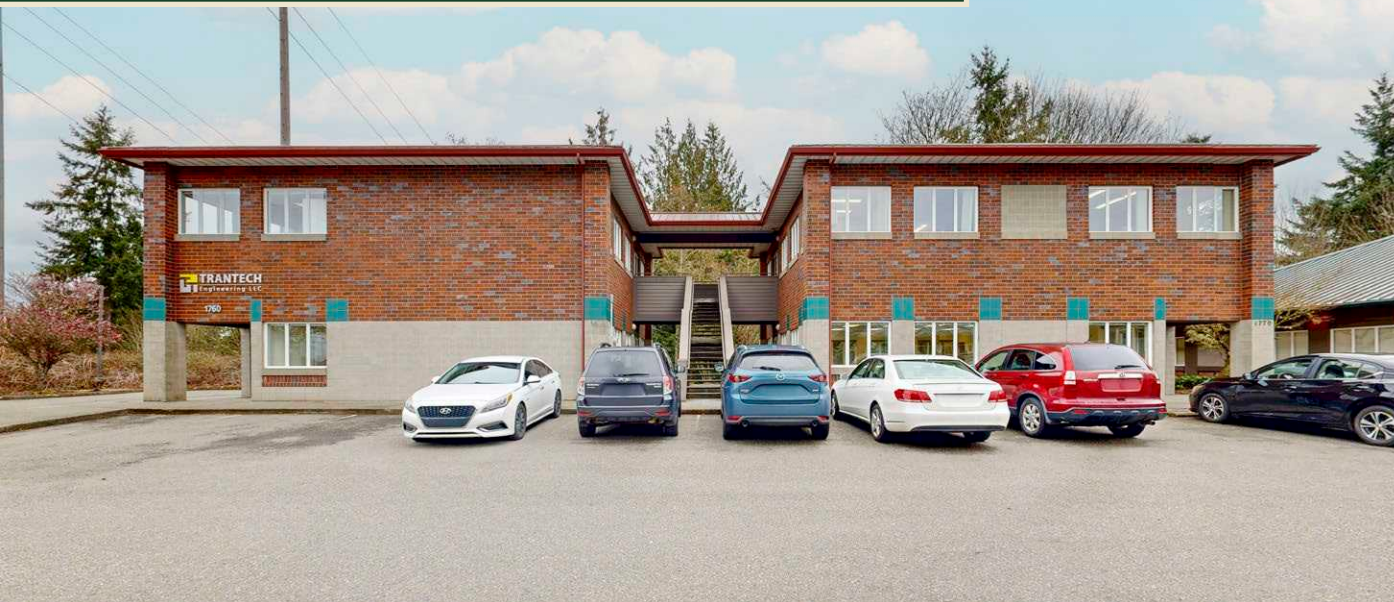


FOR SALE OR LEASE | RIDGEVIEW OFFICE PARK - BUILDING 1770



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



Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com

The information contained herein has been obtained from sources believed to be reliable. However, we make no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. Prospective buyers or tenants should conduct their own independent investigation and rely on those results. Property lines shown are for illustrative purposes only and do not constitute a legal survey (RCW 18.43). All boundaries are approximate and must be independently verified by a licensed professional land surveyor. The creator assumes no liability for the accuracy of these depictions.



GREENE
COMMERCIAL

360.528.4167
www.greenecommercial.com

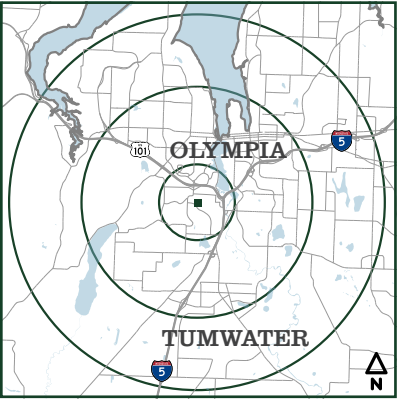


THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com

360°
greene.properties/1770BarnesBlvdSW_VT



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
Population			
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%
Households			
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%
Average Household Income	\$87,137	\$87,002	\$87,172
Median Household Income	\$67,353	\$68,896	\$68,564

Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com