FOR GROUND LEASE

7303 MARTIN WAY SE

OLYMPIA, WA 98516

KIDDER.COM

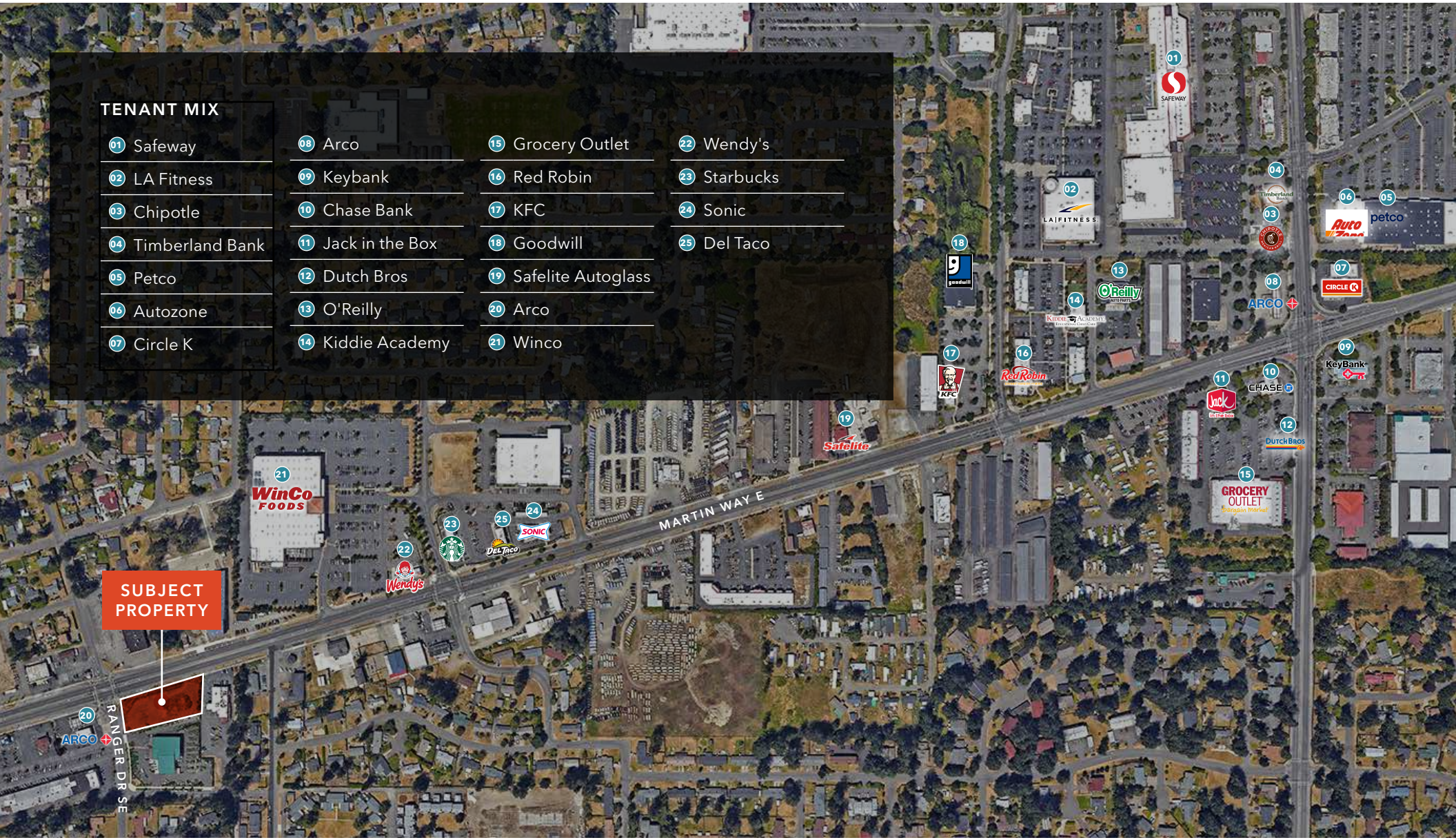
Kidder Mathews

PROPERTY OVERVIEW

LAND SF	37,026
LAND AC	0.85
PROPOSED BUILDING SF	500 - 4,435 SF with a 3-lane Drive Thru
BUILDING	Former building on-site has been demolished - Currently Vacant Land
PRICE	$150,000/Yr
ZONING	MHDC Mixed-Use High-Density Corridor
PARCEL #	78720000300
INTERSECTION	Signaled

WSECU's site specific expenses towards PSE and permitting that would be of potential value to a future Tenant of approximately $400,000 with a total expenses exceeding $800,000.

