

# LEASE

**1710 SOUTH GOLD STREET**

1710 South Gold Street Centralia, WA 98531



**LEASE RATE \$12.00 SF/YR**

**Terry Wilson**

360 789 5060

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**Spencer Ingrim**

360 701 6439

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**COLDWELL BANKER  
COMMERCIAL**

EVERGREEN OLYMPIC  
REALTY, INC.

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### PROPERTY DESCRIPTION

Suite 1710 available right off South Gold street. The space is 5,860 square feet with a loading dock. The suite also comes with an exclusive pylon signage on South Gold Street. Please contact listing broker for additional information. Tax ID #: 003682027000; 003682031000; 003682040001

### PROPERTY HIGHLIGHTS

- New store fronts, LED lighting
- Exterior renovations are completed; signage upgrades, new facades and landscaping!
- Join Domino's Pizza, State Farm and Allstate
- Turnkey packages available
- Reserve your space before rates increase!

### OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,860 SF
Building Size:	37,890 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	719	3,349	8,237
Total Population	1,921	7,950	19,280
Average HH Income	\$50,867	\$57,760	\$59,113

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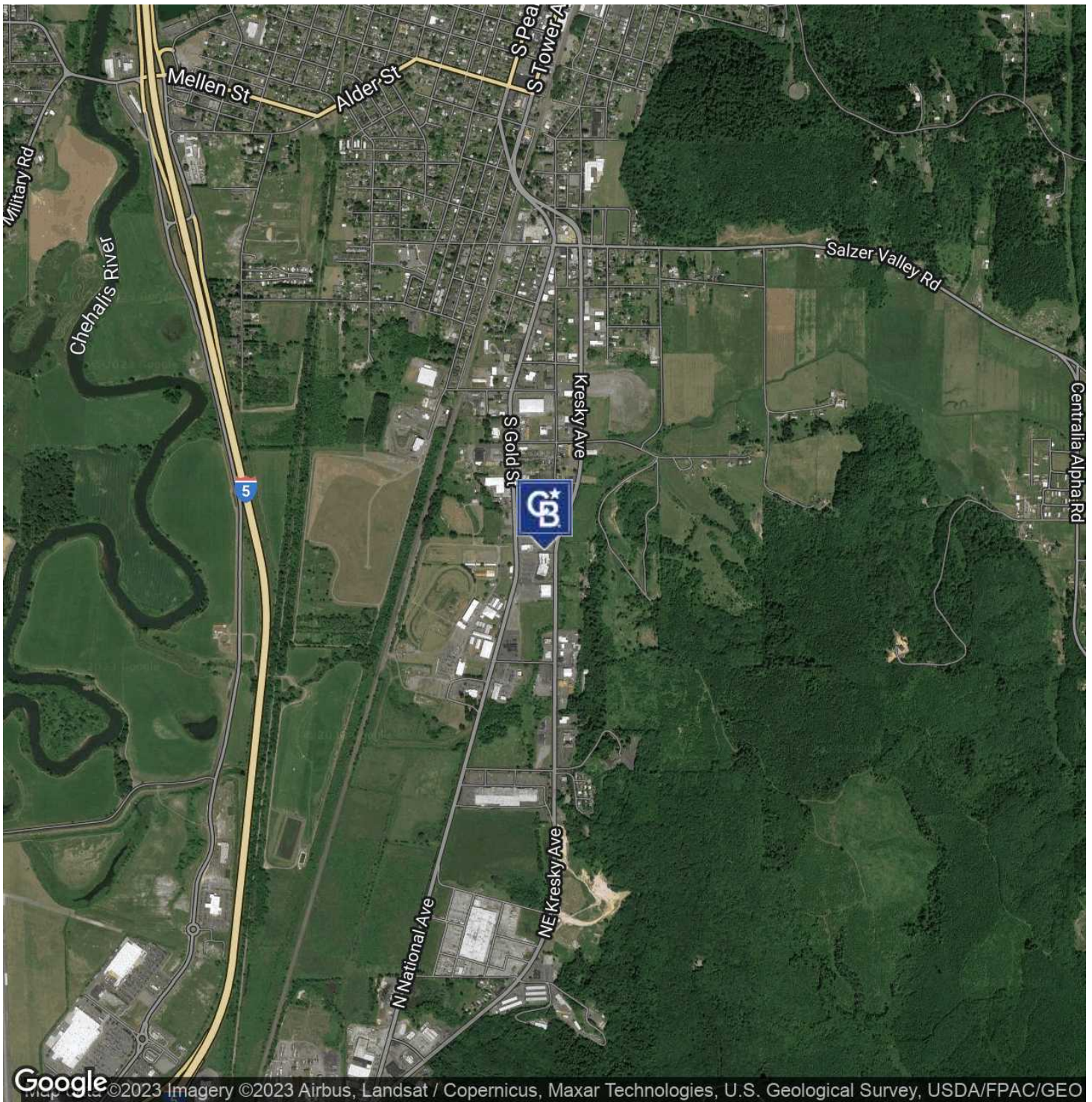


