

OFFERING MEMORANDUM

ST. JOHN | SAN JUAN EPISCOPAL CHURCH *OLYMPIA*

FOR SALE **\$1,900,000**

114 20TH AVE SE, OLYMPIA, WA 98501

km Kidder Mathews

OWN A *ONE-OF-A-KIND ASSET* IN THE HEART OF OLYMPIA

The site is a rare full city block in Olympia's historic district, offering walkability, community presence, and long-term stability well-suited to an established congregation, a community center, or an adaptive reuse for housing. Direct access to Interstate 5 supports strong regional connectivity, making the location easily accessible for members throughout the Puget Sound area.

ADDRESS	114 20th Ave SE, Olympia, WA 98501
SALE PRICE	\$1,900,000
TOTAL BUILDING SF	27,570 SF
TOTAL LAND SF	50,094 SF (1.15 Acres)
PARCEL NO.	8530-05-00100
ZONING	R-6-12

\$1.9M
SALE PRICE

50,094 SF
GROSS LAND SIZE



INVESTMENT HIGHLIGHTS



EXCELLENT REGIONAL ACCESS

The property benefits from immediate proximity to Interstate 5, providing strong north-south connectivity throughout the Puget Sound region. This location supports efficient commuter access, enhances tenant appeal, and materially improves feasibility for higher-density residential or mixed-use development.



ESTABLISHED HISTORIC DISTRICT LOCATION

Located within Olympia's historic district, the site sits in one of the city's most established and desirable neighborhoods. The surrounding area is characterized by civic importance, walkability, and long-term stability, which supports sustained demand and value retention for redevelopment projects.



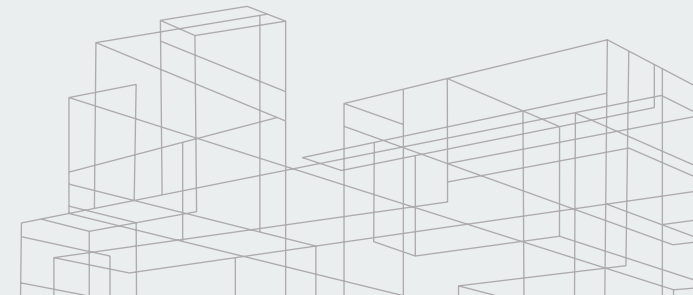
LARGE , CONTIGUOUS PARCEL (FULL CITY BLOCK)

Comprising approximately 1.15 acres and spanning an entire city block, the site offers a rare development opportunity in central Olympia. Full-block control allows for more efficient site planning, improved unit layouts, internal circulation, and economies of scale that are highly attractive to residential developers.