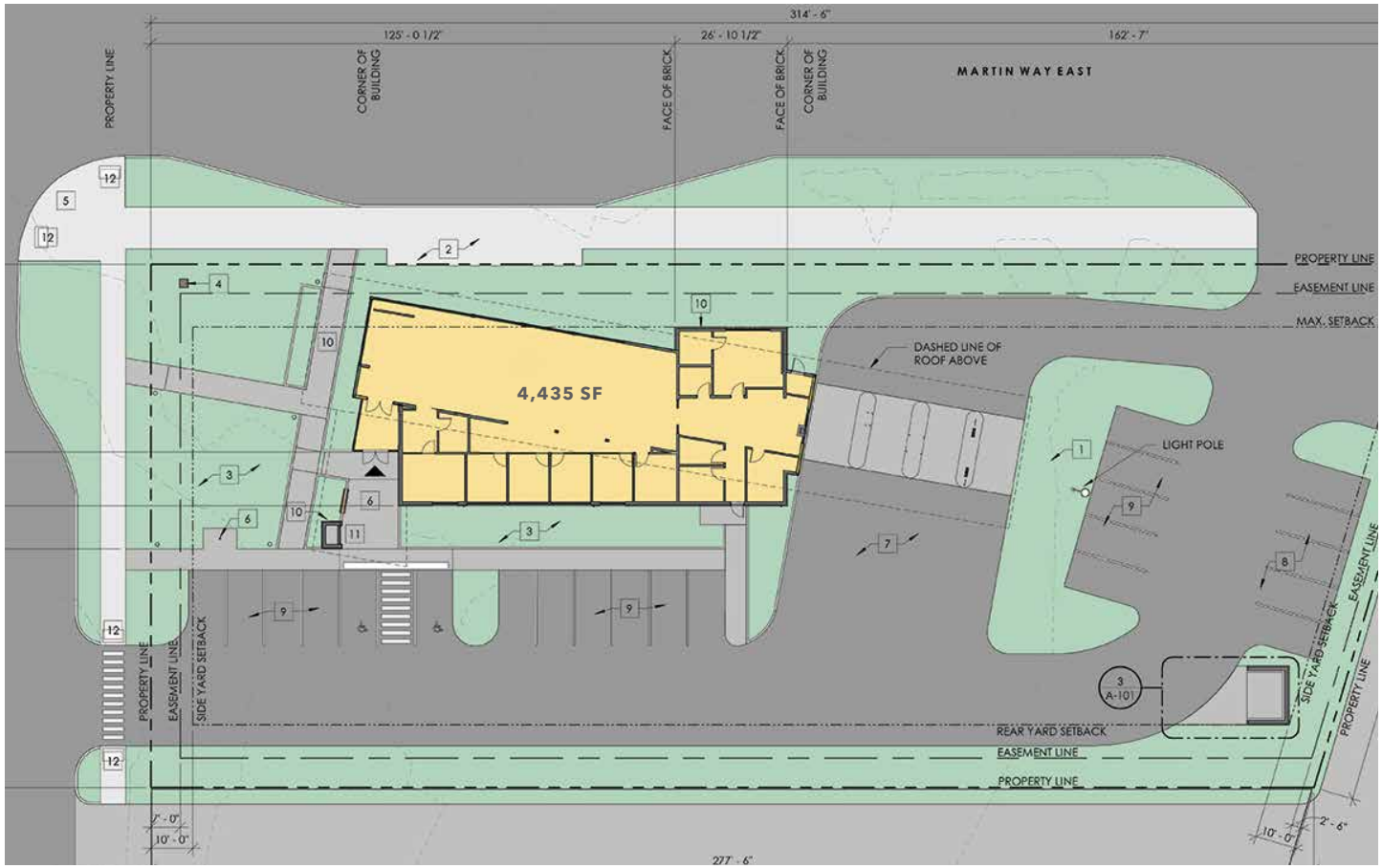
WSECU's Tangle Wilde Site (7303 Martin Way E) is a highly visible retail pad site that fronts on heavily traveled Martin Way E, which is the predominant East/West arterial street in the Lacey retail trade area. The property benefits from being located on a 4-way lighted intersection that provides ease of access. There is also a large pole sign that fronts Martin Way. The property zoning is MHDC, which allows for a wide variety of retail uses. The proximity to WinCo Foods also provides a daily needs driver with close proximity to the property and is valued by a majority of retailers for traffic generation.



