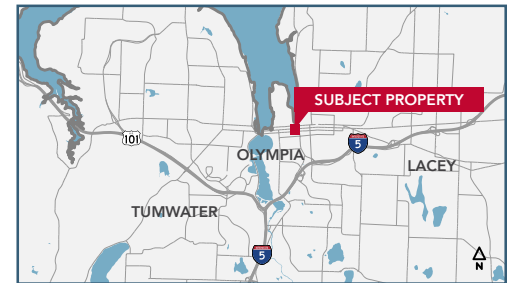




THE
RANTSGROUP
COMMERCIAL REAL ESTATE

FOR LEASE

HIGH-VISIBILITY STOREFRONT ON BUSY 4TH AVENUE



719 4TH AVENUE E | DOWNTOWN OLYMPIA

1,660 SF retail space on 4th Avenue E in Downtown Olympia, offering a distinctive storefront with the character and charm of a downtown building. Large display windows provide excellent street presence and natural light, while the open interior, track lighting, concrete floors, and unique architectural details give the space a personality that stands apart from a typical retail suite. Additional rooms at the rear provide storage and workspace, along with a restroom. Vacant and ready for occupancy.

FOR LEASE: ±1,660 SF

\$1,500/MO. MODIFIED GROSS

CBA# 45426498



rants.group/719-4th-Ave-E

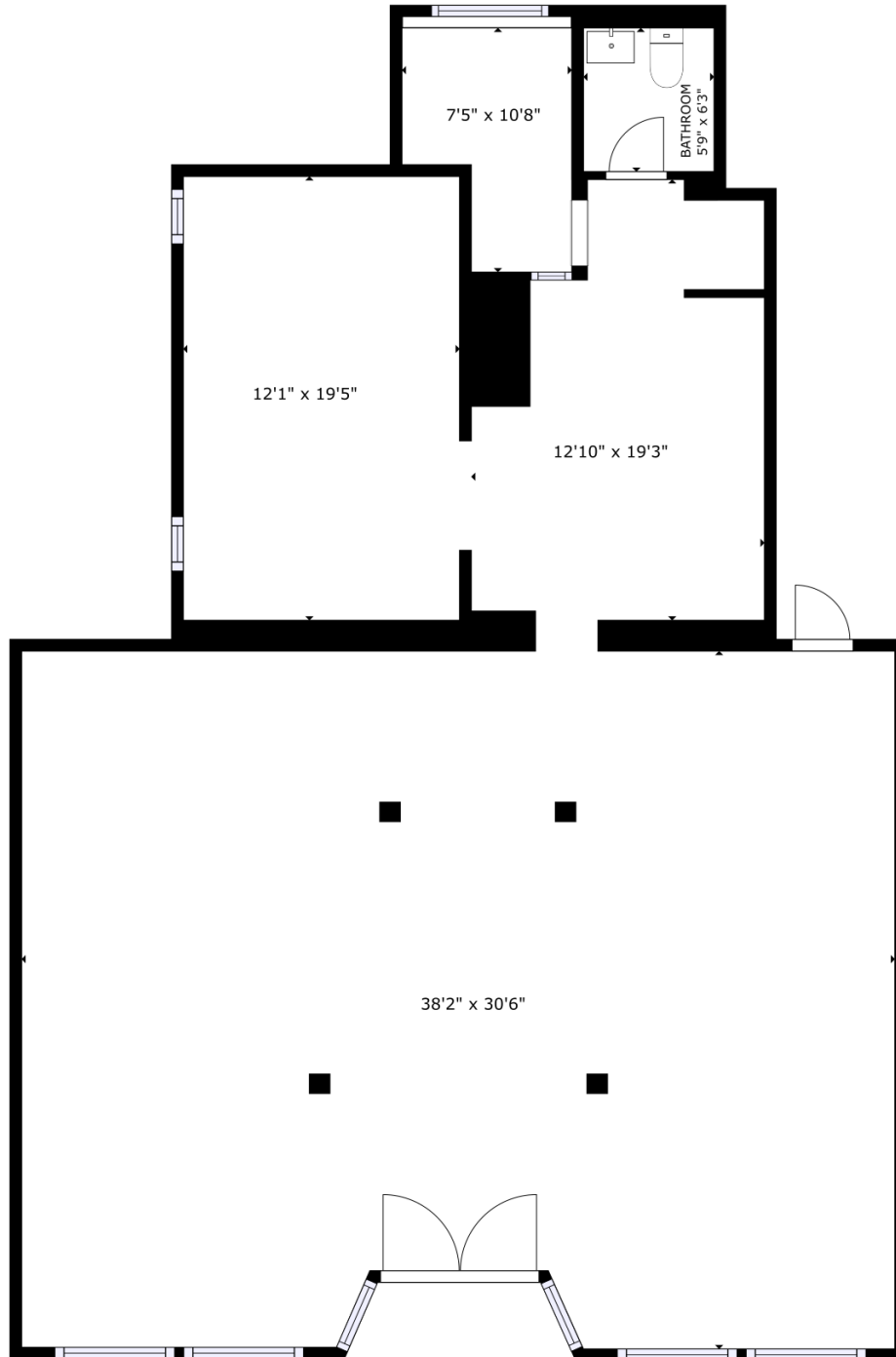
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THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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STOREFRONT - FACING 4TH AVE



