



Offering Memorandum | Owner/User Investment Opportunity

812 Westlake Avenue, Morton, WA 98356



Colliers Bellevue
11225 SE 6th St., #240
Bellevue, WA 98004
colliers.com

Ryan Olson
Senior Vice President
ryan.olson@colliers.com
+1 425 922 3879

Executive Summary

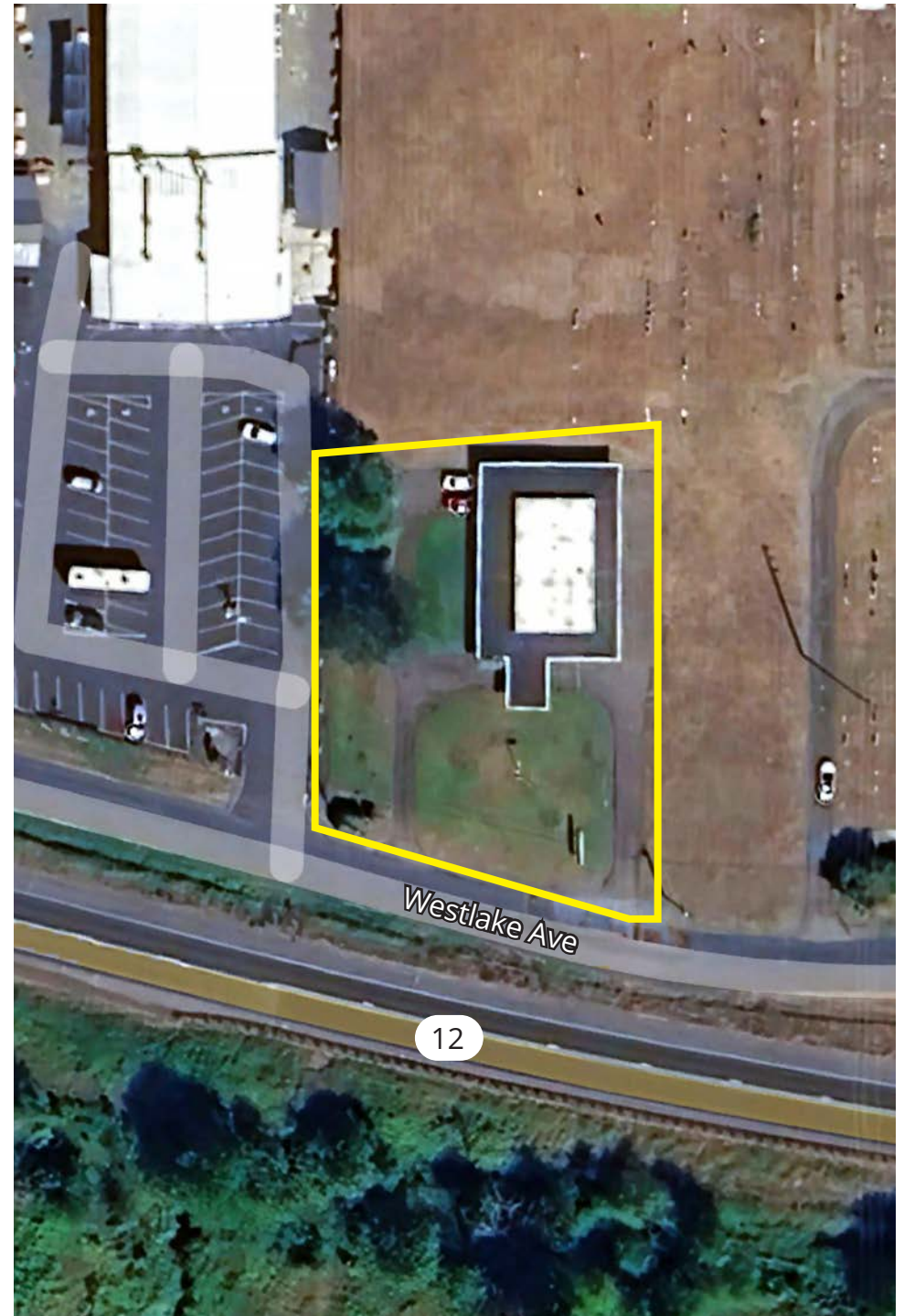
Colliers is pleased to present the unique opportunity to acquire the 812 Westlake Avenue, Morton, WA 98356

Built in 1990 and zoned "Commercial", the building and property offer potential for many uses including service providers, restaurant and multi-family/mixed use. Redevelop the property or repurpose the existing 3,200 SF building.

