

OFFERING MEMORANDUM

# INFILL DEVELOPMENT OPPORTUNITY



727 ADAMS ST SE, OLYMPIA, WA

**km** Kidder  
Mathews

# A *ONE-OF-A-KIND OPPORTUNITY* IN OLYMPIA, WA

*This 0.26-acre (11,326 SF) site offers an excellent infill development opportunity in a well-established urban neighborhood.*

The property benefits from convenient access to major transportation corridors, employment centers, retail, restaurants, and community amenities, making it an attractive location for future multifamily residents. Its central location supports strong long-term demand for housing while providing developers with the advantages of an infill site in a growing market.

## DEVELOPMENT OPPORTUNITY

The property presents a compelling opportunity to capitalize on existing plans for a four-story, 38-unit apartment building, significantly reducing the time and expense typically associated with the early stages of project planning. At an asking price of \$760,000.00, the site offers the potential to accelerate development by leveraging work already completed while delivering much-needed multifamily housing in a supply-constrained market. For developers seeking to shorten project timelines and move more efficiently toward construction, this property represents an opportunity to add density on a well-located site with a thoughtfully designed residential concept already in place.

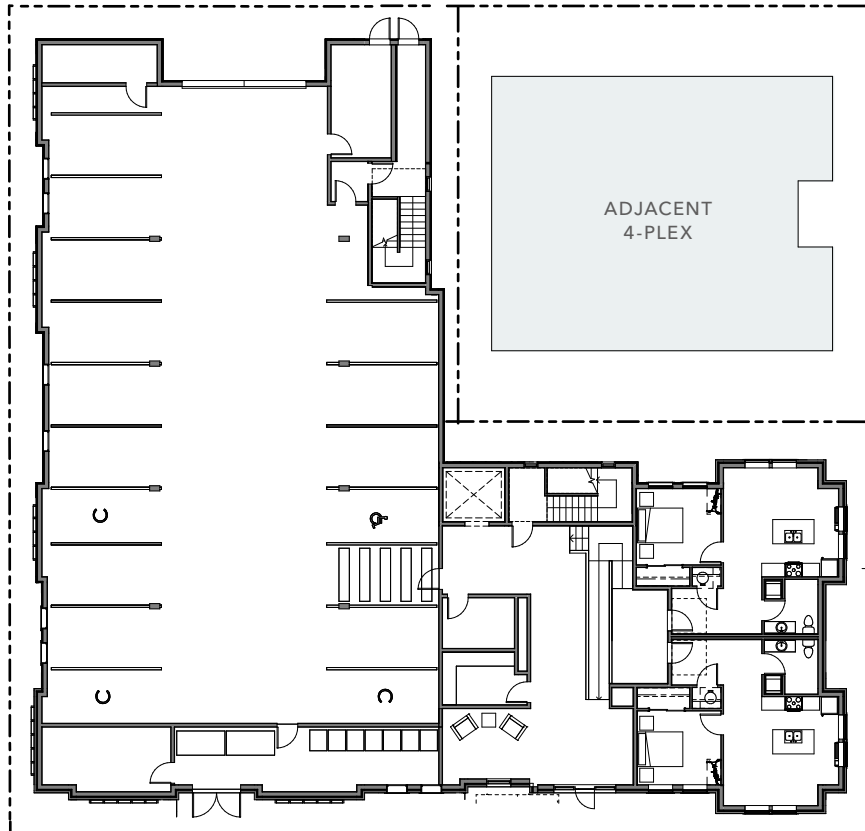


|               |                              |
|---------------|------------------------------|
| ADDRESS       | 727 Adams St SE, Olympia, WA |
| LOT SIZE      | 0.26 Acres                   |
| TOTAL LAND SF | 11,326 SF                    |
| TOTAL UNITS   | 38 Units                     |
| SALE PRICE    | \$760,000.00                 |

