

# FOR LEASE

3664 Pacific Ave SE  
Olympia, WA 98501



*\*Photos have been digitally enhanced for marketing purposes.*



## RETAIL ON PACIFIC

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First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

**3664 PACIFIC AVE SE** is positioned along a high-traffic commercial corridor in Olympia, providing excellent visibility and consistent daily exposure. The location offers convenient access to I-5, making it easily reachable for both local and regional customers. Surrounded by established retail, service businesses, and strong residential density, the property benefits from steady consumer demand throughout the day. Its proximity to employment centers, schools, and nearby amenities further supports traffic and activity, making it well suited for retail, service, or light industrial users seeking a proven retail Olympia location.

## NEARBY BUSINESSES



**AVAILABLE**

**4,852 SF | \$16.00 PSF + NNN**

- Roll up door in the back of the building
- Direct signage off of Pacific Ave
- Large back of house for storage
- Easy ingress/egress off of Pacific Ave



| Regis - 2026 | Population | Average HH Income | Daytime Population |
|--------------|------------|-------------------|--------------------|
| Mile 1       | 10,854     | \$82,995          | 14,801             |
| Mile 3       | 75,915     | \$114,030         | 67,691             |
| Mile 5       | 172,778    | \$117,266         | 129,555            |



# PHOTOS



# PHOTOS





30,891 CPD  
Pacific Ave SE



147,688 CPD  
Interstate 5

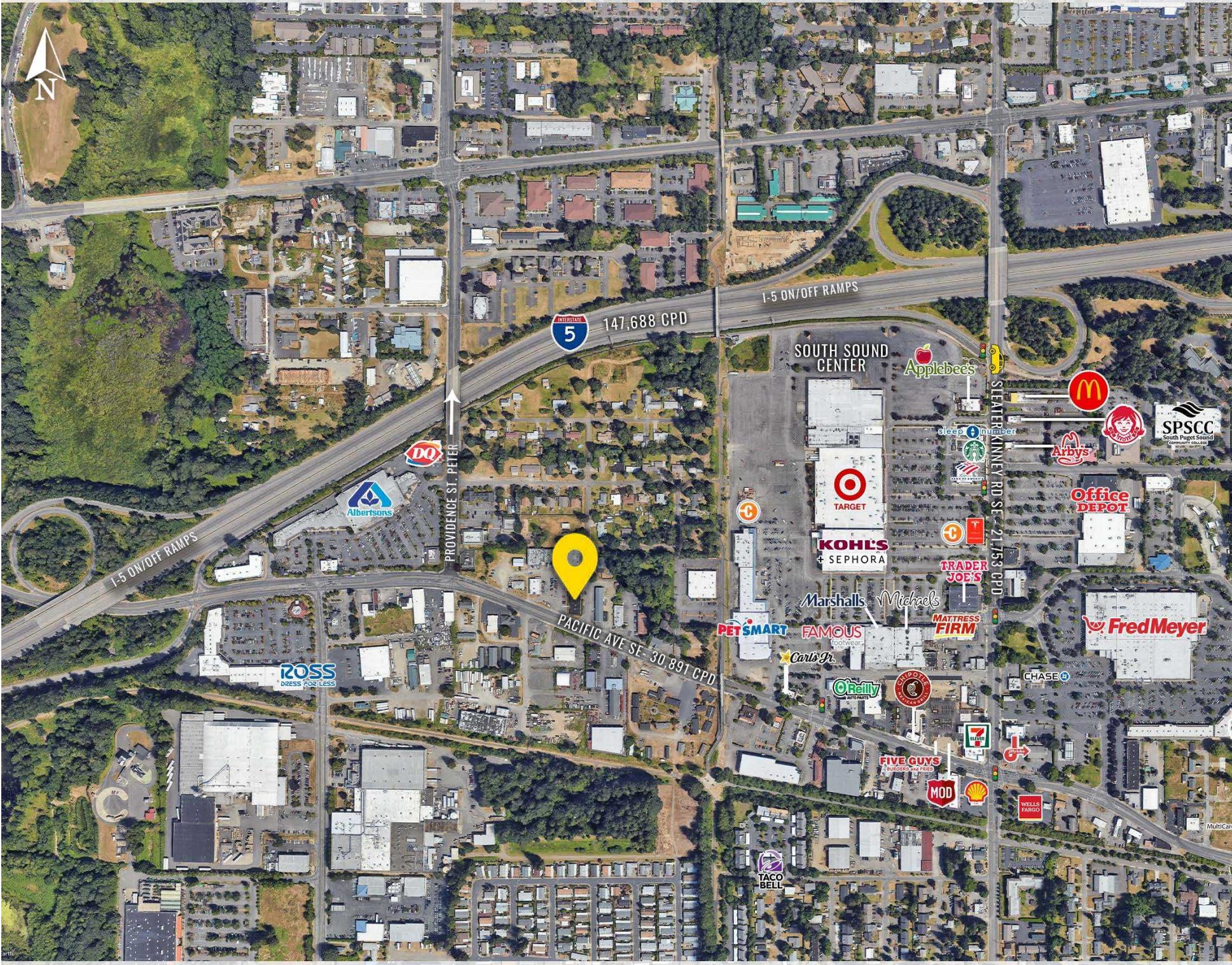


Located close to  
South Sound Center

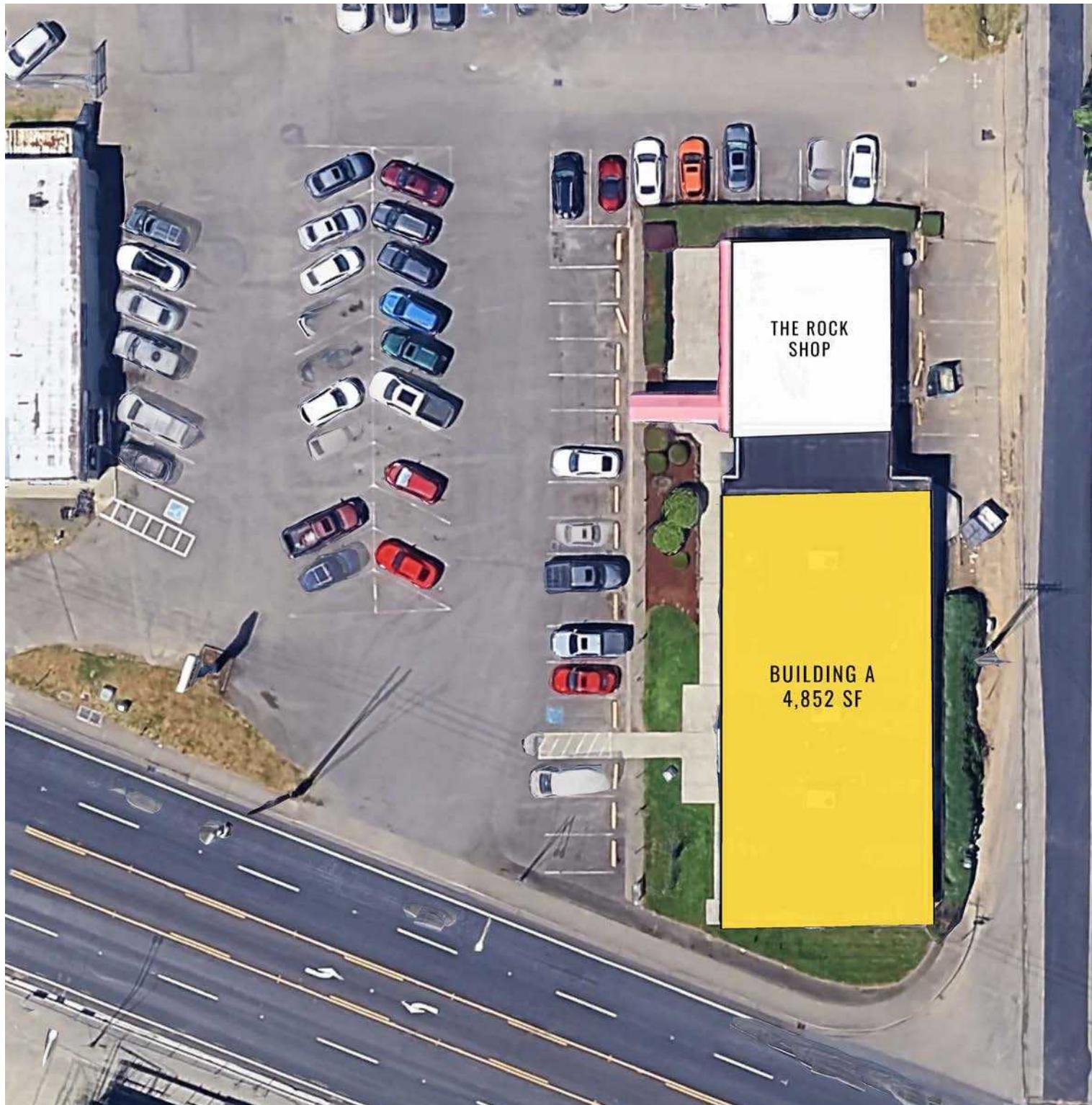


Moments from  
I-5 on ramp

# LOCATION DETAILS



# SITE PLAN





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.  
RESULTS DRIVEN.

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