

FOR SALE | HIGH VISIBILITY RETAIL/OFFICE BUILDING IN TUMWATER



510 CUSTER WAY, TUMWATER, WA 98501

PROPERTY OVERVIEW

Located in Tumwater's revitalized Special Brewery District, this 5,244 square foot commercial property offers an excellent opportunity for investors or owner/users. The 0.28-acre parcel is entirely outside flood zones. The modern building features strong curb appeal and high-visibility frontage on Custer Way. Its flexible layout supports multiple units or suites, making it ideal for both retail and professional office uses.

The site offers 9,710 square feet of asphalt paving, convenient vehicle access, and 23 surface parking stalls at the rear of the building. With modern construction in a growing commercial corridor, this property represents a secure investment for those seeking high visibility in a desirable area.

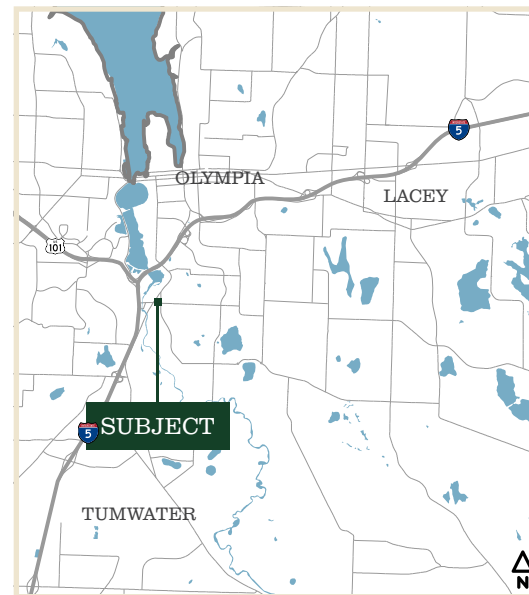
Parcel: 84900201200

BUILDING SIZE: 5,244 SF

LAND: 0.28AC (12,197 SF)

SALE PRICE: \$950,000

CBA # 44980268 [🔗](#)



greene.properties/510CusterWay_VT



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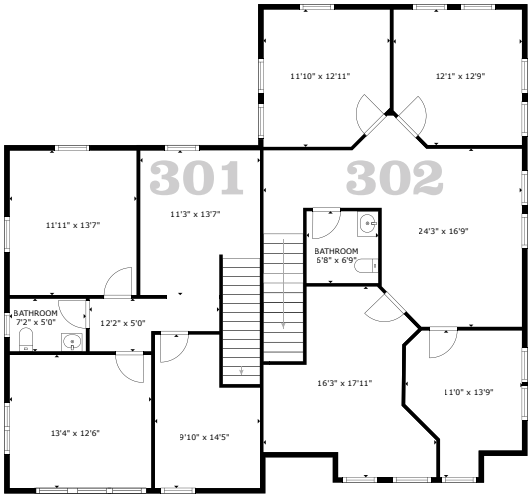
quintn@greenecommercial.com

Information provided is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, or withdrawal without notice. All projections, square footages, and property lines are approximate, provided for illustrative marketing purposes only, and do not constitute a certified appraisal or legal survey (RCW 18.43). Prospective buyers and tenants must independently verify all boundaries, dimensions, and property data with licensed professionals. Greene Commercial assumes no liability for the accuracy of these depictions.

