

520 LLC

520 4th Ave E

Olympia, Washington 98501

HISTORIC DOWNTOWN LANDMARK

8,400 SF ADAPTIVE REUSE & OWNER-USER OPPORTUNITY

Located in Olympia's Historic Creative District | Federally Designated Opportunity Zone

Executive Summary

520 4th Ave E represents a rare opportunity to acquire one of downtown Olympia's most recognizable and architecturally significant historic commercial buildings.

Prominently positioned on a .17-acre corner lot directly across from Olympia City Hall and near the Washington State Capitol Campus, this approximately 8,400 SF terra-cotta Gothic Revival-influenced building combines distinctive historic character, exceptional downtown visibility, flexible commercial space, and substantial existing infrastructure.

Originally designed by renowned Olympia architect Joseph Wohleb and constructed by the Titus family, the property has served Olympia through multiple eras, including automotive showroom and dealership operations, retail, office, and restaurant/hospitality uses.

Today, the property offers considerably more than a traditional restaurant opportunity. Its size, configuration, prominent location, and architectural identity create an exceptional platform for **adaptive reuse, owner occupancy, retail, professional services, medical or dental uses, wellness and personal services, institutional or community uses, hospitality, entertainment, events, food and beverage, or other commercial concepts**, subject to applicable zoning and approvals.

Existing restaurant infrastructure—including commercial kitchen systems, walk-in coolers, vent hoods, grease and utility infrastructure, bar and dining areas, and a Wood Stone wood-fired pizza oven—provides significant value for hospitality and food-service users while offering a substantial existing foundation for alternative concepts.

For an owner-user, investor, operator, or developer, 520 4th Ave E offers the opportunity to control a highly recognizable downtown Olympia landmark with multiple potential paths for future use and repositioning.

Investment Highlights

- **8,400 SF historic downtown commercial landmark**
- Prominent **.17-acre corner location** directly across from Olympia City Hall
- Located within Olympia's **Historic Creative District**
- Located within a **federally designated Opportunity Zone**
- Distinctive **terra-cotta Gothic Revival-influenced architecture**
- Designed by renowned Olympia architect **Joseph Wohleb**
- Constructed by the historic **Titus family**
- Steel-reinforced concrete construction
- Two-story building with a highly flexible existing configuration
- Existing commercial-grade restaurant and hospitality infrastructure
- Approximately **812 SF private banquet/event room**
- Potential applications extending well beyond restaurant use
- Potential appeal to **retail, medical, dental, wellness, personal services, professional office, institutional, hospitality, entertainment, and food-service users**
- Opportunity for full-building owner occupancy or alternative leasing strategies
- Strong adaptive-reuse and repositioning potential
- Rare opportunity to acquire a distinctive and difficult-to-replicate downtown Olympia asset

Property Overview

Property Address 520 4th Ave E, Olympia, WA 98501

Building Size Approximately 8,400 SF

Lot Size 0.17-acre corner lot

Building Type Historic commercial / adaptive reuse opportunity

Architecture Terra-cotta Gothic Revival-influenced design

Construction Steel-reinforced concrete

Stories Two

Historic Designer Joseph Wohleb

Original Builder Titus Family

Zoning Retail – Food Downtown Business

Opportunity Zone Federally designated Opportunity Zone

Location Downtown Olympia's Historic Creative District

The property is within walking distance of Olympia City Hall, the Washington State Capitol Campus, downtown restaurants and retail, cultural venues, government offices, and professional services.

Flexible Building Configuration

The approximately 8,400 SF building currently provides a combination of restaurant/hospitality, office, storage, and event space.

Existing Floor Area

Restaurant & Hospitality Space

Approximately 6,136 SF

Office Space

Approximately 1,200 SF

Storage / Warehouse Space

Approximately 1,064 SF

Private Banquet / Event Room

Approximately 812 SF

The existing configuration provides flexibility for a wide variety of owner-user and adaptive-reuse strategies.

The private banquet/event room provides an additional specialized space suitable for meetings, receptions, private functions, civic gatherings, catered events, or other approved uses.

