

# 3507 CAPITOL BLVD S | OLYMPIA

## REDEVELOPMENT OPPORTUNITY IN THE HEART OF TUMWATER'S BREWERY DISTRICT!

Positioned on the prime corner of Capitol Blvd and Custer Way, this .63-acre parcel offers exceptional exposure and access in one of the area's most active commercial corridors. Zoned BD (Brewery District), the site supports a variety of commercial and mixed-use development options — from retail and restaurant to professional office or hospitality concepts.

Located at a high-traffic signalized intersection, the property enjoys outstanding visibility to daily commuters traveling between Tumwater, Olympia, and I-5, with strong demographics and consistent traffic counts. All utilities are on site, streamlining the path to redevelopment.

Surrounded by established businesses and situated near the historic Olympia Brewing Company campus, this is a rare chance to secure one of the few remaining corner parcels in this growth corridor.



# FOR SALE

# \$550,000

- **PRIME CORNER LOCATION:** SIGNALIZED INTERSECTION AT CAPITOL BLVD SW & CUSTER WAY IN THE BREWERY DISTRICT.
- **ZONED BD (BREWERY DISTRICT):** FLEXIBLE ZONING SUPPORTS RETAIL, OFFICE, RESTAURANT, AND MIXED-USE PROJECTS.
- **HIGH TRAFFIC COUNTS:** EXCEPTIONAL VISIBILITY ALONG A MAJOR ARTERIAL CORRIDOR CONNECTING TUMWATER AND OLYMPIA.
- **ALL UTILITIES ON SITE:** WATER, SEWER, AND POWER AVAILABLE — READY FOR YOUR NEXT DEVELOPMENT.
- **RARE OPPORTUNITY:** FEW CORNER REDEVELOPMENT SITES REMAIN IN THIS DYNAMIC COMMERCIAL DISTRICT.

- **LOT SIZE:** 0.63 ACRES (± 27,443 SF)
- **PARCEL ID:** 45700500000
- **TRAFFIC COUNTS:** CAPITOL BLVD – APPROX. 25,000 VPD / CUSTER WAY – APPROX. 12,000 VPD
- **ZONING AUTHORITY:** CITY OF TUMWATER – BREWERY DISTRICT (BD)
- **NEARBY LANDMARKS:** OLYMPIA BREWING CO. CAMPUS | I-5 ACCESS | TUMWATER FALLS PARK | DOWNTOWN OLYMPIA WITHIN 2 MILES