

# FOR LEASE

## RETAIL BUILDING WITH WAREHOUSE AREA ON 1 ACRE OF LAND

6130 203RD AVENUE SW, CENTRALIA, WA 98531



LEASE RATE: **\$5,000 Monthly NNN**



**Spencer Ingrim**

360-701-6439  
spencer.ingrim@cbolympia.com  
3333 Capitol Blvd. S  
Olympia, WA 98501



**Steve Wohld**

Broker / Property Manager  
360-748-4683  
1646 S. Market Blvd  
Chehalis, WA 98532

# LEASE

## RETAIL BUILDING WITH WAREHOUSE AREA

6130 203rd Ave SW Centralia, WA 98531



### PROPERTY DESCRIPTION

3,000 sq. ft. building with warehouse area on 1 acre of land. The parking lot and yard area is fully fenced. The property is located across from the Great Wolf Lodge near I5. The building has one private office area, front reception area, restroom and breakroom.

### OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (NNN estimated at \$750 per month)
Available SF:	3,024 SF
Lot Size:	1 Acres
Building Size:	3,024 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	232	502
Total Population	244	737	1,570
Average HH Income	\$79,827	\$80,195	\$82,443



### Spencer Ingrim

360-701-6439  
spencer.ingrim@cbolympia.com  
3333 Capitol Blvd. S  
Olympia, WA 98501



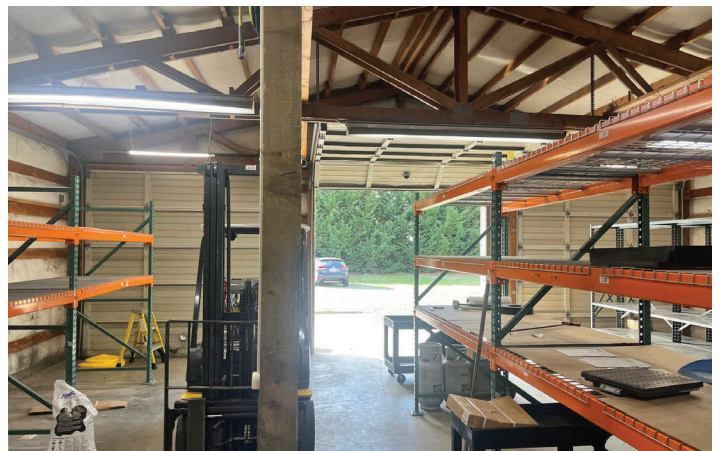
### Steve Wold

Broker / Property Manager  
360-748-4683  
1646 S. Market Blvd  
Chehalis, WA 98532