TENANT MIX

01 Safeway	08 Arco	15 Grocery Outlet	22 Wendy's
02 LA Fitness	09 Keybank	16 Red Robin	23 Starbucks
03 Chipotle	10 Chase Bank	17 KFC	24 Sonic
04 Timberland Bank	11 Jack in the Box	18 Goodwill	25 Del Taco
05 Petco	12 Dutch Bros	19 Safelite Autoglass	
06 Autozone	13 O'Reilly	20 Arco	
07 Circle K	14 Kiddie Academy	21 Winco	

PROPOSED SITE PLAN



37,026 SF

LAND SF

500 - 4,435

SF PROPOSED BUILDING

DRIVE THRU

PROPOSED BUILDING TYPE

RENDERING - 4,435 SF BANK WITH 3 LANE DRIVE-THRU

ZONING OVERVIEW

16.23.020 - PERMITTED USES IN ALL MIXED HIGH DENSITY ZONES

A. Commercial Uses and Public Administration. The following uses are permitted as an allowed use or by conditional use permit as noted if they have a gross floor area of no more than fifteen thousand square feet and require no outside storage. The square footage limitation may be waived by the site plan review committee for general merchandise stores, food stores, hotels and motels, rooming houses, educational services, and museums. To waive this requirement the site plan review committee must find that the proposed use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses in the zone. Noted conditional uses may also be approved with a greater or lesser square footage under the same conditions of pedestrian emphasis, compatibility and complementary design.

Uses allowed include:

1. Retail Uses. Preferred retail activities are those that promote a shopping experience for pedestrians and can accommodate design that is easily integrated into the corridor's mixed use vision. Preferred retail uses include activities such as:

- a. General merchandise;
- b. Food;
- c. Apparel and accessories;
- d. Eating and drinking establishments;
- e. Drug and proprietary;
- f. Shopping goods stores.

2. Finance, Insurance and Real Estate. Preferred uses include finance, insurance and real estate servicing needs of surrounding neighborhood and community residents. Such uses will have a design that promotes the immediately surrounding mixed use high density corridor. Such uses include:

- a. Finance depository institutions, non-depository institutions, holding companies, other investment companies, brokers and dealers in securities and commodity contracts and security and commodity exchanges;
- b. Insurance, including carriers of all types of insurance and insurance agents and brokers;
- c. Real estate, including owners, lessors, lessees, buyers, sellers, agents and developers of real estate.

3. Services. Preferred service uses are establishments primarily engaged in a variety of services for individuals, business and government establishments and other organizations and have a design promoting the service needs of the mixed uses within the corridor.

Preferred service uses include activities such as:

- a. Hotels and lodging places;
- b. Personal services: laundry, photo studios, beauty shops, shoe repair and funeral service;
- c. Business services: advertising agencies, commercial art and computer programming;
- d. Repair services: radio and TV repair;
- e. Theaters;
- f. Amusement and recreation: physical fitness facilities and health clubs;
- g. Health services: office and clinics of doctors, dentists, health practitioners, veterinarian clinics and medical laboratories;
- h. Educational services: establishments involved in academic and technical instruction and libraries;
- i. Social services: childcare and residential care;
- j. Museums, art galleries and botanical and zoological gardens;
- k. Membership organizations;
- l. Engineering, accounting, research, management and related services.

4. Public Administration. Preferred uses include activities involving the executive, legislative, judicial, administrative and regulatory activities of federal, state, local and international governments. However, activities of the state of Washington shall be allowed only if such location and use also conform with the state's current Preferred Leasing Areas Plan provided said Preferred Leasing Areas Plan meets the city's adopted goals and policies and further is endorsed by the city of Lacey.

