



GROCERY ANCHORED RETAIL SPACES WITH FREEWAY EXPOSURE



1349 - 1565 NW LOUISIANA AVE, CHEHALIS, WA | TWIN CITY TOWN CENTER WEST

A highly visible, centrally located, vibrant hub of local and national retail tenants such as Harbor Freight, Michaels, Starbucks, and Grocery Outlet. Excellent freeway exposure to over 120,000 vehicles per day.

SHOPPING CENTER FEATURES

- ▶ Parking: 450 Surface Spaces are available; (3.71/1000 SF)
- ▶ Land: 3.28 acres (Building FAR: 85%)
- ▶ Features: bus line, pylon sign, building signage, great exposure.
- ▶ Frontage: 1,158' on NW Louisiana Ave (with 2 curb cuts)

AVAILABLE UNITS & PRICING		
SUITE	SF	PSF/YEAR
1355	6,259	\$17.00
1433	1,100	\$34.00
1435	1,200	\$34.00
1519	2,602	\$29.00



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**Est. NNN \$4.40**

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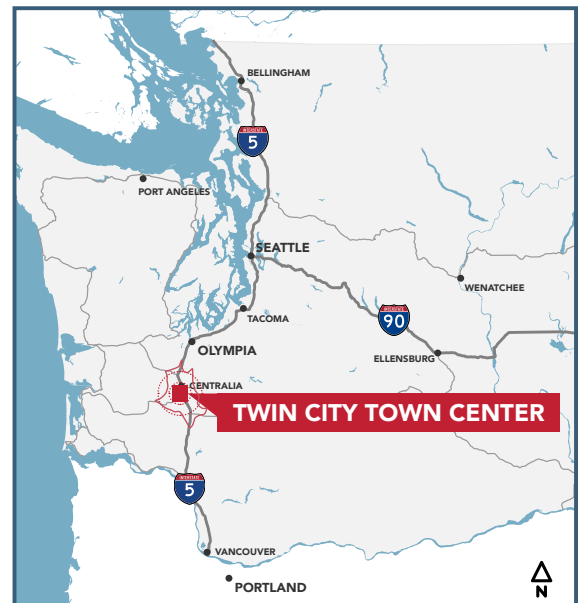
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**AVAILABLE**



**DEMOGRAPHIC SUMMARY**

	3 MILE	5 MILE	10 MILE
POPULATION	17,411	37,210	58,295
POPULATION 5 YEAR GROWTH	5.7%	6.1%	5.6%
HOUSEHOLDS	6,873	14,668	22,335
HOUSEHOLDS 5 YEAR GROWTH	8,835	72,059	137,508
	3 MILE	5 MILE	20 MIN DRIVE
CONSUMER SPENDING	\$211.1M	\$453.3M	\$570.7M
APPAREL	\$10.5M	\$22.2M	\$26.8M
ENTERTAINMENT	\$33.3M	\$71.8M	\$90.5M
FOOD & ALCOHOL	\$57.6M	\$122.4M	\$147.5M



