

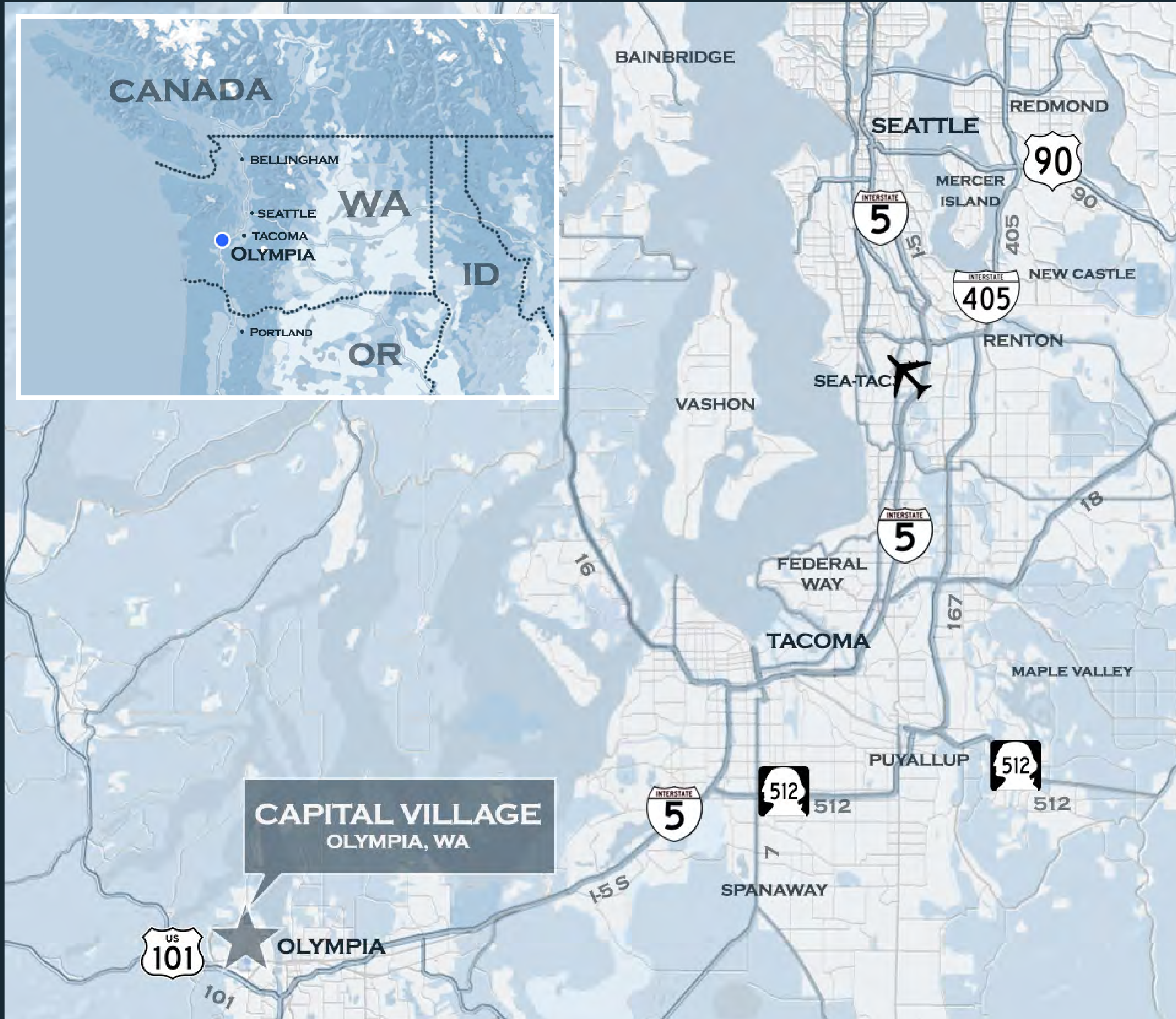


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CAPITAL VILLAGE

OLYMPIA, WA

LOCATION



Capital Village is strategically located as a gateway property to the West Olympia market area.

Located at the corner of Cooper Point Road SW and Harrison Avenue, Capital Village benefits from a traffic count of over 37,000 cars per day.