# LEASE

## RETAIL BUILDING WITH WAREHOUSE AREA

6130 203rd Ave SW Centralia, WA 98531



**Spencer Ingrim**

360-701-6439

spencer.ingrim@cbolympia.com

3333 Capitol Blvd. S

Olympia, WA 98501



**Steve Wohld**

Broker / Property Manager

360-748-4683

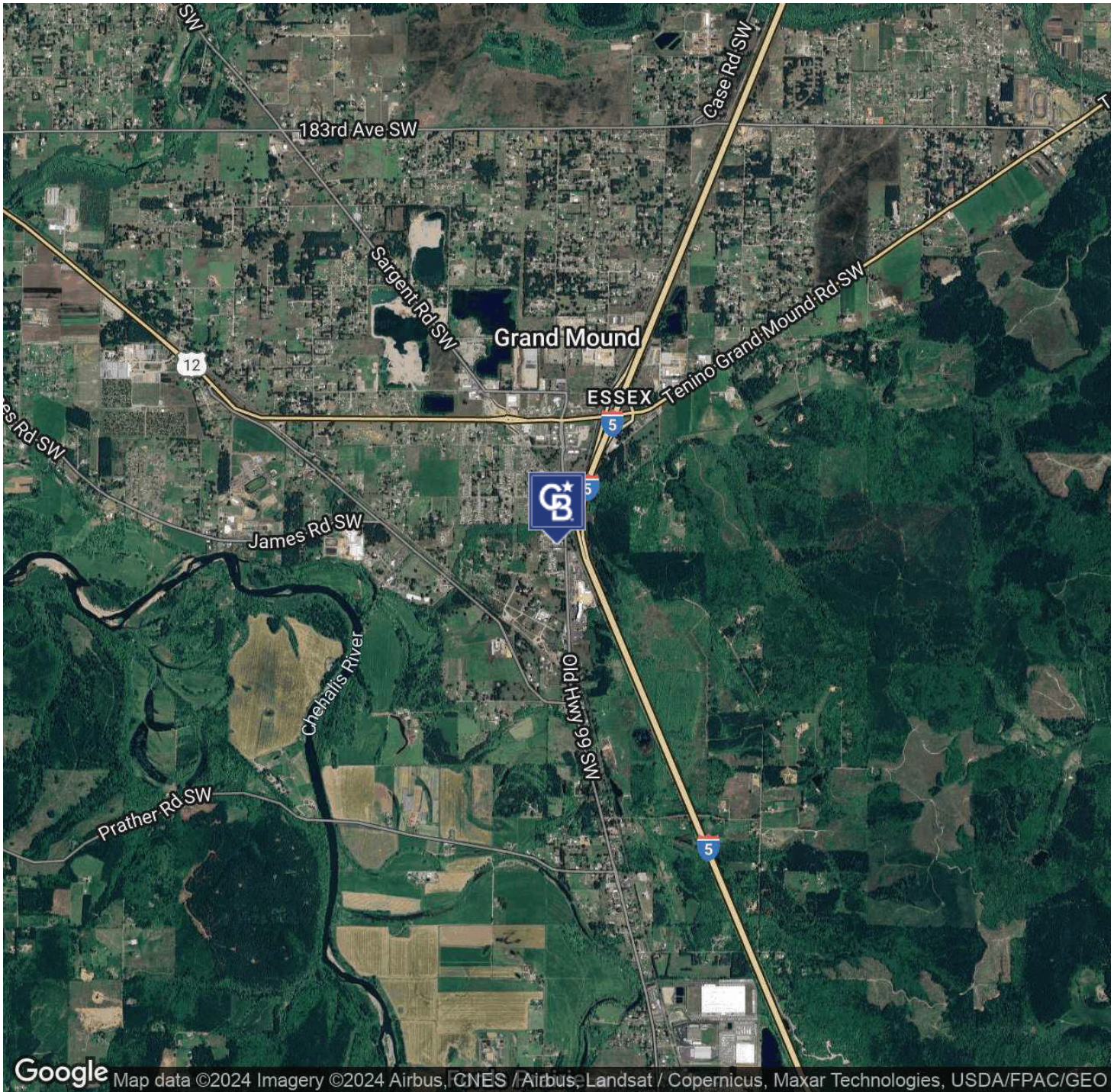
1646 S. Market Blvd

Chehalis, WA 98532

# LEASE

## RETAIL BUILDING WITH WAREHOUSE AREA

6130 203rd Ave SW Centralia, WA 98531



**COLDWELL BANKER  
COMMERCIAL**  
EVERGREEN OLYMPIC  
REALTY, INC.

**Spencer Ingrim**

360-701-6439

spencer.ingrim@cbolympia.com

3333 Capitol Blvd. S

Olympia, WA 98501



**Steve Wohld**

Broker / Property Manager

360-748-4683

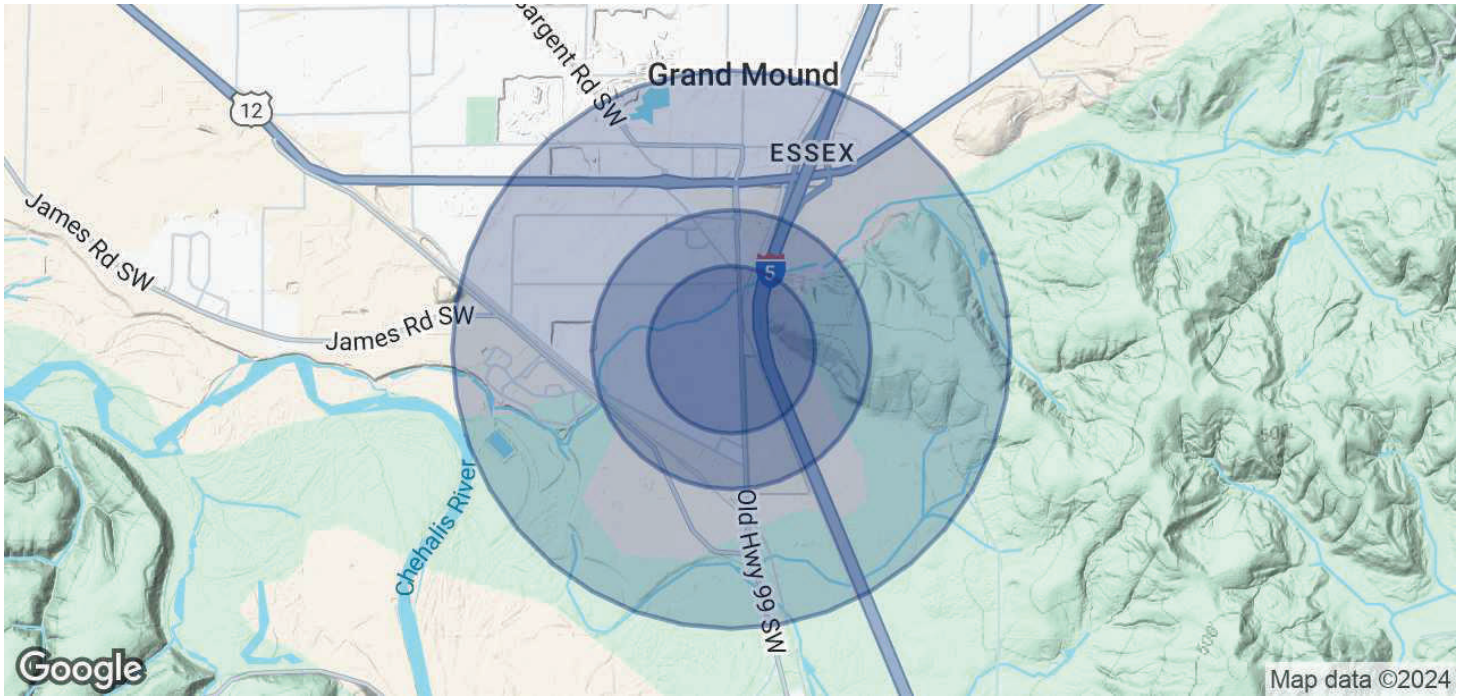
1646 S. Market Blvd

Chehalis, WA 98532

# LEASE

## RETAIL BUILDING WITH WAREHOUSE AREA

6130 203rd Ave SW Centralia, WA 98531



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	244	737	1,570
Average Age	34	34	35
Average Age (Male)	32	33	34
Average Age (Female)	35	35	36

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	232	502
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$79,827	\$80,195	\$82,443
Average House Value	\$348,864	\$351,549	\$367,255

Demographics data derived from AlphaMap



**Spencer Ingrim**  
360-701-6439  
spencer.ingrim@cbolympia.com  
3333 Capitol Blvd. S  
Olympia, WA 98501



**Steve Wohld**  
Broker / Property Manager  
360-748-4683  
1646 S. Market Blvd  
Chehalis, WA 98532