Preferred public administration uses are those promoting the mixed use of the corridor by servicing the residents of the neighborhoods and within the corridor. Such uses include activities like a post office, satellite police stations and fire stations.

5. Transportation Activities. Preferred uses are transportation activities which promote a multi-

modal environment or can be easily integrated into the mixed use vision for the corridor. Such uses include activities such as:

- a. Bus terminals;
- b. Taxi cab services;
- c. Transportation services;
- d. Travel agencies;
- e. Tour operators;
- f. Commercial parking facilities may be allowed provided they are limited to twenty-five cars. Commercial parking facilities shall be prohibited on corner lots.

B. Residential Uses. All residential uses are permitted with a minimum density of at least twelve units per acre. No density maximum shall be imposed provided any density beyond twenty units per acre shall be obtained by purchase of transfer of development rights; low income housing density bonuses or other incentive density bonuses as may be available or determined in the best interest of the community by the site plan review committee.

C. Urban agricultural uses as provided for and limited under Chapter 16.21 LMC. (Ord. 1539 §68, 2019; Ord. 1368 §26, 2011; Ord. 1220 §16, 2004; Ord. 1098 §13(B), 1999; Ord. 1045 §1, 1996; Ord. 1024 §38, 1995).

16.23.024 - ADDITIONAL PERMITTED USES

Selected automobile-related uses are allowed in the mixed high density corridor (west) zone pursuant to LMC 16.23.010(D). Provided the use is designed to conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses. Such uses include:

A. Automobile-related uses such as:

1. Automobile parts store;

2. Automobile repair;

3. Service activities;

4. Gas stations;

5. Vehicle sales activities;

6. Manufactured home sales activities. (Ord. 1539 §69, 2019; Ord. 1098 §13(C), 1999).

16.23.025 - CONDITIONAL USES

A. Other uses in the following categories may be permitted through a conditional use permit. Provided the applicant can demonstrate such use can be designed to be integrated into the corridor and compatible and complementary to existing and future preferred uses and land use vision. Uses that may be approved through the conditional use permit process in all three mixed use high density corridor zones include:

1. Retail uses such as:

- a. Hardware;
- b. Building material and garden supply;
- c. Home furnishings and equipment.

2. Services.

- a. Upholstery;
- b. Furniture repair.

3. Public Administration.

- a. State offices.

B. Additional conditional uses may be permitted in the central zone pursuant to LMC 16.23.010(E). Provided it can be shown the use can conform to other requirements of the high density corridor, is designed to accommodate the pedestrian emphasis and is compatible and complementary to surrounding uses. Such uses include:

1. Automobile-related uses such as:

- a. Automobile parts store;
- b. Automobile repair;
- c. Service activities;
- d. Gas stations;
- e. Vehicle sales activities;
- f. Manufactured home sales activities.

C. Automobile gas stations may be permitted by conditional use permit at the northeast and southwest corners of the intersection of Meridian, Martin, and Duterrow. This use shall be limited to the lots with gas stations existing

FREEDOM POINT PLAZA
LACEY MARKETPLACE
SUBJECT PROPERTY
MARTIN WAY NE
5
510
N

DEMOGRAPHICS

POPULATION

	5 Min	10 Mins	15 Mins
2010 CENSUS	16,917	53,232	110,297
2020 CENSUS	19,632	64,599	130,129
2024 ESTIMATED	20,201	66,779	132,688
2029 PROJECTED	19,921	67,882	134,277

