



DOWNTOWN OLYMPIA STREET-LEVEL RETAIL SPACE NOW AVAILABLE



MOTTMAN BUILDING

101 CAPITOL WAY N, OLYMPIA, WA | THE HISTORIC MOTTMAN BUILDING

Welcome to the Mottman Building—a beautifully maintained historic office and retail property in the heart of downtown Olympia, located at the prominent intersection of Capitol Way and 4th Avenue East. This space features bright, street-facing storefront windows along busy 4th Avenue, offering excellent visibility and abundant natural light. The storefront provides an open, flexible layout, complemented by convenient storage in the rear of the space. Tenants also enjoy easy access to well-maintained common-area restrooms via a rear hallway.

- ▶ Maintained Common Area Restrooms
- ▶ Tenancy: Multi-tenant
- ▶ Historic Masonry, built in 1889
- ▶ Opportunity Zone: Yes
- ▶ Parking Options Available
- ▶ Zoning: Downtown Business District

SUITE 103: 825 SF

RATE: \$27.95/SF

MODIFIED GROSS

CBA# 44195191



rants.group/Mottman103



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.

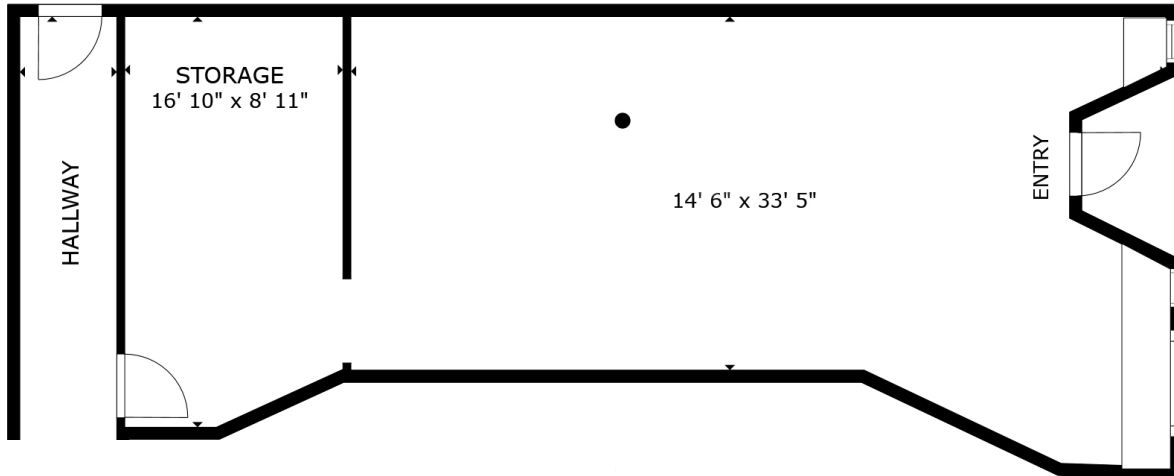


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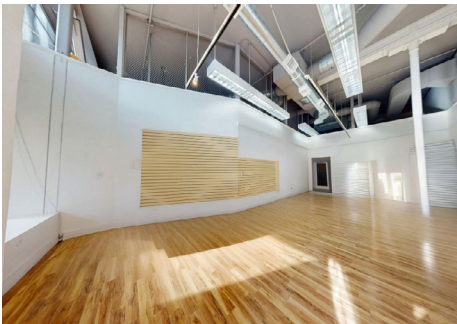
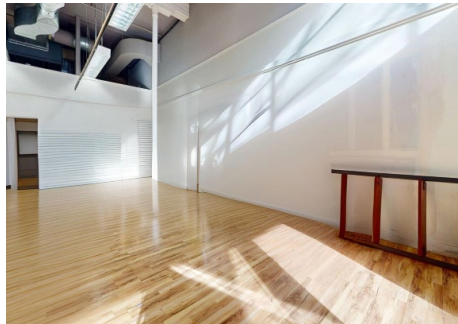
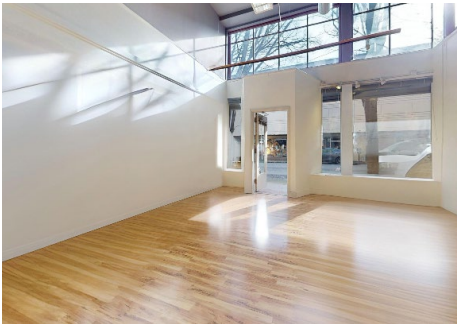
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FIRST FLOOR | SUITE 103



BRIGHT & INVITING RETAIL STOREFRONT FACING 4TH AVENUE



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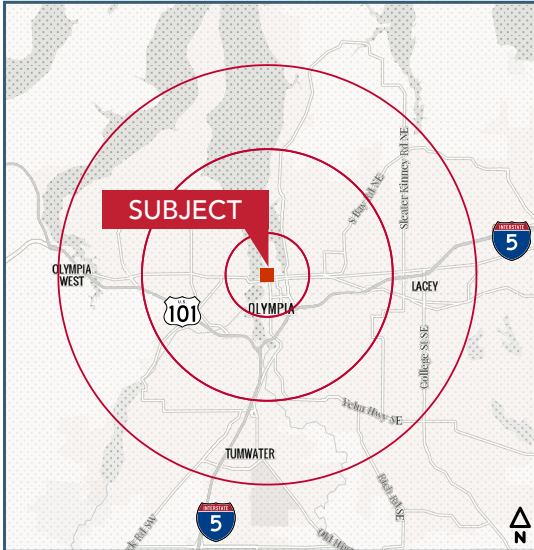
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101 CAPITOL WAY N, OLYMPIA, WA 98501

DEMOGRAPHIC SUMMARY (1, 3, 5 MILE RADII)



DEMOGRAPHIC SUMMARY

POPULATION

	1 MILE	3 MILE	5 MILE
2025 POPULATION (EST)	9,094	70,040	132,086
2030 POPULATION (PROJ)	9,602	71,871	136,511
2025-2030 POPULATION GROWTH	5.59%	2.61%	3.35%
2025 HOUSEHOLDS (EST)	4,917	30,922	56,232
2030 HOUSEHOLDS (PROJ)	5,294	31,985	58,495
2025-2030 HOUSEHOLD GROWTH	7.67%	3.44%	4.02%
2024 HOUSEHOLD INCOME (AVG)	\$97,211	\$105,827	\$110,640
2025 HOUSEHOLDS OWNER-OCCUPIED	1,589	15,422	30,809
2025 HOUSEHOLDS RENTER-OCCUPIED	3,328	15,500	25,423

© 2026 Esri - Esri forecasts for 2025 and 2030. U.S. Census Bureau 2010 and 2020 Census data converted by Esri into 2020 geography.

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