



## 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
1519	2,602	\$29.00



This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



**Zeke Rehn**  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

**Est. NNN \$4.40**

**360-943-8060**  
**RANTSGROUP.com**

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

**AVAILABLE**

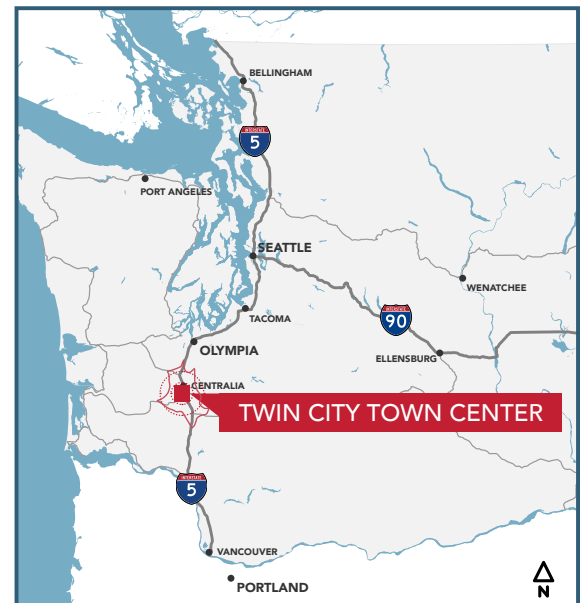


**DEMOGRAPHIC SUMMARY**

	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**

**Zeke Rehn**  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com

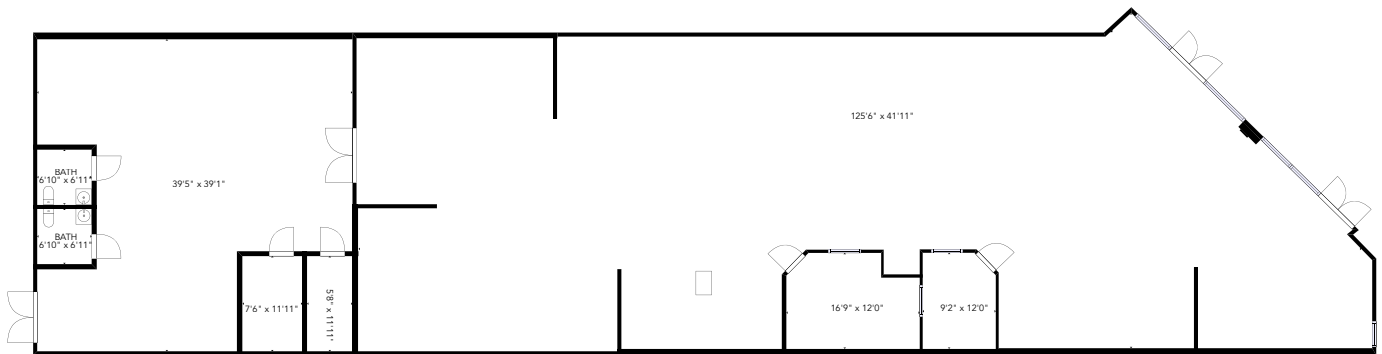




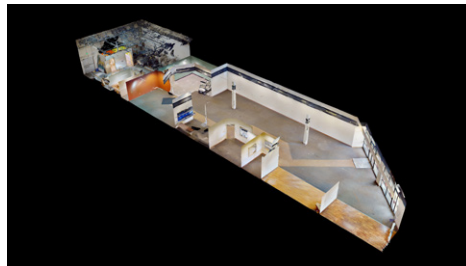
1349 - 1565 NW LOUISIANA AVE, CHEHALIS, WA | TWIN CITY TOWN CENTER WEST

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.



## CONTACT

**Zeke Rehn**  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com



rantsgroup.com/1355NWLouisianaAveVT

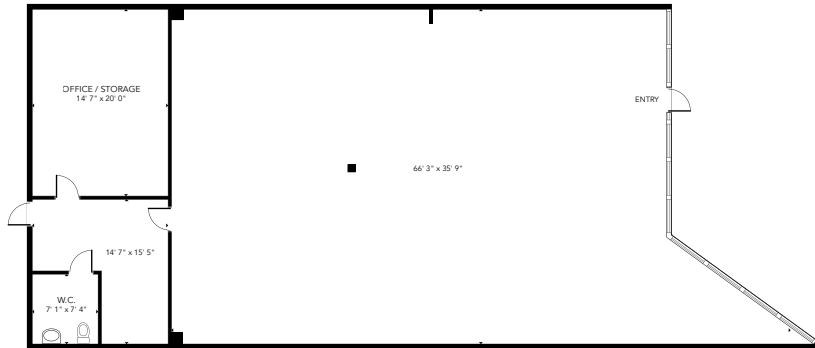
This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

360-943-8060 | RANTSGROUP.com

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

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.



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



## CONTACT

**Zeke Rehn**  
MANAGING BROKER  
(360) 915-5678  
zeke@rantsgroup.com



[rants.group/1519NWLouisianaAveVT](https://rants.group/1519NWLouisianaAveVT)

This information, while obtained from sources we deem reliable, is not guaranteed. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

**360-943-8060** | **RANTSGROUP.com**