

FOR LEASE

1109 Harrison Ave
Centralia, WA 98531



CENTRALIA MARKET SQUARE

Don Whittles | Tim Weber | Blake Weber

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

1109 HARRISON AVE

2,500 SF \$36.00 PSF PLUS NNN
EST \$6.00 PSF

- Visibility & access from Interstate 5
- 73,000 cars per day on I-5
- Located on the major trade corridor between Portland and Seattle
- Near Centralia Outlet Stores
- Centralia College, with approximately 4,800 students
- Close to Providence Hospital & NW Sports Hub (35,000 annual visitors)



Population



Average HH Income

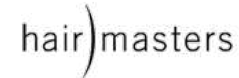


Daytime Population

Regis - 2024

	Population	Average HH Income	Daytime Population
Mile 1	6,438	\$85,883	4,714
Mile 3	23,405	\$84,041	17,283
Mile 5	29,931	\$88,375	24,823

TENANTS



LOCATION DETAILS



Located directly next to Interstate 5



Moments from the Centralia Outlets



19,500 CPD Harrison Ave



73,000 CPD Interstate 5

LOCATION AERIAL



metro | AutoZone | JIMMY JOHN'S
GAP | jiffy lube | Dunkin' Donuts | Popeye's | ampm | ARCO
BURGER KING | DQ | 9 | NIKE



DOWNTOWN CENTRALIA



73K CPD I-5

TWIN CITY TOWN CENTER



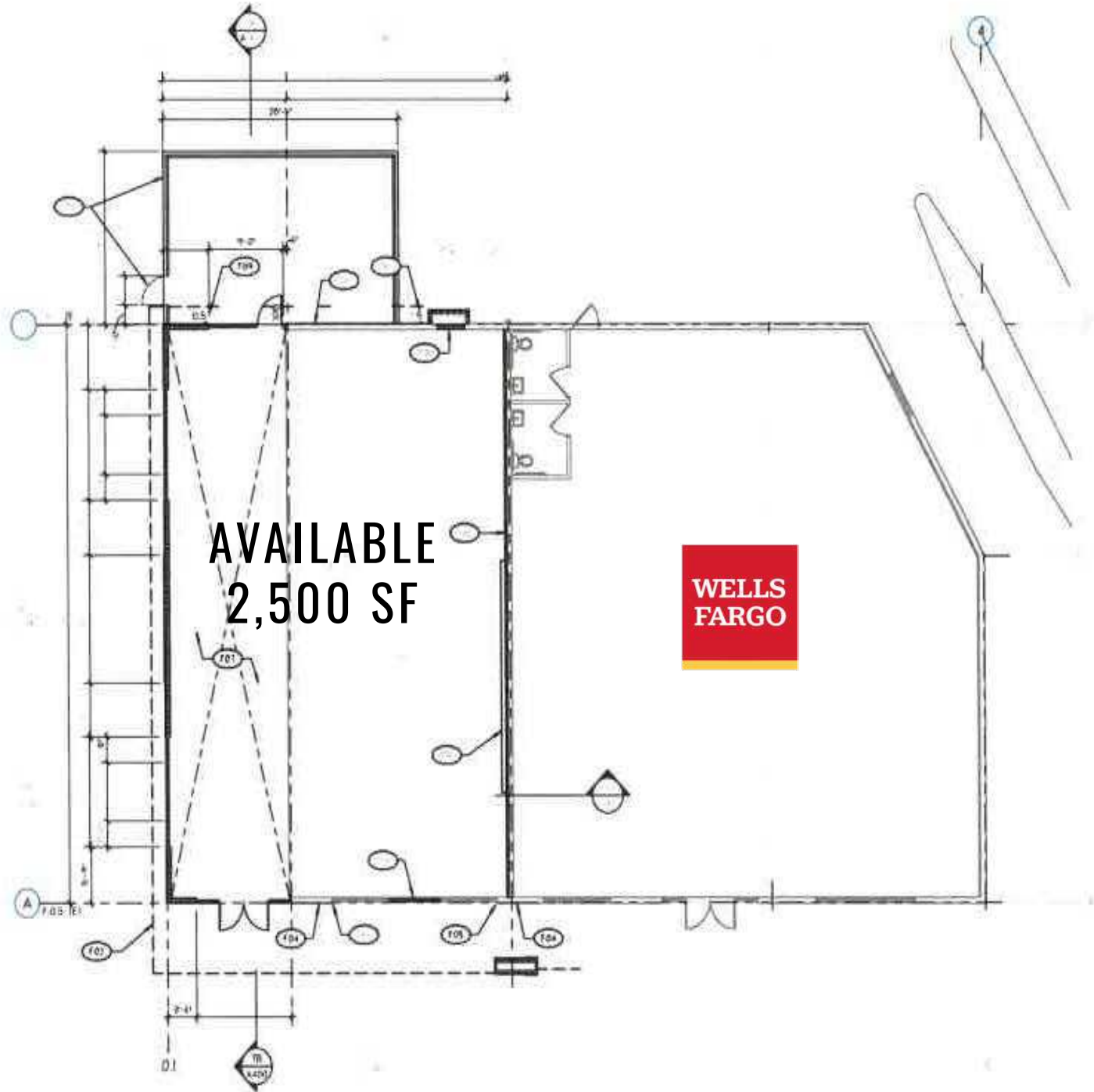
Brand Names Big Savings
Centralia OUTLETS
FAMOUS footwear | COACH
carter's | Eddie Bauer
AÉROPOSTALE
RALPH LAUREN | KAY