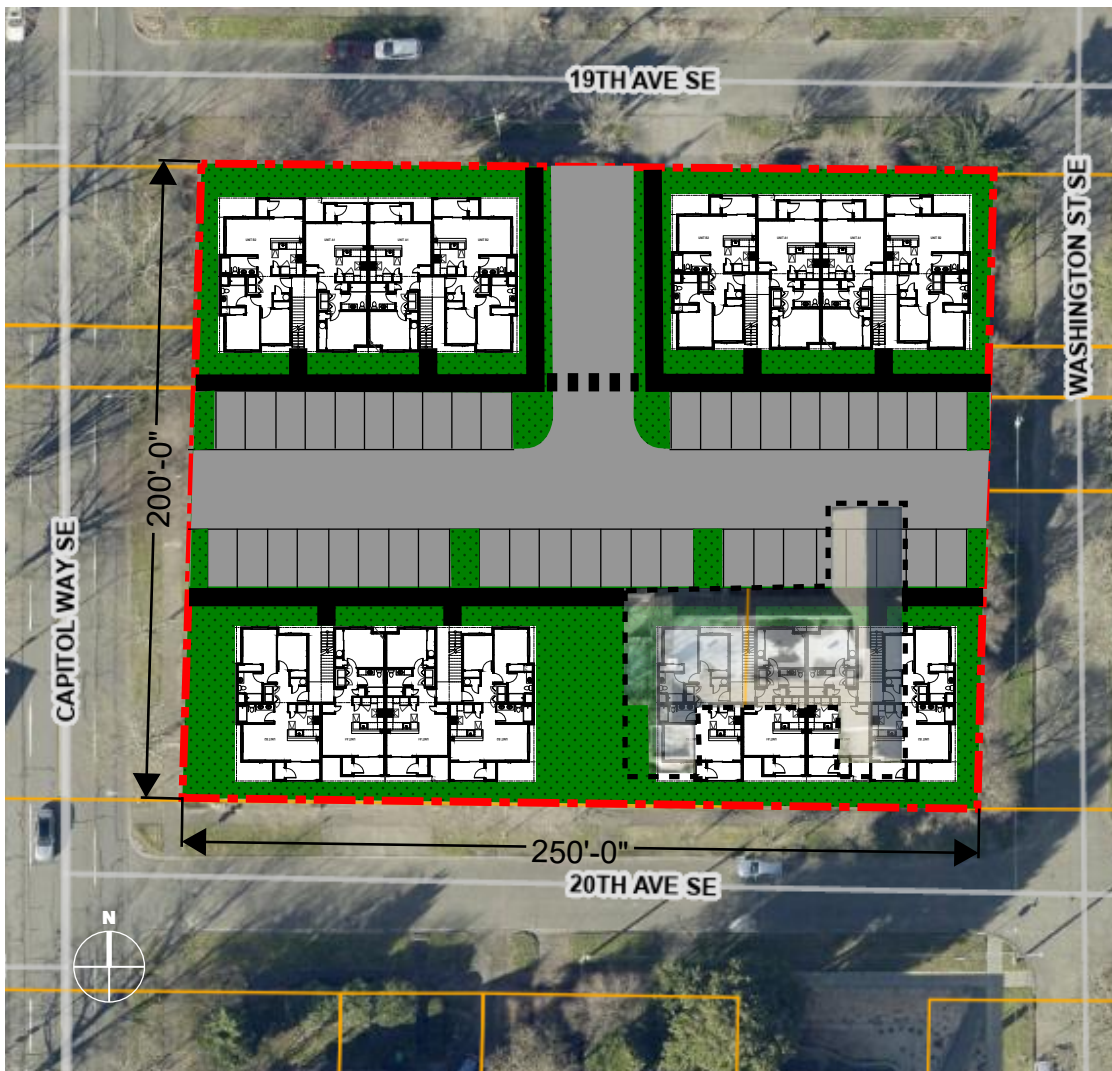
TOWNHOUSE CONCEPT



ZONING	Res 6-12. (max 6 units allowed per lot)
LOT SIZE	Min 1,600 SF
FRONT SETBACK	0' for buildings; 20' for vehicular garage or carport.
REAR SETBACK	0'
SIDE SETBACK	5', 3' for Cottage Housing
YEILD	30 Townhouses (entire site) 22 Townhouses (retain SE building)
PARKING	2 stalls provided per unit (min 0.5 stall per unit)



MULTIFAMILY CONCEPT



ZONING	Res 6-12. (max 6 units allowed per lot)
LOT SIZE	Min 1,600 SF
FRONT SETBACK	0' for buildings; 20' for vehicular garage or carport.
REAR SETBACK	0'
SIDE SETBACK	5', 3' for Cottage Housing
YEILD	48 Townhouses (entire site) 36 Townhouses (retain SE building)
PARKING	43 stalls provided (entire site) 30 stalls provided (retain SE building) (min 0.5 stall per unit)

PROPERTY OVERVIEW





CONNECTED, ESTABLISHED, & POSITIONED FOR ADAPTIVE USE

St. John San Juan Episcopal Church is located in Olympia's highly desirable South Capitol neighborhood, one of the city's most established and sought-after areas.

Known for its walkability, historic character, and proximity to the capitol campus, the neighborhood provides a strong foundation for a wide range of future uses.

The property is just minutes from Interstate 5, offering convenient regional access to Seattle, Tacoma, and the broader Puget Sound. This accessibility supports both residential appeal and ease of access for employees, students, or visitors.

The site is also near the Washington State Capitol Campus, one of the region's largest employment centers. The steady presence of government and institutional users creates consistent demand for nearby housing, office space, and community-serving uses.

Surrounding the property are well-established residential neighborhoods, local schools, and community amenities, along with quick access to downtown Olympia's retail, dining, and waterfront. This combination of neighborhood stability and urban proximity is difficult to replicate and continues to attract long-term investment.

Importantly, the property itself offers a high degree of flexibility. Its existing improvements, site layout, and central location support a variety of potential future uses, including multifamily residential, educational, office, or community-oriented redevelopment. For investors and owner-users alike, the opportunity is not limited to a single path, but instead allows for adaptation based on market demand and vision.