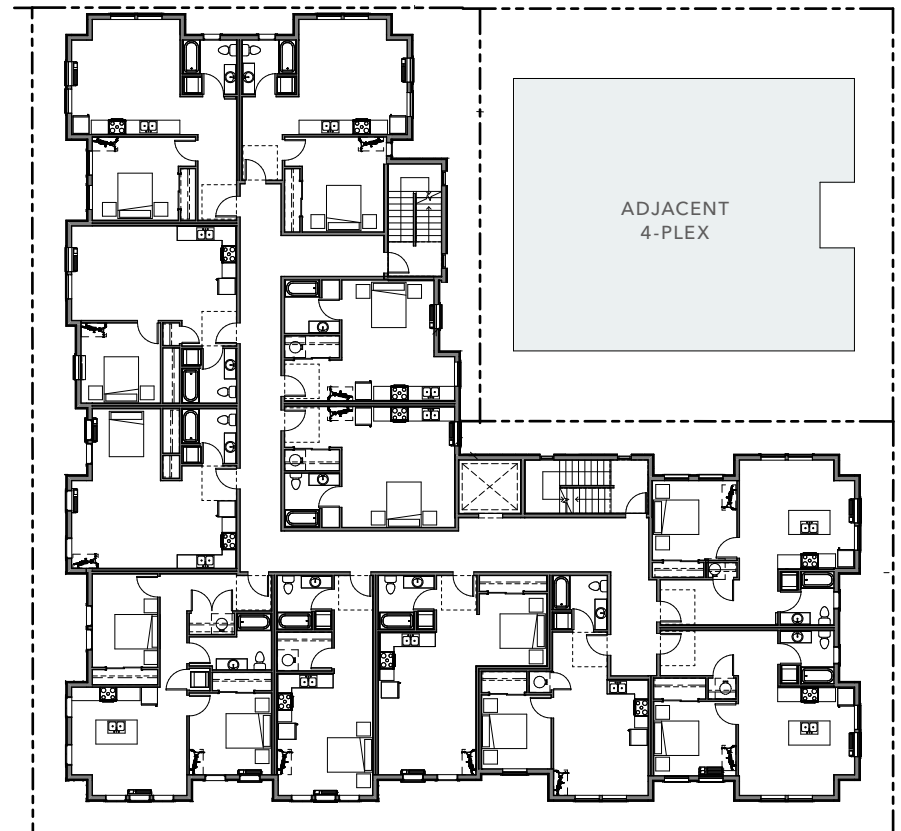
## PROPERTY OVERVIEW



## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



## PROPERTY OVERVIEW



## LOCATION OVERVIEW

4 MIN

I-5

4 MIN

DOWNTOWN OLYMPIA

6 MIN

TUMWATER

7 MIN

HWY-101

11 MIN

LACEY

SUBJECT  
PROPERTY

OLYMPIA

LACEY

TUMWATER

## LOCATION OVERVIEW



## NEARBY AMENITIES

### FOOD

- 01 1889 Prime Steakhouse
- 02 Olympia Oyster House
- 03 Cascadia Grill
- 04 Octopas Cafe
- 05 Uptown Grill
- 06 Asahi Sushi
- 07 Meoni's Italian Sub
- 08 Akashic Food Trailer
- 09 Old School Pizzeria
- 10 Well 80 Brewhouse
- 11 South Bay  
Dickerson's BBQ
- 12 McDonald's
- 13 Jack in the Box
- 14 Casa Mia of Olympia

### SHOPPING

- 01 Olympia Farmers Market
- 02 The Wine Loft
- 03 Olympia Supply & Ace  
Hardware
- 04 Orca Books Cooperative
- 05 The Pet Works
- 06 Fifth Ave Flea Market

### LIFESTYLE & FITNESS

- 01 Heritage Park
- 02 The Olympia Yacht Club
- 03 Exit Puzzles Escape Room
- 04 Capitol Theater
- 05 Washington Center for the  
Performing Arts
- 06 Art House Designs
- 07 Alliance Athletics Olympia
- 08 Plum Street YMCA
- 09 Olympia Family Theater
- 10 Mi Tierra Pottery & Arts
- 11 WET Science Center
- 12 Hands On Children's Museum
- 13 OlyYoga
- 14 Yashiro Japanese Garden

### BANKS

- 01 Bank of America
- 02 U.S. Bank
- 03 Washington Business Bank
- 04 Commencement Bank
- 05 Chase Bank
- 06 WSECU