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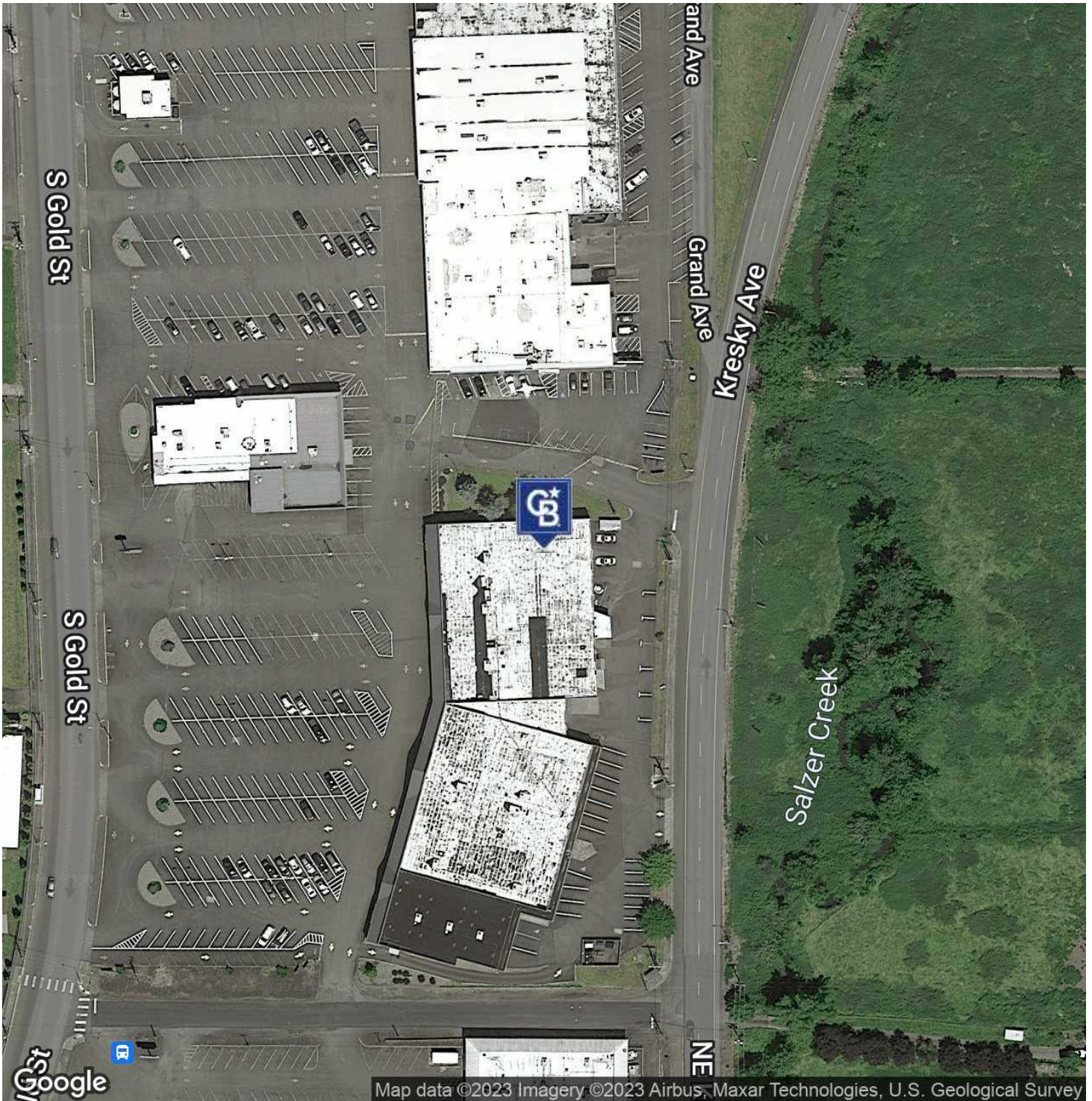
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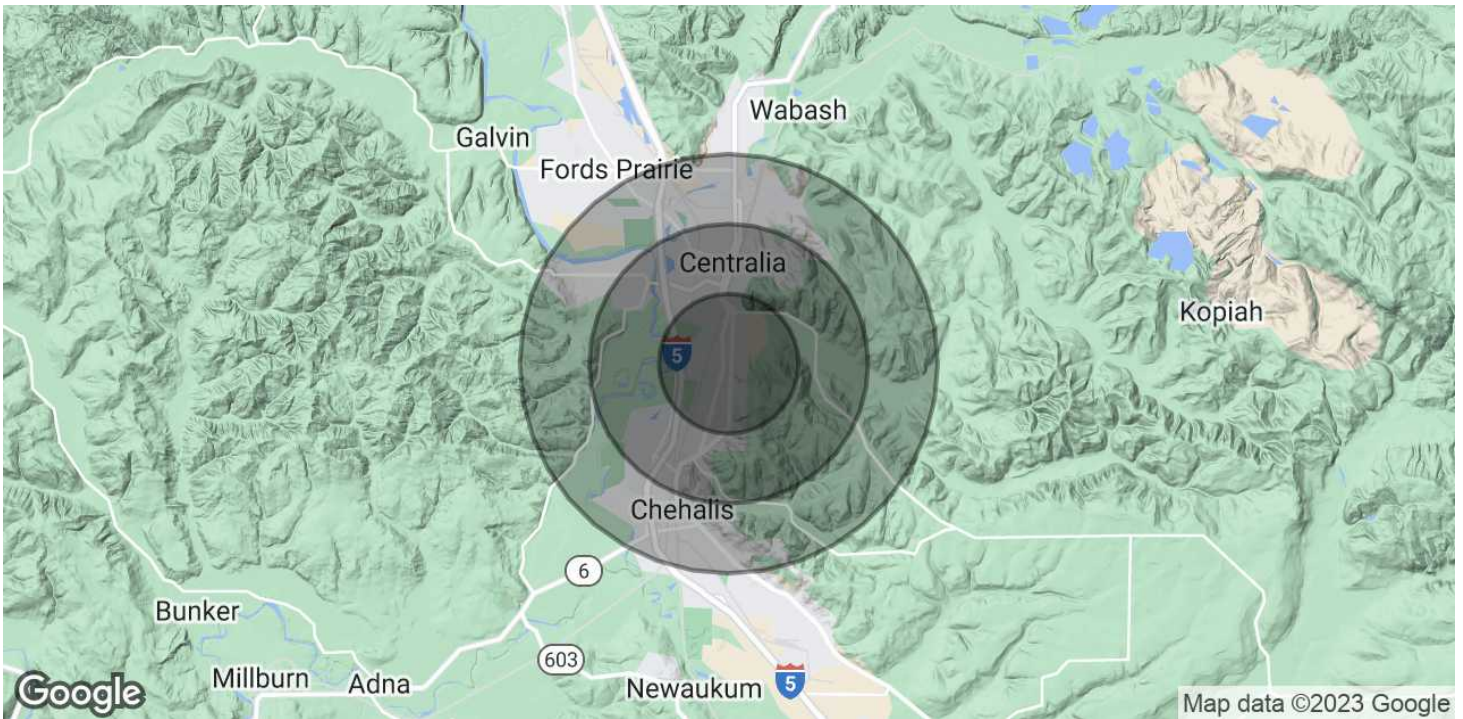


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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	1,921	7,950	19,280
Average Age	29.9	36.3	38.9
Average Age (Male)	24.6	34	36.6
Average Age (Female)	33.6	39	40.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	719	3,349	8,237
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$50,867	\$57,760	\$59,113
Average House Value	\$185,647	\$188,639	\$193,603

\* Demographic data derived from 2020 ACS - US Census

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