



Strategic South Puget Sound Location Within the Tacoma MSA | AHHI Exceeds \$142,000 in a 1-Mile Radius

Subject Property

OFFERING MEMORANDUM
OLYMPIA, WASHINGTON (TACOMA MSA)

Marcus & Millichap
THE SULO GROUP

CONFIDENTIALITY & DISCLAIMER

Exclusively Listed by:

Dominic Sulo

Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Broker of Record:

Joel Deis
License: 25469

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

OFFERING SUMMARY

PROPERTY ADDRESS

2222 Yelm Highway SE
2222 Yelm Highway SE
Olympia, WA 98501

FINANCIAL SUMMARY	
Price:	\$1,000,000

PROPERTY SUMMARY	
Building One Sq Ft:	1,996
Building Two Sq Ft:	1,334
Year Built:	1924
Lot Size:	.56 Acres

ZONING SUMMARY	
PIN:	9570011000
Zoning Code:	Low-Density Residential (R 4-8) Professional Office/Residential Multifamily (PO/RM)

PERMITTED USES	
Commercial & Professional Uses:	Childcare and Day Use: Nursery schools, pre-schools, and child day care centers are permitted explicitly under joint county/city code provisions. Professional Offices: Medical clinics, dental offices, legal practices, insurance agencies, and general administrative real estate or corporate spaces. Personal Services: Small-scale neighborhood services like beauty salons, barbershops, or dry-cleaning pickup.
Residential & Multifamily Uses:	Higher Density Living: Duplexes, triplexes, townhomes, and low-rise apartments or multi-family complexes. Specialized Care: Adult family homes, senior housing, group homes, and assisted living or nursing home facilities. Single-Family Elements: Traditional single-family detached homes and standard Accessory Dwelling Units (ADUs).
Civic & Community Uses:	Public Assemblies: Churches, religious facilities, and community centers. Education: Public or private elementary and secondary schools.

INVESTMENT HIGHLIGHTS

- **Strategic South Puget Sound Location Within the Tacoma MSA**
 - Positioned in Olympia, the capital of Washington and a key growth market within the South Puget Sound region, the property benefits from proximity to both Tacoma and Seattle.
 - Located along the Interstate 5 corridor, the area is supported by government employment, healthcare, education, military activity, and port-related commerce, creating a diverse and stable economic foundation.
 - The property's location within the Tacoma MSA provides access to one of the Pacific Northwest's largest population centers while offering a more affordable and family-oriented suburban environment.
- **Purpose-Built Early Education Facility with Significant Alternative-Use Potential**
 - The property was purpose-built for early childhood education and features infrastructure that can appeal to a wide variety of educational, healthcare, nonprofit, and service-oriented users.
 - Existing improvements, dedicated outdoor play areas, parking, and institutional-quality layout substantially reduce occupancy costs and time-to-market for a replacement operator.
 - In addition to childcare operators, the asset may appeal to private schools, therapy providers, learning centers, community organizations, and other permitted users, subject to local zoning verification and municipal approvals.
- **Prominent Frontage Along Yelm Highway, a Primary East-West Commuter Corridor**
 - The property features direct frontage along Yelm Highway SE, a major arterial roadway carrying approximately 25,118 vehicles per day.
 - Excellent visibility and accessibility enhance branding opportunities and support tenant recruitment from a broad residential trade area.
 - The location serves as a key connection between established neighborhoods, schools, apartment communities, and major employment centers throughout the Olympia market.
- **Dense Concentration of Families, Schools, and Residential Growth**
 - The surrounding trade area contains approximately 149,281 residents and more than 64,629 households within a five-mile radius.
 - Multiple elementary schools, apartment communities, and residential developments surround the property, creating a highly desirable environment for childcare, educational, and family-oriented service providers.
 - Nearby communities include numerous multifamily developments and established residential neighborhoods that provide a consistent source of prospective students and customers.