The City of Morton is actively seeking economic growth and revitalization, Proximity to Westlake Ave, a key thoroughfare, and high visibility from US Hwy 12 offers visibility and accessibility.

Property Details

Address	812 Westlake Avenue, Morton, WA 98356
County	Lewis County, WA
Parcel #	008669024000
Lot Size	0.52 AC (22,651 SF)
Building Size	3,132 SF
Year Built	1990
Zoned	C-1 (Commercial Zone)
Frontage	~150' frontage with US Hwy 12 visibility
Status	Vacant
Legal Description	Section 03 Township 12N Range 04E PT SE4 NE4 LY NLY WESTLAKE AVE DESC 20/370
Uses	Service Providers, Restaurant, Multi-Family Residential, other
Asking Price	\$650,000



Investment Highlights

Property for strategic investment or development - close to halfway between Seattle and Portland, the City of Morton positions itself for future growth, and this site stands out as a prime candidate for transformation. Morton's real estate market is showing steady upward trends, with rising median list prices and increasing demand for local services, amenities and housing.

Proximity to Westlake Ave, a key thoroughfare, offers visibility and accessibility, essential for commercial or mixed-use developments. The current building can be transformed to attract new residents or businesses.

The existing building, previously used for professional services, offers a structurally sound base with a flexible interior that can be easily adapted to meet current market demands. The site layout supports multiple use configurations—whether through modest renovations or full-scale redevelopment.



Lewis County and City of Morton Overview

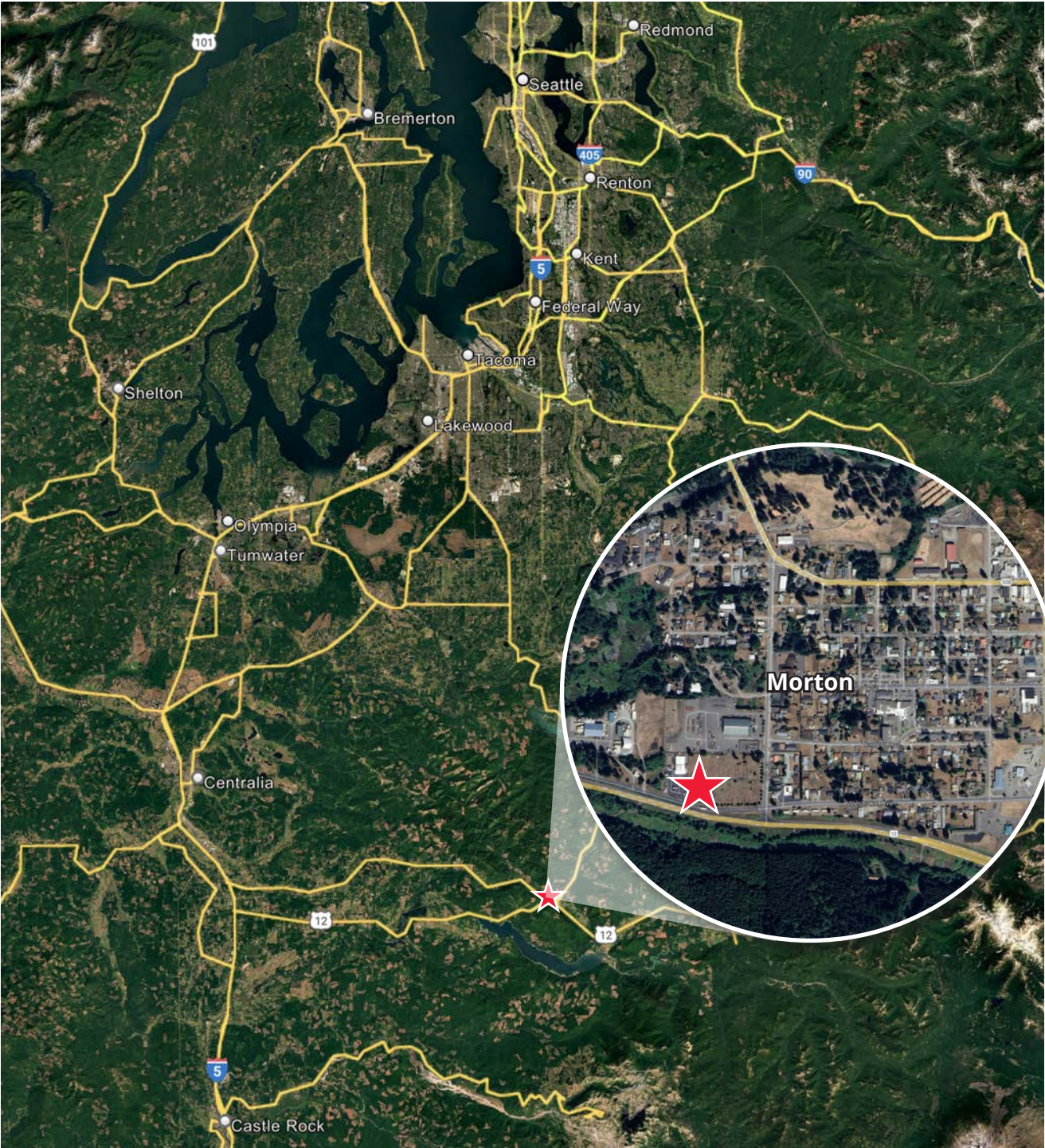
Lewis County, Washington, located in the southwest region of the state, offers a unique balance of rural charm, natural beauty, and economic potential. Traditionally supported by timber, agriculture, and manufacturing, the county's economy has steadily diversified to include healthcare, logistics, and a thriving tourism sector. With Interstate 5 cutting through its center, Lewis County provides direct access to major metropolitan areas such as Seattle and Portland, making it an appealing location for commerce and commuters alike. Centralia and Chehalis serve as economic and cultural hubs, while smaller communities like Morton benefit from the county's growing emphasis on outdoor recreation, heritage tourism, and sustainable development. The region boasts close proximity to Gifford Pinchot National Forest, Mount Rainier National Park, and scenic byways that attract nature lovers year-round.