**CONTACT**

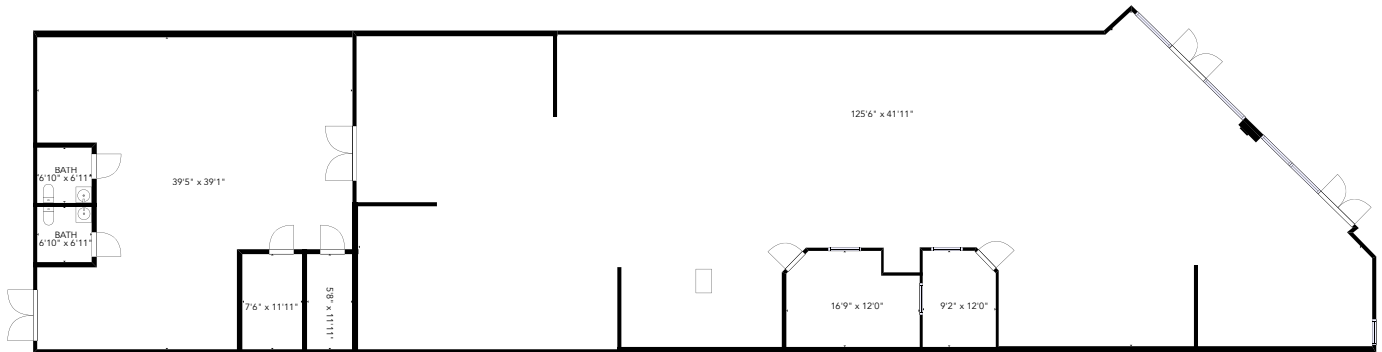
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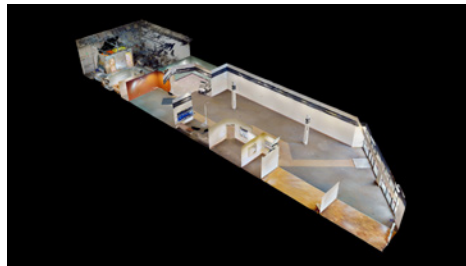
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**SUITE 1355: 6,259 SF**

Large open retail area with 1,500 SF stockroom, two private restrooms, and two sales offices.



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



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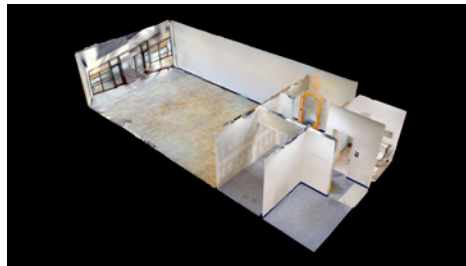
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**SUITE 1433: 1,100 SF**

Former cellular retailer located on a pad shared with 3 other tenants at the front of the shopping center with great exposure.



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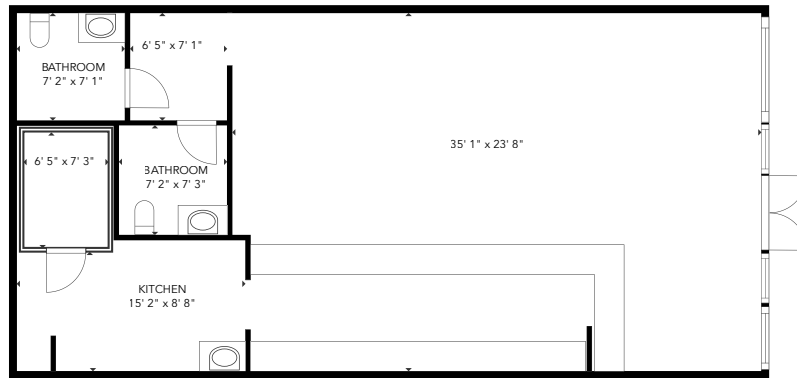
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**SUITE 1435: 1,200 SF**

Former cellular retailer located on a pad shared with 3 other tenants at the front of the shopping center with great exposure.



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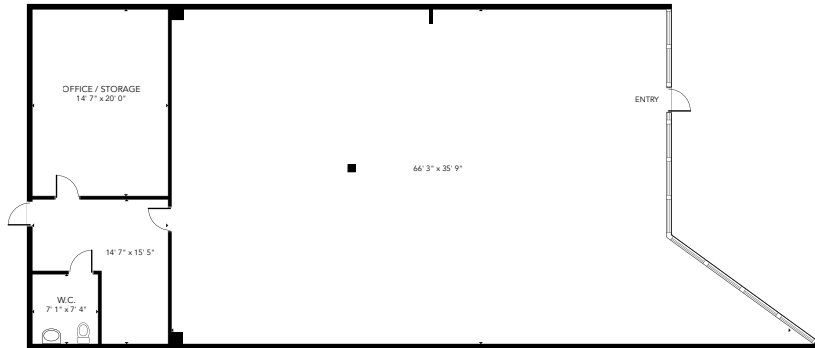
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**SUITE 1519: 2,602 SF**

Large, floor-to-ceiling windows for the open retail area in the front with store room/office and one private restroom.



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