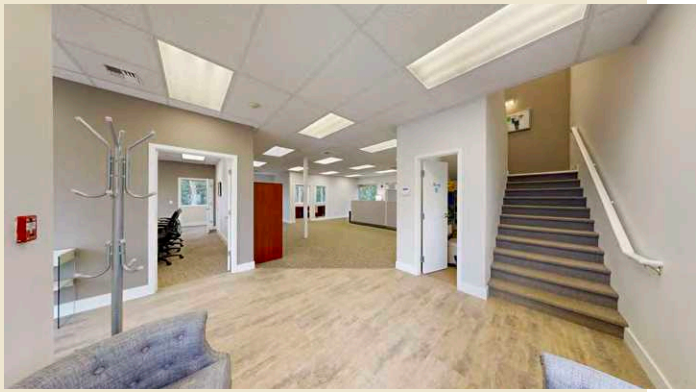
FOR SALE OR LEASE | RIDGEVIEW OFFICE PARK - BUILDING 1760



1760 BARNES BLVD SW, TUMWATER, WA 98512

PROPERTY OVERVIEW

Positioned just minutes from Interstate 5, the 1760 building provides excellent accessibility for staff and clients. The first floor features a dedicated conference room, one private office, and an open concept layout. The second floor offers great natural lighting with peek-a-boo views of the Olympic Mountains. This upper level includes three large private offices, a kitchen and break area, and additional open workspace.

The building is equipped with two restrooms. Currently vacant, the building allows for a quick transition for a new occupant.

360°
greene.properties/1760BarnesBlvdSW_VT

BUILDING SIZE: 3,200 SF

LEASE: $20.00, MODIFIED GROSS

PARCEL: 70690000900

SALE: $735,000

Quint Newell
COMMERCIAL BROKER
360.688.8333
quintn@greenecommercial.com

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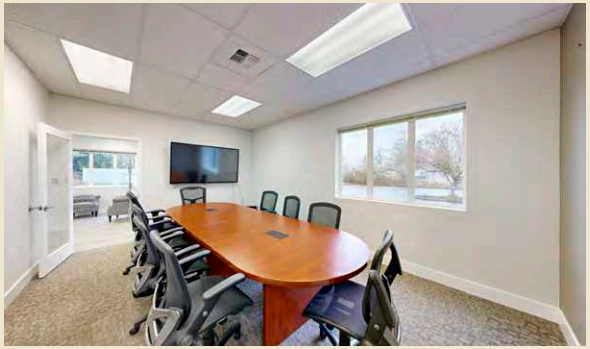
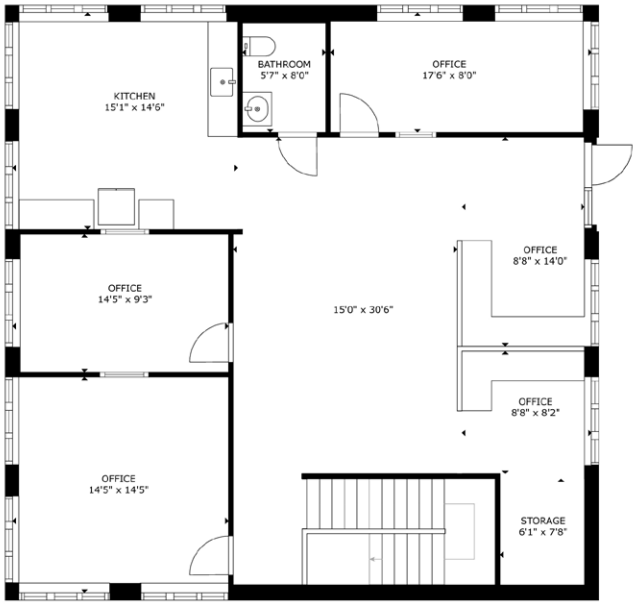
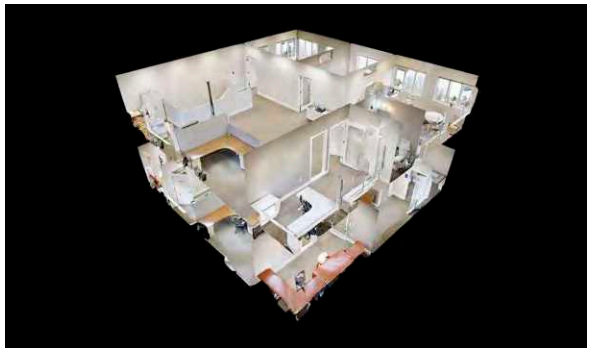




THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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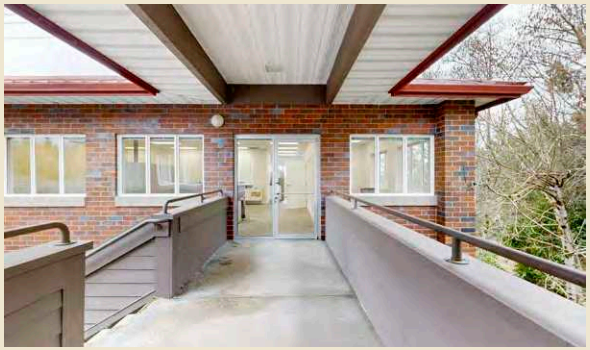

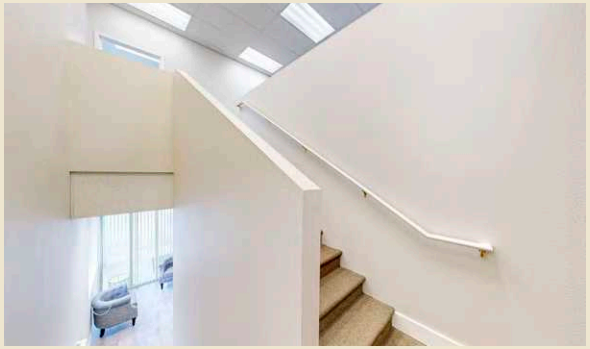

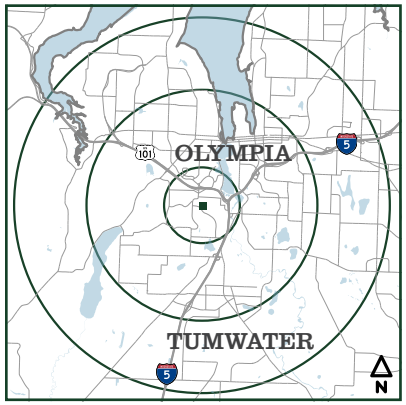

DEMOGRAPHIC PROFILE

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	
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**	

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