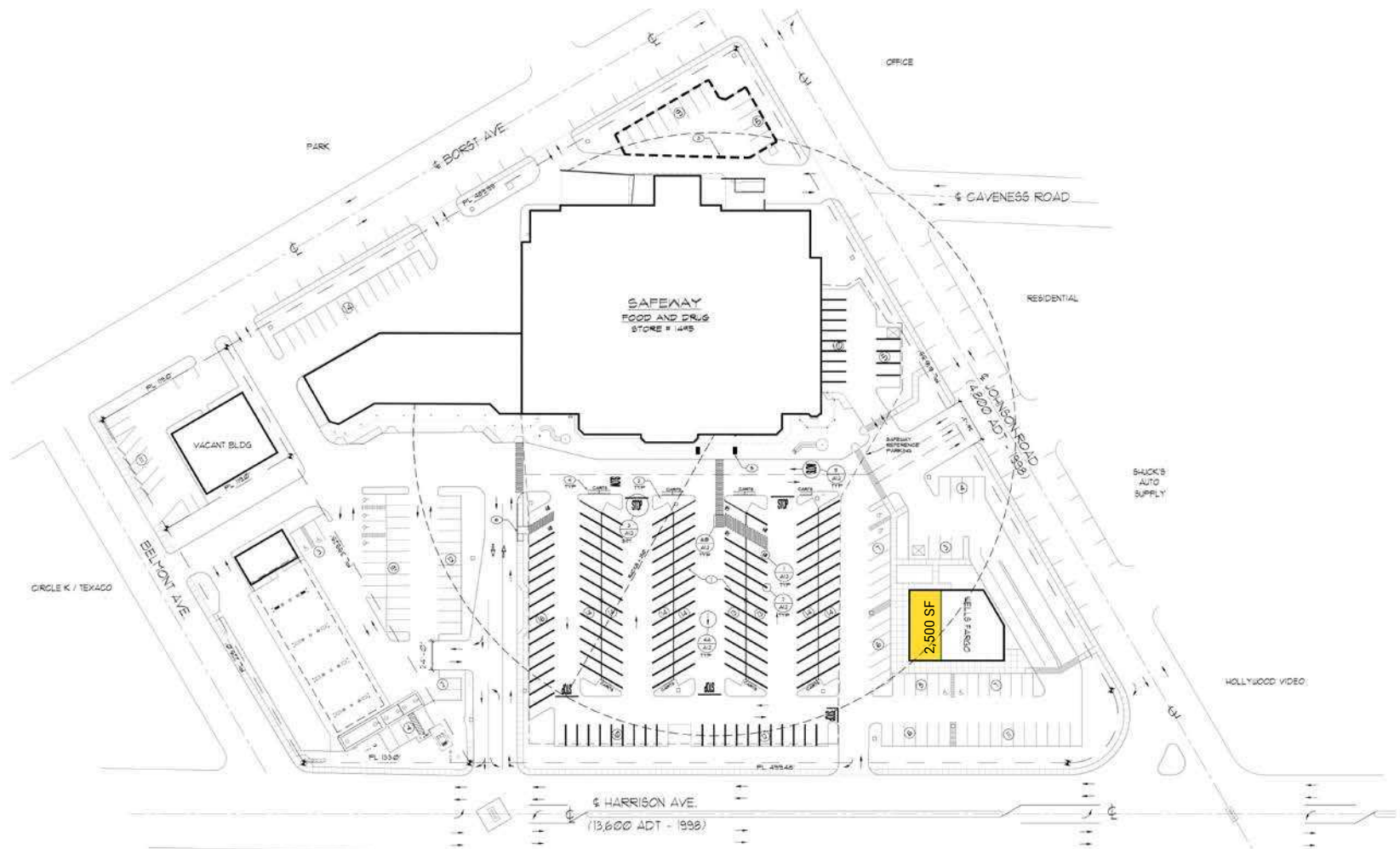
THE HOME DEPOT | Walmart | DOLLAR TREE
SHERWIN WILLIAMS | SUBWAY
Starbucks | Chevron | 7-Eleven | O'Reilly | TACO BELL
Michaels | GROCERY OUTLET bargain market

CHEHALIS CENTRALIA AIRPORT

SITE PLAN



SITE PLAN



Suite	SF	Tenant
1101	990	Centralia Dry Cleaner
1105	1,280	Papa Murphys
1109	1,405	Jersey Mikes
1111	1,175	Edward Jones
1115	1,200	H&R Block
1117	1,200	Hairmasters
1121	1,200	Postnet
1125	1,800	US Cellular
1129	46,547	Safeway
	2,500	AVAILABLE

TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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