



FOR SALE. FOR LEASE.  
FOR YOU.

# FOR SALE

7945 Martin Way E, Olympia

[www.rants-group.com](http://www.rants-group.com)



**\$1,099,000 • 2 Buildings: 2,760 SF and 4,000 SF**

Great opportunity for owner occupant or investor to capture a retail or office use in the Hawks Prairie area of Lacey. Property has two existing buildings. Property is a flat/usable 2.03 acres, with about 200' frontage on Martin Way.

Situated across from Galaxy Drive, which is scheduled for the 2nd Phase of retail expansion during the summer of 2011. Nearby tenants include Costco, Home Depot, LA Fitness, Rite Aid, Walmart, Safeway and more.



Nicole Potebnya, Managing Commercial Broker  
[nicole@rants-group.com](mailto:nicole@rants-group.com)



Shelley Foltz, Managing Commercial Broker  
[shelley@rants-group.com](mailto:shelley@rants-group.com)



**PHONE: 360.943.8060 • FAX: 360.943.9368 • 724 Columbia Street NW, #200, Olympia, WA 98501**

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 or other professional advisor.

7945 Martin Way E

CBA ID # 490513



**7945 Martin Way E**  
7945 Martin Way E  
Olympia WA 98516  
Thurston County

Mkt Area 710: Lacey  
[Property Website Link](#)

### Property Information

Total Building SF:	6,760
Net Rentable Area:	6,760
Building Status:	Existing
Year Built:	1969
Tax ID #s:	11811341400
Owner:	KP Group LLC
Sprinklers:	No
Construction Type:	Wood
# of Buildings:	2
# of Floors:	1
# of Units:	2
A/C:	No
Structure on Site:	No
Owner Will Build to Suit:	No

**List Price:** **\$ 1,099,000**  
**Status:** **Price Change**  
**Asset Class:** Retail, Office, Land

### Listing Information

Days on Market:	222
Building \$/SF:	\$ 162.57
SOC:	3.0
SOC Exclusions:	Yes
Call Listing Agent:	Yes
View With Discretion:	Yes
Showing Instructions:	Please contact either Listing Agent to arrange for a showing time.

### Land Information

Total Land SF:	88,427
Acres:	2.03
Zoning:	MHDC

### Owner/User Information

Owner User:	Yes
% Leased:	100%
Terms:	Cash Out/Conventional - SBA

### Sustainability/Green Building

LEED Cert:	No
Energy Star Cert:	No

### Additional Information

#### Public Building Comments

Great location, about 200 ft frontage on Martin Way. Close to Home Depot, Costco, Wal-Mart, Safeway, and Upcoming Phase II of The Landing at Hawks Prairie. Minutes to I-5 (exit 111). Building #1 is 2,760 SF and Building #2 is 4,000 SF.

#### Listing Comments

Great opportunity for owner occupant or investor to capture a retail or office use in the Hawks Prairie area of Lacey. The property has two existing buildings of 2,760 SF (currently leased out as a garden store with a \$3,500/month scheduled rent) and 4,000 SF (currently owner-used as a multi-vendor antique store with a \$3,000/month scheduled rent). Owner also leases approximately 500 SF of storage on the property (with a \$800/month scheduled rent). The entire property is a flat/usable 2.03 acres and is situated across from Galaxy Drive, which is scheduled for the 2nd Phase of retail expansion during the summer of 2011. Nearby tenants include Costco, Home Depot, LA Fitness, Rite Aide, Wal-Mart, Safeway and more. Great opportunity to derive rental income while considering redevelopment.

#### Asset Class Information - Office/Retail

Min Office SF:	2,760
Max Office SF:	6,760
Total Avail SF Min:	2,760
Total Avail SF Max:	6,760

#### Asset Class Information - Land

<b>Land Details:</b>	<b>Access:</b>
Topography: Flat	Road Frontage 1: Martin Way

#### Contact Information

Listing Agent:	<a href="#">Nicole Potebnya</a>	Phone: (360) 943-8060	Email: <a href="mailto:nicole@rants-group.com">nicole@rants-group.com</a>
Co-Listing Agent:	Shelley Foltz, CCIM	Phone: (360) 943-8060	Email: <a href="mailto:shelley@rants-group.com">shelley@rants-group.com</a>
Listing Office:	Rants Group, The	Phone: (360) 943-8060	City: Olympia WA

All information provided is deemed reliable but is not guaranteed and should be independently verified.



- 2,760 SF
- Currently leased out as a garden store.
- \$3,500/month in scheduled rent



- 4,000 SF
- Currently owner-used as a multi-vendor antique store.
- \$3,000/month in scheduled rent