involved.

BUILDING: 15,579 RSF

LAND: 38,188 SF

SALE: \$1,300,000

CBA# 44022589



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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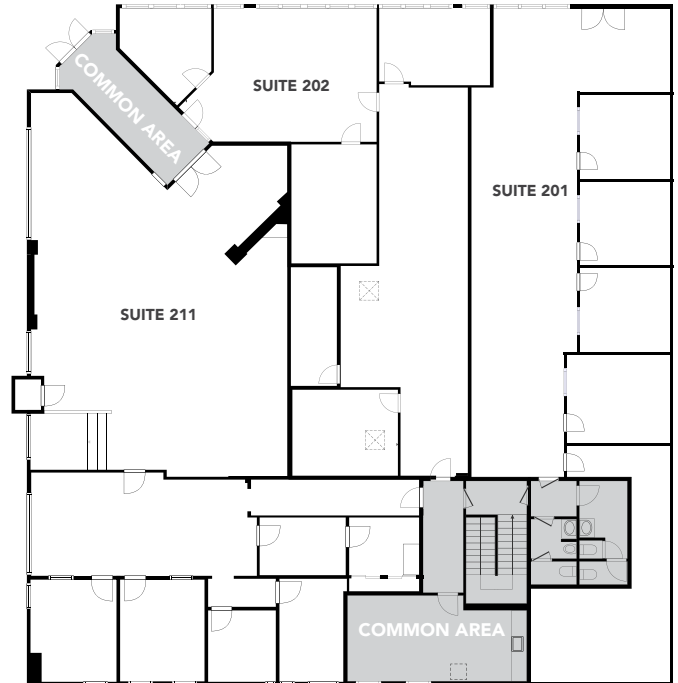
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GROUND FLOOR



SECOND FLOOR



THIS FLOORPLAN IS NOT TO SCALE SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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ABUNDANT PARKING (65 STALLS)



ENTRANCE ACCESS TO SUITES



SUITE 101 | NOW LEASED



SUITE 103 | NOW LEASED



SUITE 202 | NOW LEASED



DRIVE-THRU OPPORTUNITY

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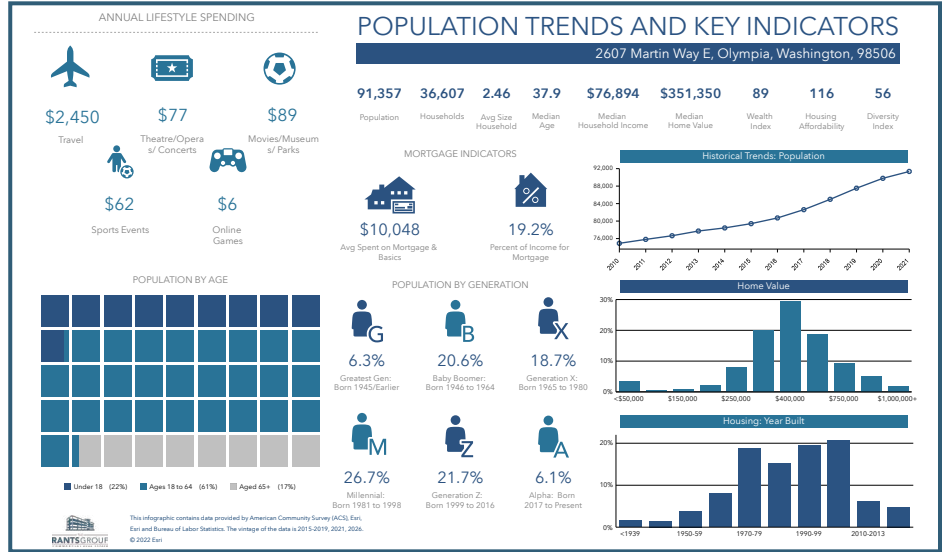
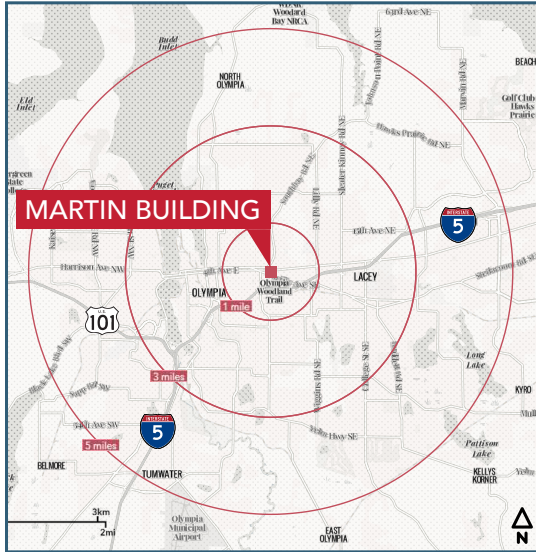
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DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

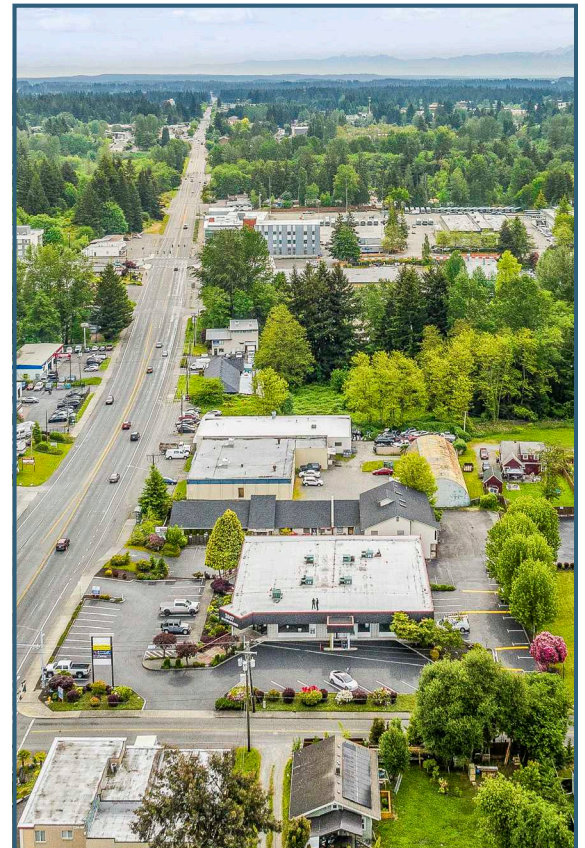
	1 MILE	3 MILE	5 MILE
2024 POPULATION (EST)	7,822	66,927	161,724
2029 POPULATION (PROJ)	8,303	70,666	170,986
2024-2029 POPULATION GROWTH	6.15%	5.59%	5.73%
2024 HOUSEHOLDS (EST)	3,2441	28,774	66,644
2029 HOUSEHOLDS (PROJ)	3,445	30,441	70,550
2024-2029 HOUSEHOLD GROWTH	6.20%	5.79%	5.86%
2024 HOUSEHOLD INCOME (AVG)	\$76,410	\$89,724	\$92,701
HOUSEHOLDS OWNER-OCCUPIED	52.25%	50.79%	54.61%
HOUSEHOLDS RENTER-OCCUPIED	47.75%	49.21%	45.61%

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