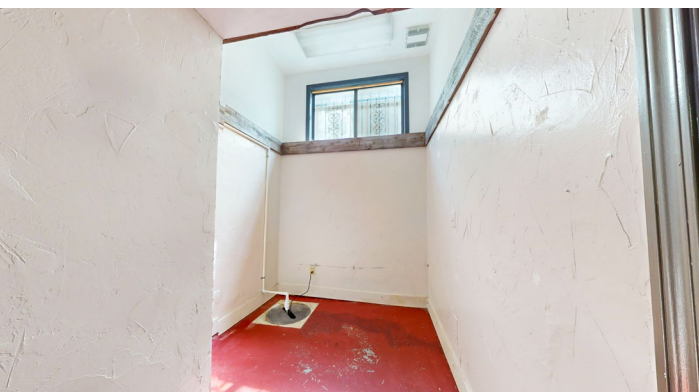
ENTRANCE ON 4TH AVE



FACING INTERIOR - STOREFRONT & OPEN SPACE



BACKROOM STORAGE



BACKROOM STORAGE



BACKROOM STORAGE

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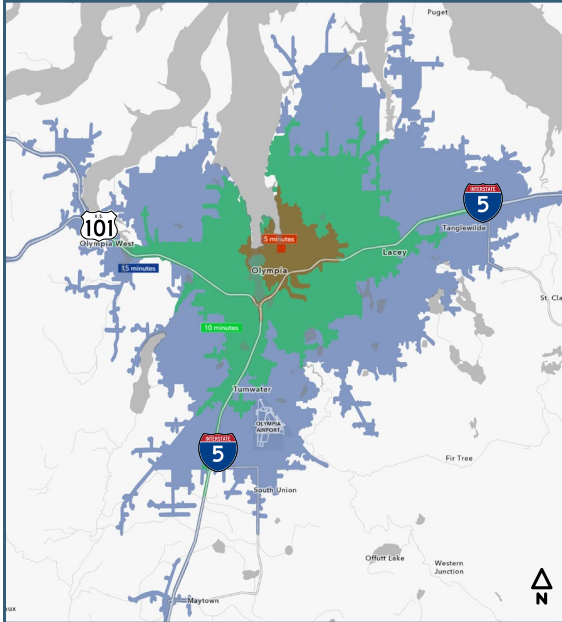
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719 4TH AVENUE E | DOWNTOWN OLYMPIA

DEMOGRAPHIC SUMMARY (5, 10, 15-MINUTE DRIVE TIMES)



DEMOGRAPHIC SUMMARY

POPULATION

	5 MIN.	10 MIN.	15 MIN.
2026 POPULATION (EST)	13,418	74,783	160,711
2031 POPULATION (PROJ)	13,695	79,998	168,012
2026-2031 POPULATION GROWTH	.40%	.60%	.90%
2026 HOUSEHOLDS (EST)	6,828	33,497	66,936
2031 HOUSEHOLDS (PROJ)	7,059	34,764	70,334
2026-2031 HOUSEHOLD GROWTH	0.70%	0.70%	1.0%
2026 HOUSEHOLD INCOME (AVG)	\$104,902	\$111,269	\$119,221
HOUSEHOLDS OWNER-OCCUPIED	2,734	15,637	35,872
HOUSEHOLDS RENTER-OCCUPIED	4,094	17,860	31,064

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



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