

FOR LEASE



200 Kelso Drive | Kelso, WA 98626



Paul Young

Windermere Northwest Living

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RIVERWAY PLAZA RETAIL SPACE



PROPERTY FEATURES

- The property features excellent visibility and easy access to over 45,000 VPD along I-5.
- Co-anchor tenants include Wilco Farm & Feed and Dollar Tree, with numerous other area retailers including McDonalds, Starbucks, and Taco Time.
- Located across I-5 from the Three Rivers Mall with retailers such as Target, Safeway, JC Penny, Sportsman's Warehouse, and Regal Cinemas.
- Signage is available on the center's pylon sign.
- Tenant improvement allowance available for qualified tenants.

JUNIOR ANCHOR SPACE

- Approximately 7,237 SF anchor space in Riverway Plaza off Exit 39 in Kelso, WA.
- Asking rate: \$15/SF/Year (NNN) for a subdivided space.

IN LINE RETAIL

- Approximately 6,300-2,000 SF anchor space in Riverway Plaza off Exit 39 in Kelso, WA.
- Asking rate: \$15/SF/Year (NNN) for a subdivided space.



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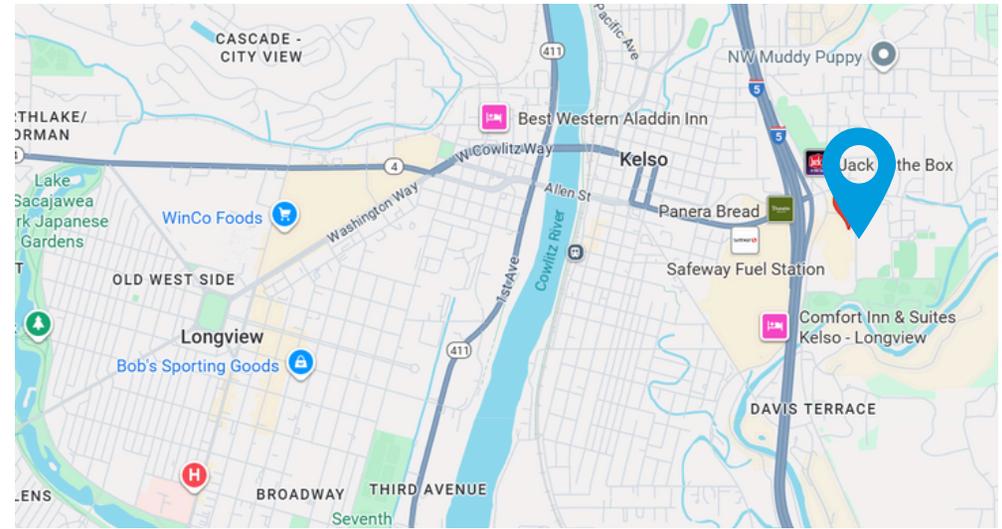
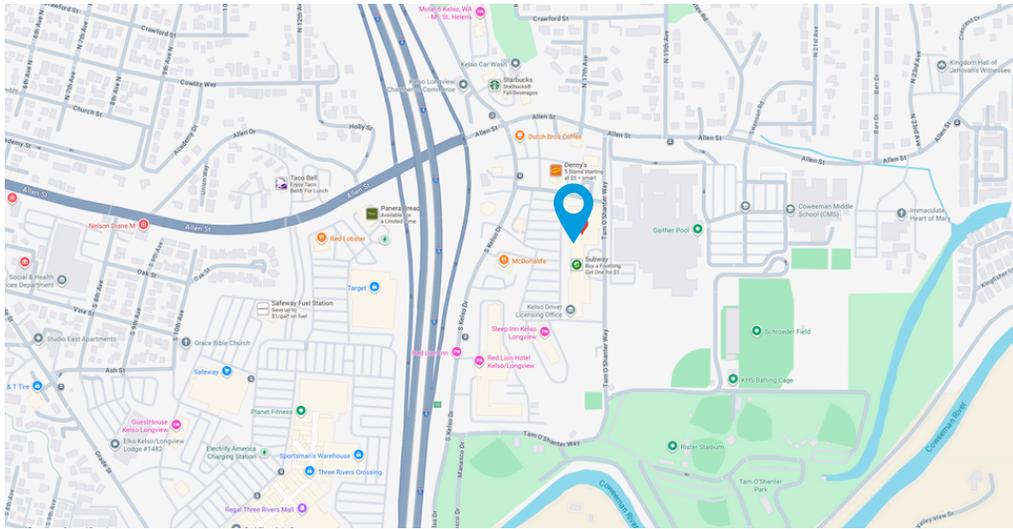




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Average Daily Traffic

I-5 @ Allen St N – 41,490

I-5 @ Allen St S – 46,347

Allen St @ I-5 SW – 17,144

2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	8,659	36,254	66,554
2029 Projected Population	8,915	37,493	68,890
Est. Average Household Income	\$68,125	\$76,217	\$79,753
Est. Total Employees	3,943	27,839	35,521

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.