



RARE RETAIL/WAREHOUSE SPACE WITH STOREFRONT FOR SALE IN LACEY



4706 PACIFIC AVE SE, SUITE B, LACEY, WA | PACIFIC BUSINESS PARK

LISTING INFORMATION

A rare find! Small industrial condo offering an ideal blend of showroom, office, and warehouse space in a convenient Lacey location. Suite B includes a storefront/showroom, private office, restroom, and an open warehouse with a 10' x 12' grade-level overhead door, making it an excellent fit for a variety of light industrial and commercial uses. Subject to Pacific Business Park Condominium Association CC&Rs.

- ▶ Year Built: 2007
- ▶ 10' x 12' grade-level overhead door
- ▶ 3-Phase Power
- ▶ Pacific Business Park
- ▶ Parking Available
- ▶ Zoning: CBD-5 Central Business District

SIZE: ±2,250 SF

SALE: \$485,000

CBA# 45216222



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.



IAN ZAROSINSKI
BROKER
(360) 800-5808
ian@rantsgroup.com

360-943-8060
RANTSGROUP.com

4706 PACIFIC AVE SE, SUITE B, LACEY, WA | PACIFIC BUSINESS PARK



GRADE-LEVEL ROLL-UP DOOR



WAREHOUSE SPACE



ELECTRICAL ROOM



PRIVATE OFFICE



CONTACT

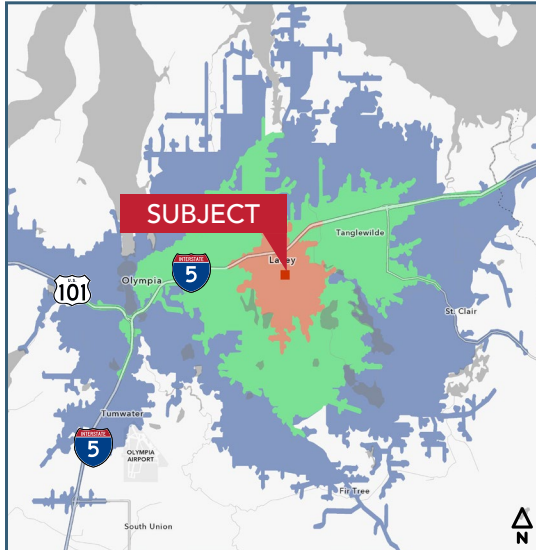
IAN ZAROSINSKI
BROKER
(360) 800-5808
ian@rantsgroup.com

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.

360-943-8060 | RANTSGROUP.com

4706 PACIFIC AVE SE, SUITE B, LACEY, WA | PACIFIC BUSINESS PARK

DEMOGRAPHIC SUMMARY (5, 10, 15 MIN DRIVE TIME)



DEMOGRAPHIC SUMMARY (BY DRIVE TIMES)

	5 MIN	10 MIN	15 MIN
2026 POPULATION (EST)	14,662	77,333	92,835
2031 POPULATION (PROJ)	15,699	80,435	97,032
2026-2031 POPULATION GROWTH	7.1%	4.0%	4.5%
2026 HOUSEHOLDS (EST)	6,047	30,881	38,667
2031 HOUSEHOLDS (PROJ)	6,498	32,342	40,580
2026-2031 HOUSEHOLD GROWTH	7.5%	4.7%	4.9%
2026 HOUSEHOLD INCOME (AVG)	\$95,059	\$113,700	\$129,367
HOUSEHOLDS OWNER-OCCUPIED	2,513	17,244	22,794
HOUSEHOLDS RENTER-OCCUPIED	3,534	13,637	15,873

© 2026 Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data

CONTACT

IAN ZAROSINSKI
BROKER
(360) 800-5808
ian@rantsgroup.com



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.

360-943-8060 | RANTSGROUP.com