Nestled in the Cascade foothills, the city of Morton is emerging as a key player in the region's revitalization. Positioned at the junction of U.S. Highway 12, Highway 508, and Highway 7, Morton serves as a strategic connector between larger job markets and recreational destinations. Its economy remains deeply rooted in timber and healthcare, while tourism continues to grow thanks to its role as a gateway to Mount Rainier and White Pass. Supported by proactive local leadership and a community-driven focus on growth, Morton is attracting interest from small businesses and investors. Affordable living, regional connectivity, and access to natural amenities make it a promising location for future development.



Regional Map

Ashford	25 miles
Mt Rainier National Park	31 miles
Centralia	40 miles
Chehalis	41 miles
Tacoma	64 miles
Olympia	67 miles
Seattle	89 miles
Vancouver	95 miles
Portland	104 miles
Mt St Helens National Monument	119 miles



Sales Comps

Land Sales

Address	Site AC	Site SF	Zoning	Date of Sale	Total Price	\$/SF (Land)	Location
59 SW 13th Street, Chehalis	0.62	27,007	Commercial	February-24	\$335,000	\$12.40	Superior
1861 S Market Blvd, Chehalis	0.74	32,234	CG	October-23	\$265,000	\$8.22	Similar
19602 Vision Dr SW - Lot 7	0.68	29,621	AC	April-22	\$282,000	\$9.52	Superior
37713 Hwy 706 E, Ashford	0.25	10,977	TC	July-20	\$9,000	\$0.82	Inferior

Improved Sales

Address	Site AC	Bldg SF	Zoning	Date of Sale	Total Price	\$/SF (Building)	Location
3429 Hwy 12, Mossyrock	0.14	2,762	Retail	January-22	\$765,000	\$277	Similar
1616 Us Highway 12	1.62	8,843	Industrial	March-23	\$650,000	\$74	Similar
21600 N Clear Lake Blvd SE	0.88	3,464	Retail	May-22	\$900,000	\$260	Superior
113 Skate Creek Rd S	0.50	672	Retail	March-23	\$500,000	\$744	Similar



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