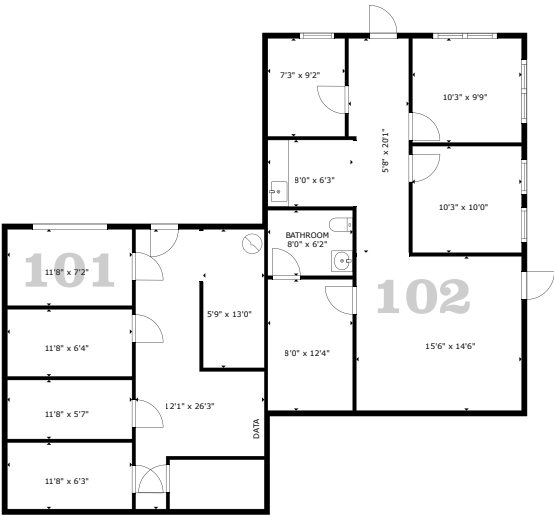


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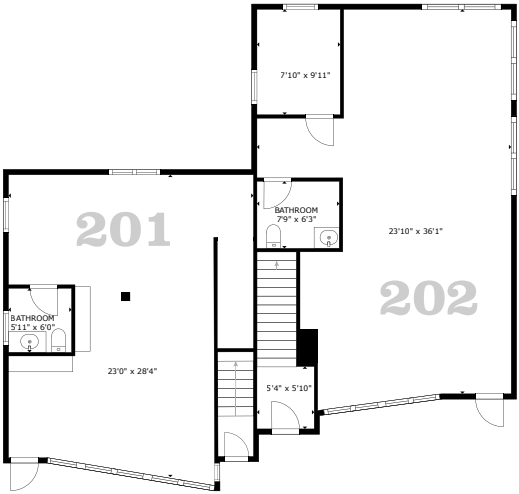
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THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



THIS FLOORPLAN IS NOT TO SCALE

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DEMOGRAPHIC SUMMARY

The area surrounding 510 Custer Way features high income levels, low vacancy rates, and a predominantly skilled, white-collar workforce. These factors support long-term viability for the building’s retail and office spaces.

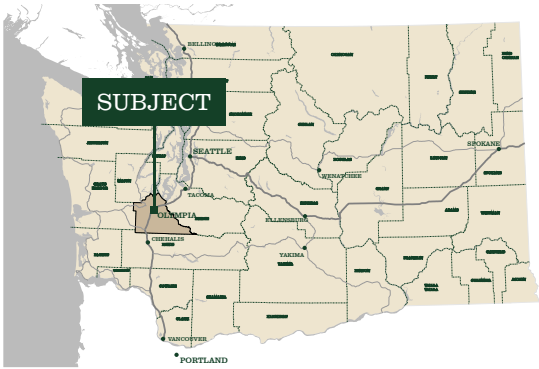
CORE METRICS

	1 MILE	3 MILE	5 MILE
POPULATION	27,303	103,337	184,318
MEDIAN HH INCOME	\$89,833	\$88,824	\$94,438
MEDIAN AGE	38.0	39.9	40.1
EMPLOYMENT BASE	23,158	86,297	152,177

NEIGHBORHOOD PROFILE

Tumwater’s Brewery District is a lively area for both businesses and residents, built around the historic Olympia Brewing Company on the Deschutes River. The city has changed the zoning to turn this former industrial spot into a walkable neighborhood that honors the area’s brewing history. With projects like the Tumwater Craft District, the neighborhood is quickly becoming a popular place for shopping, dining, and enjoying craft drinks.

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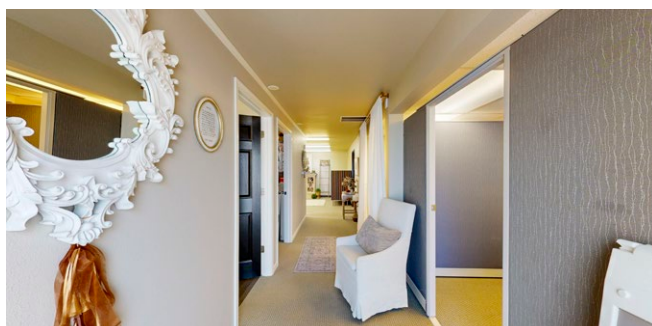
FIRST FLOOR: 101 & 102



SECOND FLOOR: 201 & 202



THIRD FLOOR: 301 & 302



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