SITE PLAN



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	9,771
3-Mile Radius	76,359
5-Mile Radius	149,281

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$142,431
3-Mile Radius	\$111,294
5-Mile Radius	\$110,066

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

OLYMPIA

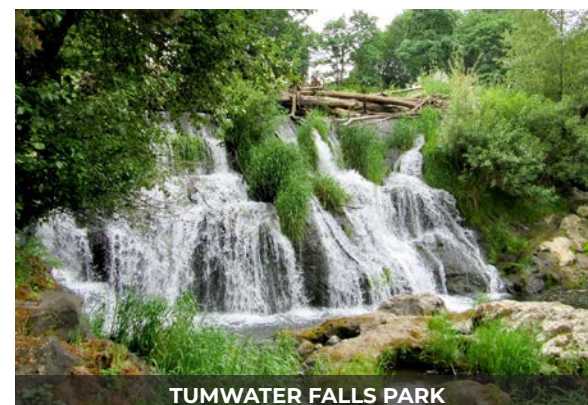
- Olympia's strategic geographic location along Interstate 5 at the gateway to the Olympic Peninsula, puts one within two hours or less of regional recreational attractions - from hiking and skiing in the mountains to beachcombing along ocean shores.
- Over 40 public parks, including Squaxin Park and nearby access to the Nisqually National Wildlife Refuge.
- Percival Landing Park is a 3.38-acre public waterfront park featuring a 0.9-mile wooden boardwalk.
- Spanning just .5 square miles, downtown houses over 450 independently owned businesses and over 1,900 residents. The Farmers Market, State Capitol Campus, Hands on Children's Museum and 8 public parks are the main attractions for both Olympians and tourists.
- The local arts scene thrives with regular performances at 5 different theaters and a bi-annual Arts Walk celebration.
- The Evergreen State College is a public liberal arts and sciences college in Olympia, Washington, known for its unique interdisciplinary curriculum and narrative evaluations instead of traditional letter grades.

TACOMA

- a vibrant port city in Washington located on the saltwater shores of Puget Sound, about 30 miles south of Seattle.
- As the third-most populous city in the state, it serves as the cultural and economic hub of the South Sound region. Known for its rich industrial history, stunning backdrop of Mount Rainier, and a gritty yet creative local spirit, Tacoma offers an authentic Pacific Northwest experience.
- Joint Base Lewis-McChord, a combination of the U.S. Army's Fort Lewis and the U.S. Air Force's McChord Air Force Base, is a major driver of the economy. Port operations, global companies, and tourism attractions also fuel economic activity in the metro.
- Point Defiance Park is a massive 700-acre park featuring old-growth forests, hiking trails, a zoo and aquarium, and sweeping water views.

ECONOMY

- A number of higher education institutions are in Pierce County, including a branch of the University of Washington, the University of Puget Sound, Tacoma Community College, and Bates Technical College, providing an educated workforce to nearby employers.
- Deep-water terminals at the Port of Tacoma are equipped with modern cargo-handling equipment. The port merged with Seattle's seaport to gain a competitive advantage against other growing ports.
- Points of interest include Mount Rainier National Park, the Museum of Glass, the Washington State History Museum, America's Car Museum, and Point Defiance Zoo & Aquarium. These facilities help draw tourists to the area and contribute to the local economy.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	7,825	64,816	128,553
2020 Population	9,409	75,117	147,468
2024 Population	9,771	76,359	149,281
2029 Population	10,106	78,687	153,700
HOUSEHOLDS			
2010 Households	2,974	27,245	53,913
2020 Households	3,599	30,857	60,646
2024 Households	3,903	32,943	64,629
2029 Households	4,062	34,031	66,711
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	72.3%	53.2%	53.6%
2020 Owner Occupied Housing Units	68.0%	54.4%	54.1%
2024 Owner Occupied Housing Units	68.2%	54.6%	54.4%
2029 Owner Occupied Housing Units	68.1%	54.7%	54.4%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	23.2%	39.8%	39.8%
2020 Renter Occupied Housing Units	29.0%	41.5%	41.4%
2024 Renter Occupied Housing Units	28.8%	41.3%	41.1%
2029 Renter Occupied Housing Units	28.8%	41.2%	41.0%
AVERAGE HOUSEHOLD INCOME	\$142,431	\$111,294	\$110,066

AREA SNAPSHOT



149,281
POPULATION (5-MILE)



196,286
DAYTIME POPULATION (5-MILE)



64,629
HOUSEHOLDS (5-MILE)



\$142,431
AVERAGE HOUSEHOLD INCOME (1-MILE)