LOCATION OVERVIEW

4 MIN

I-5

4 MIN

DOWNTOWN OLYMPIA

6 MIN

TUMWATER

7 MIN

HWY-101

11 MIN

LACEY

SUBJECT
PROPERTY

OLYMPIA
DOWNTOWN

LACEY

TUMWATER



DEMOGRAPHICS



Population

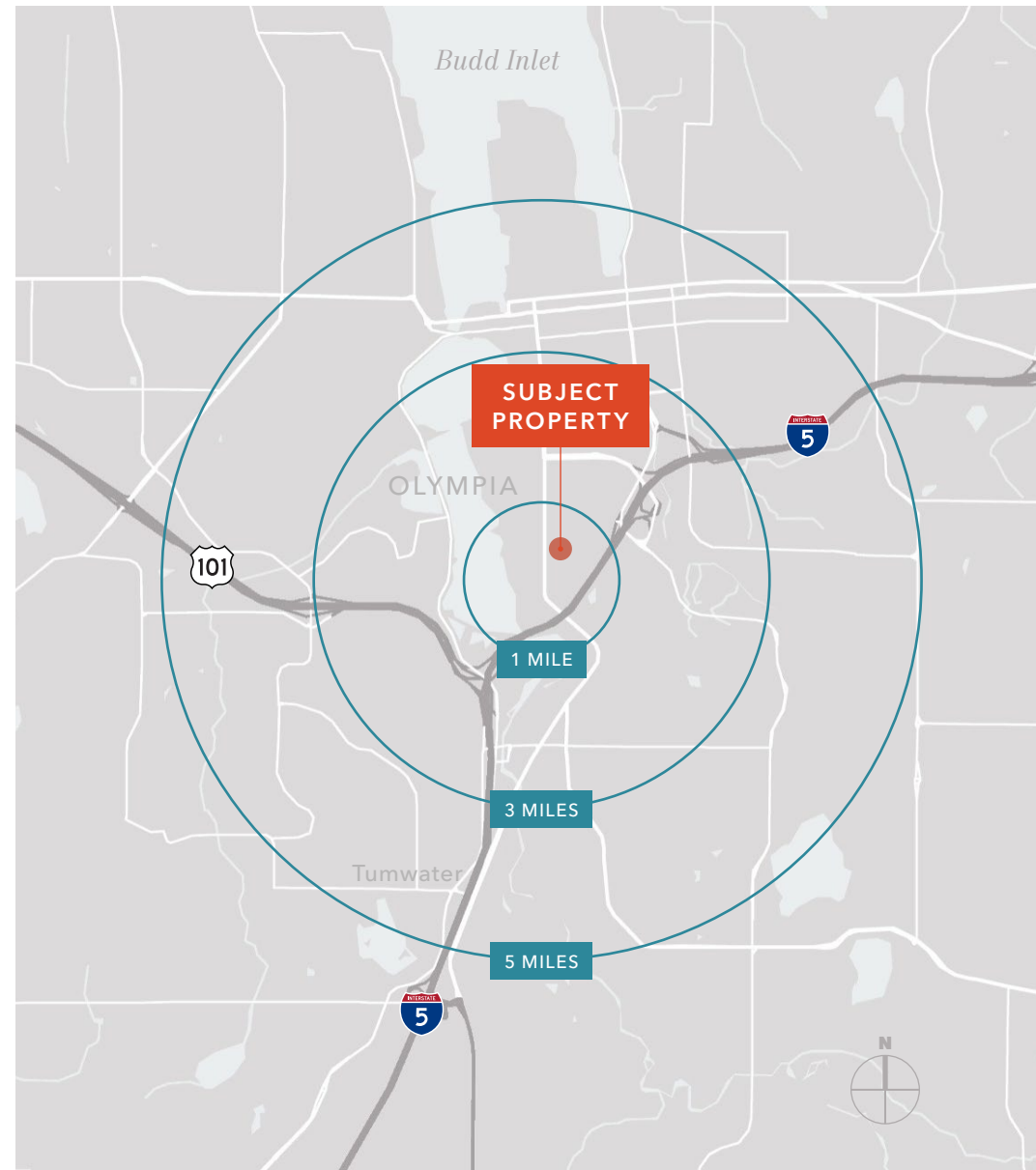
	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,612	34,226	60,808
2020 CENSUS	8,321	39,306	71,002
2025 ESTIMATED	8,611	39,931	72,216
2030 PROJECTED	9,229	41,577	75,006



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$84,610	\$91,637	\$89,009
2030 MEDIAN PROJECTED	\$84,188	\$91,681	\$88,992
2025 AVERAGE	\$106,899	\$117,027	\$114,085
2030 AVG PROJECTED	\$106,656	\$117,371	\$114,246

Data Source: ©2026, Sites USA



PROPERTY OVERVIEW



Exclusively listed by

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