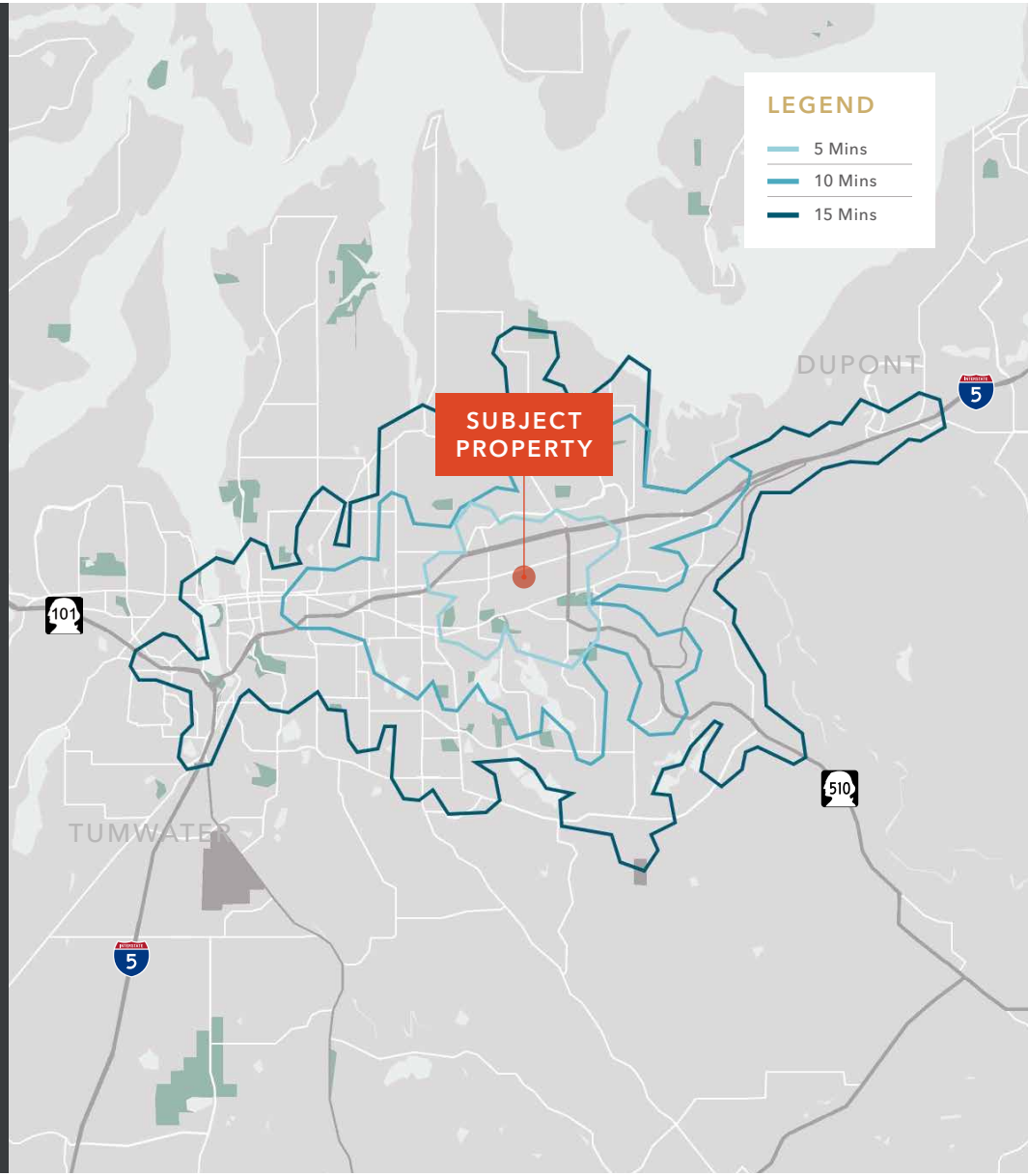
MEDIAN AGE & GENDER

	5 Min	10 Mins	15 Mins
MEDIAN AGE	34.1	37.1	38.4
% FEMALE	49.7%	50.2%	50.5%
% MALE	50.3%	49.8%	49.5%

HOUSEHOLD INCOME

	5 Min	10 Mins	15 Mins
2024 MEDIAN	$81,528	$85,079	$89,011
2029 MEDIAN PROJECTED	$82,982	$87,035	$90,940
2024 AVERAGE	$102,552	$108,780	$114,679
2029 AVERAGE PROJECTED	$106,889	$113,225	$119,355

Data Source: ©2025, Sites USA



7303 MARTIN WAY SE

Exclusively leased by

BLAKE WEBER
Senior Vice President
206.898.1231
blake.weber@kidder.com

DREW FRAME, SIOR
Senior Vice President
253.948.7032
drew.frame@kidder.com

DON WHTTLES
Senior Vice President
253.208.2257
don.whittles@kidder.com

TIM WEBER
Executive Vice President
206.650.0391
tim.weber@kidder.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. 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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

km Kidder Mathews