

FOR SALE | FLEX OPPORTUNITY IN THE HEART OF TUMWATER'S BREWERY DISTRICT



502 CUSTER WAY, TUMWATER, WA 98501

PROPERTY OVERVIEW

Positioned on a strategic 0.19-acre parcel in Tumwater's Brewery District, this commercial property presents a rare ownership opportunity. Zoned BD and situated securely outside of all flood zones, the asset offers a robust configuration tailored for immediate use.

The flexible space features retail or office frontage on Custer Way paired with expansive storage, an industrial warehouse, and a secure private parking garage. Perfectly suited for a brewery, tap room, a small contractor, and more. This property represents a secure entry point into a master planned, highly walkable commercial trade area. Opportunities of this caliber do not come up often.

Parcel: 84900201300

BUILDING SIZE: ±10,000 SF

LAND: 0.19 AC (8,276 SF)

SALE PRICE: \$1,199,000

CBA # 44980616 [🔗](#)



greene.properties/502CusterWay_VT



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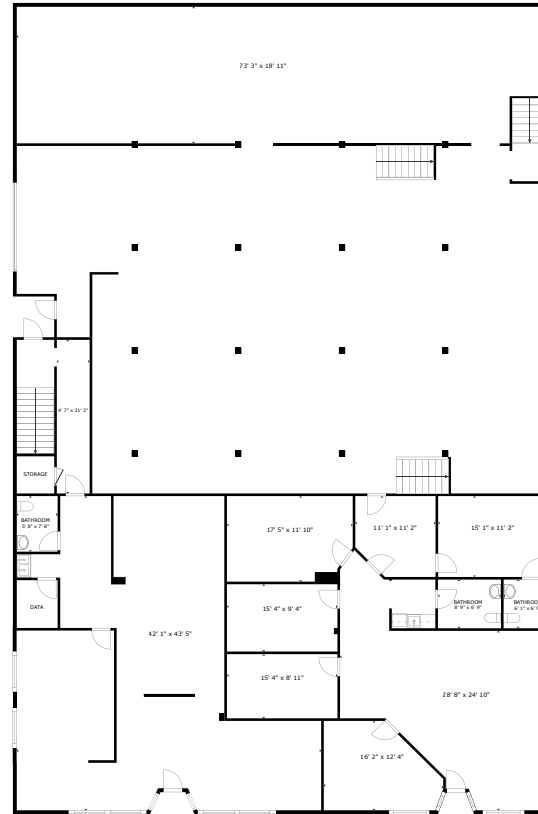
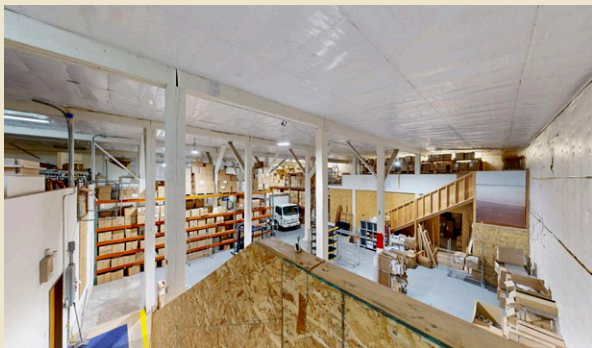
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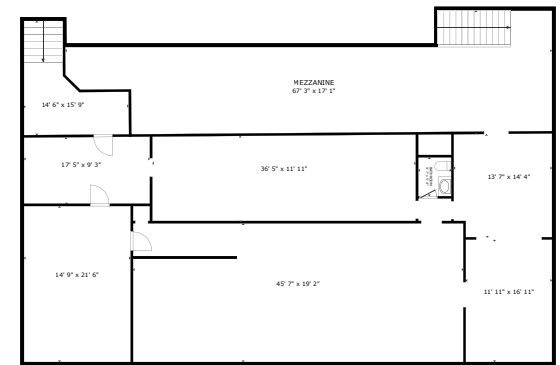
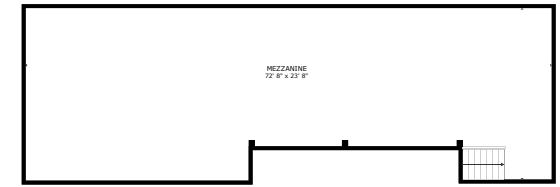
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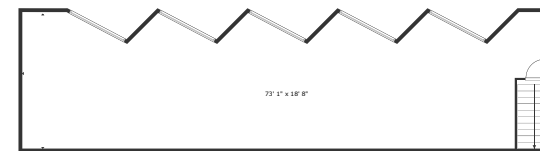
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MAIN FLOOR



UPPER FLOOR



GARAGE



THIS FLOORPLAN IS NOT TO SCALE

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DEMOGRAPHIC SUMMARY

The area surrounding 502 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.

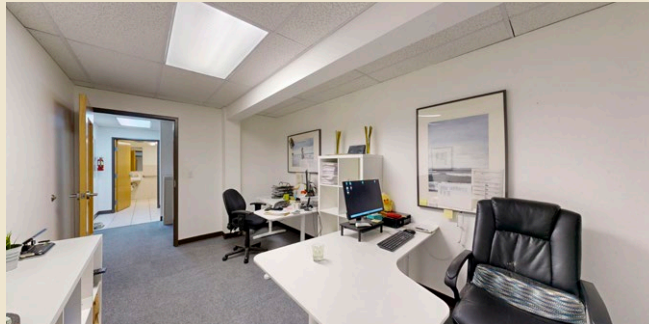
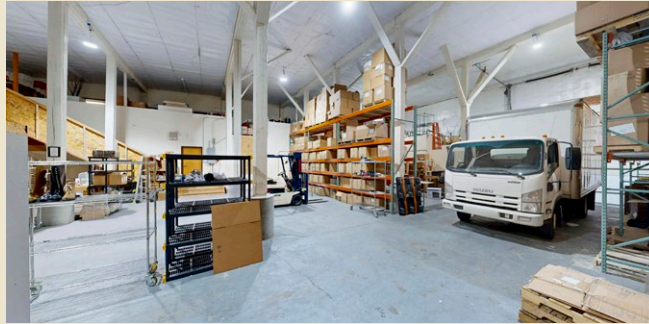


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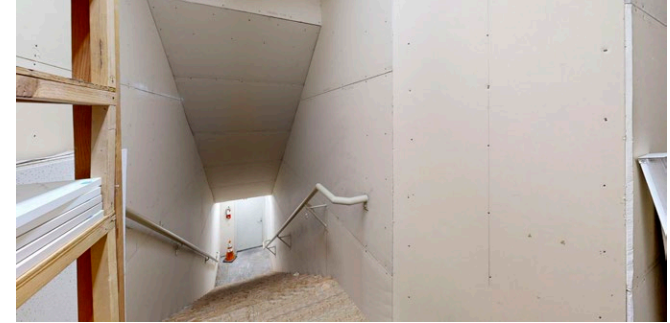
GARAGE: LOWER FLOOR



MAIN FLOOR: WAREHOUSE/RETAIL/OFFICE



UPPER FLOOR: MEZZANINE/STORAGE



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