Adaptive Reuse Opportunity

More Than a Restaurant

The most compelling aspect of 520 4th Ave E is its ability to serve **multiple commercial purposes beyond its existing restaurant configuration.**

The building's scale, downtown visibility, distinctive architecture, flexible interior layout, and existing infrastructure create an unusual opportunity for businesses and organizations seeking a prominent downtown location.

Potential applications may include:

Retail & Consumer Services

- Specialty retail
- Showroom
- Salon and beauty services
- Spa and wellness
- Massage and personal services
- Destination-oriented retail

Medical & Professional

- Medical practice
- Dental practice
- Wellness or rehabilitation services
- Professional office
- Creative office headquarters
- Legal, financial, or other professional services

Institutional & Community

- Institutional offices
- Community or civic uses
- Educational or training facilities
- Arts and cultural organizations
- Nonprofit or community gathering space

Hospitality, Food & Entertainment

- Restaurant
- Brewery or tasting room
- Event venue
- Entertainment concept
- Gallery
- Culinary operation
- Hospitality or lodging concept

All potential uses are subject to applicable zoning, building requirements, permitting, and other governmental approvals.

Existing Commercial Infrastructure

The property retains substantial infrastructure from its long-term restaurant use, including:

- Two walk-in coolers
- Two commercial vent hoods
- Wood Stone wood-fired pizza oven with dedicated ventilation hood
- Commercial kitchen layout
- Bar and dining areas
- Existing grease and utility infrastructure
- HVAC systems
- Fire protection systems

- Security systems

For a restaurant, brewery, event venue, or food-oriented user, much of the specialized infrastructure is already in place.

For an alternative user, the existing improvements provide a substantial starting point for conversion and adaptive reuse, potentially reducing the scope of improvements required compared with a completely raw commercial building.

Historic Significance & Building Background

520 4th Ave E represents an important piece of Olympia's downtown architectural heritage.

County records identify the construction date as 1927, while historical references cite 1923. Originally developed as part of the Olympia Motors complex, the building historically served automotive dealership and showroom functions before transitioning through additional commercial uses including retail and office.

A major change of use occurred in 1988, converting the property to office space and subsequently to bar and restaurant use. Significant renovations were completed in 1999 for anchor tenant Ramblin Jacks, modernizing building systems and food-service infrastructure while maintaining the building's distinctive historic character.

The result is a property that combines the character and identity of a historic downtown landmark with infrastructure capable of supporting contemporary commercial uses.

Location & Market Appeal

520 4th Ave E occupies a prominent downtown corner in the heart of Olympia's Historic Creative District.

Location Advantages

- Directly across from **Olympia City Hall**
- Near the **Washington State Capitol Campus**
- Surrounded by government, legal, professional, retail, dining, arts, and cultural uses
- Walkable downtown location
- Prominent street visibility

- Strong daytime presence from government and professional users
- Proximity to established downtown businesses and civic destinations

The property's location provides a unique combination of **civic visibility, pedestrian accessibility, downtown identity, and established commercial surroundings.**

Ownership & Investment Opportunity

520 4th Ave E offers an opportunity to acquire a genuine downtown Olympia legacy property rather than a conventional commercial building.

Its combination of:

Historic Architecture

Prominent Downtown Location

8,400 SF of Flexible Space

Opportunity Zone Location

Existing Commercial Infrastructure

Multiple Potential User Groups

Adaptive Reuse Potential

creates a distinctive acquisition opportunity for an owner-user, investor, operator, institution, or developer.

The property's existing restaurant infrastructure provides an immediate advantage for hospitality and food-service concepts, while its underlying real estate characteristics create substantially broader possibilities for alternative commercial uses.

Whether repositioned for **retail, medical or dental services, wellness and personal services, professional office, institutional use, hospitality, entertainment, events, food and beverage, or another adaptive-reuse concept**, 520 4th Ave E offers the opportunity to create a highly visible and distinctive downtown destination.

A Rare Opportunity to Own a Piece of Downtown Olympia History

520 4th Ave E is not simply a restaurant property. It is an iconic downtown building with the scale, character, visibility, and flexibility to become something entirely new.