DEMOGRAPHICS



Population

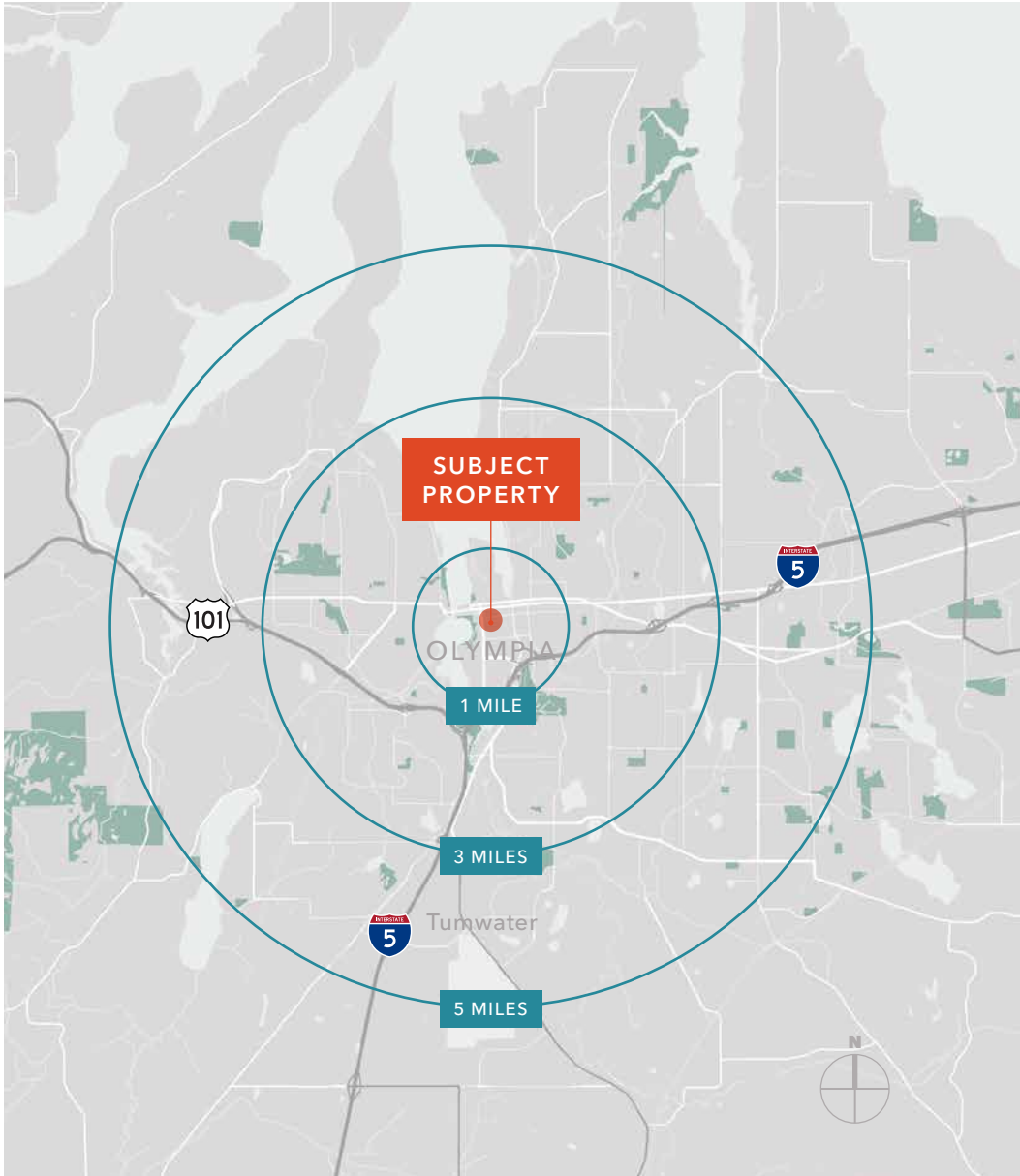
|                | 1 Mile | 3 Miles | 5 Miles |
|----------------|--------|---------|---------|
| 2010 CENSUS    | 7,522  | 60,400  | 114,542 |
| 2020 CENSUS    | 8,495  | 70,247  | 132,432 |
| 2026 ESTIMATED | 8,889  | 71,264  | 135,795 |
| 2031 PROJECTED | 9,770  | 73,491  | 139,986 |



Household Income

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| 2026 MEDIAN           | \$83,709  | \$92,616  | \$95,268  |
| 2031 MEDIAN PROJECTED | \$83,449  | \$92,426  | \$95,129  |
| 2026 AVERAGE          | \$106,527 | \$115,452 | \$120,645 |
| 2031 AVG PROJECTED    | \$106,186 | \$115,283 | \$120,521 |

Data Source: ©2026, Sites USA



*Exclusively listed by*

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