The property has convenient access to Highway 101, Capital High School, Evergreen State College and the Cooper Point Peninsula. This two signalized intersection property has unobstructed exposure to Cooper Point Road, a major arterial in the market area.

| | 1-MILE | 3-MILE | 5-MILE |
|---------------|----------|----------|-----------|
| POPULATION | 11,732 | 52,533 | 107,917 |
| HOUSEHOLDS | 5,329 | 23,471 | 45,224 |
| AVG HH INCOME | \$74,829 | \$97,272 | \$102,980 |

MARKET DYNAMICS

CAPITAL VILLAGE

TARGET PLACE PLAZA

| | | |
|--------------------------------|--------------------------|-----------------------------|
| TARGET | macy's furniture gallery | DSW DESIGNER SHOE WAREHOUSE |
| ULTA | FAMOUS footwear | CVS pharmacy |
| JO-ANN fabric and craft stores | ROSS DRESS FOR LESS | xfinity |
| carter's babies and kids | SALLY BEAUTY SUPPLY | THAI GARDEN |

CAPITAL MALL

| | |
|---------------------------|-----------------------|
| REI | macy's |
| jcpenny | BEST BUY |
| OLD NAVY | COFFEE CONNECTION |
| Eddie Bauer | lanebryant |
| AMERICAN EAGLE OUTFITTERS | zumiez |
| Earn & Body/Women's | Total Wine & MORE |
| Mobile | menchie's |
| chico's | SEPHORA |
| H.M | Ben Bridge |
| T.J-maxx | DICK'S SPORTING GOODS |
| WORLD MARKET | |

Other Retailers:

| | |
|----------------------------|--------------------------|
| NORDSTROM rack | Providence Medical Group |
| O'Reilly AUTO PARTS | planet fitness |
| FedEx Office | Haggen NORTHWEST FRESH |
| WELLS FARGO | ASHLEY FURNITURE |
| MUDBAY | BIG 5 |
| Walgreens | HomeGoods |
| KAISER PERMANENTE | TRADER JOE'S |
| BARNES & NOBLE BOOKSELLERS | petco |
| IHOP | FIVE GUYS |
| WHISTLE | jiffylube |

Capital Village is ideally located adjacent to the 780,000 square foot Capital Mall

This vibrant market area draws customers from throughout Thurston County providing a solid base for the tenants at Capital Village.

Strong co-tenancies in the neighboring retail centers create a dynamic synergy to attract the high income shoppers of the surrounding area.

CAPITAL VILLAGE

400-422 COOPER POINT ROAD SW AND 3005 HARRISON AVENUE NW



TOTAL BUILDING AREA 156,147 SF
 TOTAL PARKING 772 STALLS

BUILDING A: 400 COOPER POINT ROAD SW *
 BUILDING B: 410 COOPER POINT ROAD SW
 BUILDING C: 414 COOPER POINT ROAD SW
 BUILDING D: 422 COOPER POINT ROAD SW
 BUILDING E: 3005 HARRISON AVE NW

37,000+ CARS/DAY at the intersection of Cooper Point Rd & Harrison Ave

| BLDG A - 400 COOPER POINT ROAD | | |
|-----------------------------------|---------------------------------|----------|
| 240 | ACE HARDWARE | 18,672SF |
| 235 | AVAILABLE | 18,617SF |
| 225 | US POST OFFICE | 4,600SF |
| 210 | FAITHFULNESS FOOT MASSAGE | 1,600SF |
| 205 | AVAILABLE | 4,704SF |
| 190 | AVAILABLE | 1,774SF |
| 185 | AVAILABLE | 1,508SF |
| 180 | AVAILABLE | 1,640SF |
| 175 | AVAILABLE | 3,458SF |
| 165 | HABITAT FOR HUMANITY RESTORE | 21,875SF |
| 160 | AVAILABLE | 3,345SF |
| 150 | SUN HAIR & NAIL SALON | 1,600SF |
| 145 | HERTZ | 1,600SF |
| 140 | METRO PCS | 1,600SF |
| 135 | CAPITAL SMOKE SHOP | 1,600SF |
| 130 | CHELSEA NAIL BAR | 3,200SF |
| 120 | PAPA MURPHY'S | 1,600SF |
| 110 | T.O.S.S. (TASTE OF SOUTH SOUND) | 3,200SF |
| 105 | BARE INT'L LENDING | 1,400SF |
| 100 | GOODWILL | 41,865SF |
| BLDG B - 410 COOPER POINT ROAD SW | | |
| 100 | MOD PIZZA | 2,630SF |
| 105 | O BEE CREDIT UNION | 3,969SF |
| BLDG C - 414 COOPER POINT ROAD SW | | |
| EMPEROR'S PALACE | | 5,600SF |
| BLDG D - 422 COOPER POINT ROAD SW | | |
| BURGER KING | | 1,940SF |
| BLDG E - 3005 HARRISON AVE NW | | |
| 100 | KLUH JEWELERS | 1,000SF |
| 105 | OVERLAND CHIROPRACTIC | 1,000SF |
| 110 | AVAILABLE | 1,000SF |
| CHASE ATM | | |

UPDATED DESIGN FEATURES



- Newly Designed Storefronts with a Modernized Look & Feel





- Amplified Ingress/Egress from Cooper Point Road
- Lush Vibrant Landscape
- Enhanced Lighting
- New Monument Signage



UPDATED DESIGN FEATURES



W CAPITAL VILLAGE