

**FOR SALE OR LEASE | RIDGEVIEW OFFICE PARK - BUILDING 1770**



1770 BARNES BLVD SW, TUMWATER, WA 98512

### PROPERTY OVERVIEW

The 1770 building offers a unique layout blending move-in-ready space with customizable square footage. The finished second floor is fully built out with seven private offices and features a private restroom equipped with a shower.

The ground floor presents an unfinished open floor plan, serving as a blank canvas ready for custom improvements. This versatile footprint can accommodate a variety of standard office needs, collaborative work zones, or client-facing operations.

**BUILDING SIZE: 3,200 SF**

**LEASE: \$20.00, MODIFIED GROSS**

**PARCEL: 70690000800**

**SALE: \$735,000**



[greene.properties/1770BarnesBlvdSW\\_VT](https://greene.properties/1770BarnesBlvdSW_VT)



**Quint Newell**

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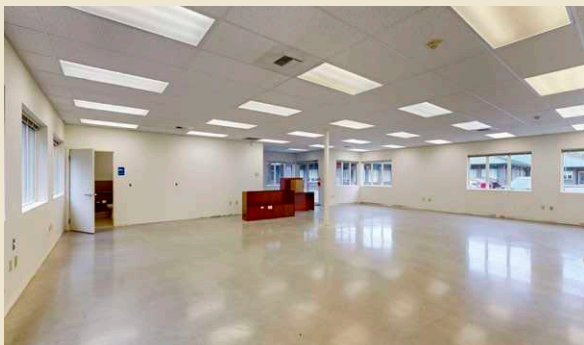
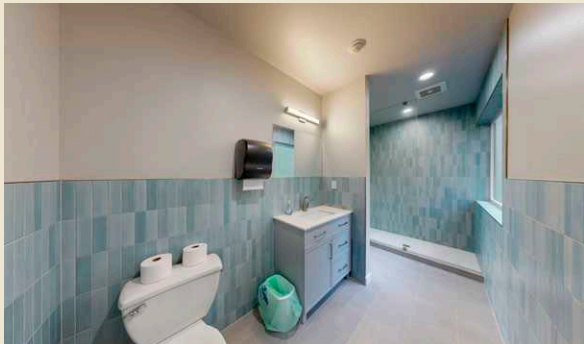
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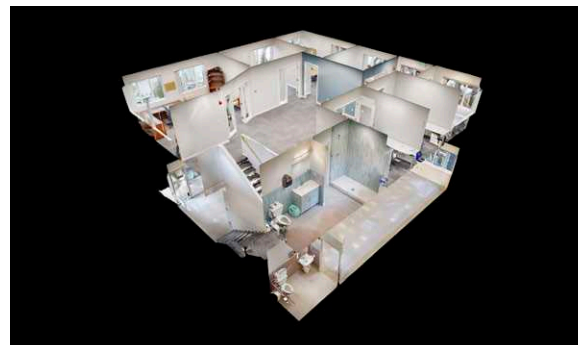
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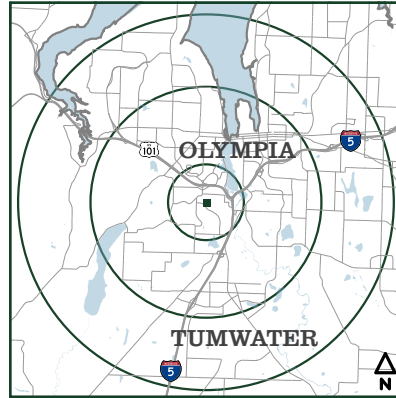
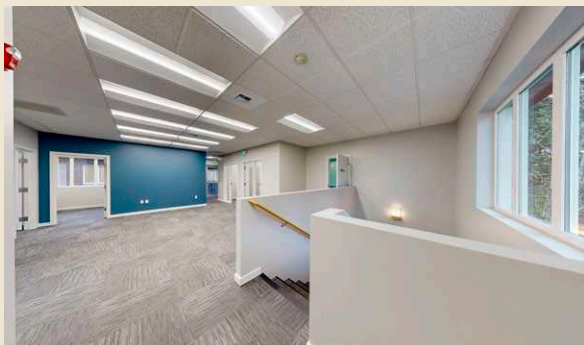
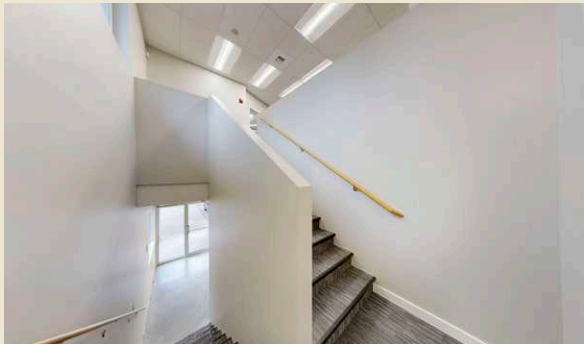
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**DEMOGRAPHIC PROFILE**

Tumwater, Washington, is positioned in a growing and economically stable market. Within a one mile radius, the property serves an estimated 2024 population of 9,708 that is projected to grow 5.82 percent by 2029. This immediate area boasts a well educated demographic with a 2024 average household income of \$87,002, where 30.02 percent of employed civilians work in professional and management roles. The site also benefits from exceptional visibility, sitting near US Highway 101 with an average daily traffic volume of 75,586 vehicles, and adjacent local arterials seeing up to 14,179 vehicles daily.

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	10,273	69,967	133,214
2024 Estimate	9,708	66,149	126,010
2020 Census	9,285	63,401	121,134
Growth 2024 - 2029	5.82%	5.77%	5.72%
Growth 2020 - 2024	4.56%	4.33%	4.03%
<b>Households</b>			
2029 Projection	4,441	30,801	56,373
2024 Estimate	4,198	29,075	53,257
2020 Census	4,038	27,727	51,013
Growth 2024 - 2029	5.79%	5.94%	5.85%
Growth 2020 - 2024	3.96%	4.86%	4.40%
Owner Occupied	1,864 44.40%	14,224 48.92%	28,698 53.89%
Renter Occupied	2,334 55.60%	14,850 51.07%	24,559 46.11%
<b>Average Household Income</b>	<b>\$87,137</b>	<b>\$87,002</b>	<b>\$87,172</b>
<b>Median Household Income</b>	<b>\$67,353</b>	<b>\$68,896</b>	<b>\$68,564</b>

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