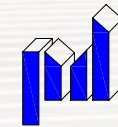




NOW PRE-LEASING

Mellen St. & Interstate 5, Exit 81
Centralia, WA 98531

WINCO ANCHORED RETAIL



Powell Development Co.



CENTRALIA STATION

Josh Parnell | Justin Holmes

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

CENTRALIA STATION

TWO RETAIL BUILDINGS

- ▶▶ 2,750 SF + DRIVE-THRU
- ▶▶ 11,000 SF (CAN BE DEMISED)

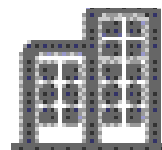
- Visibility & access from Interstate 5.
- 66,177 cars per day on I-5.
- Located on the major trade corridor between Portland and Seattle.
- Close to Providence Hospital & NW Sports Hub (1 million annual visitors) (3 min drive)
- Centralia College, with approximately 4,800 students (3 min drive).



Population



Average HH Income



Daytime Population

Regis - 2023

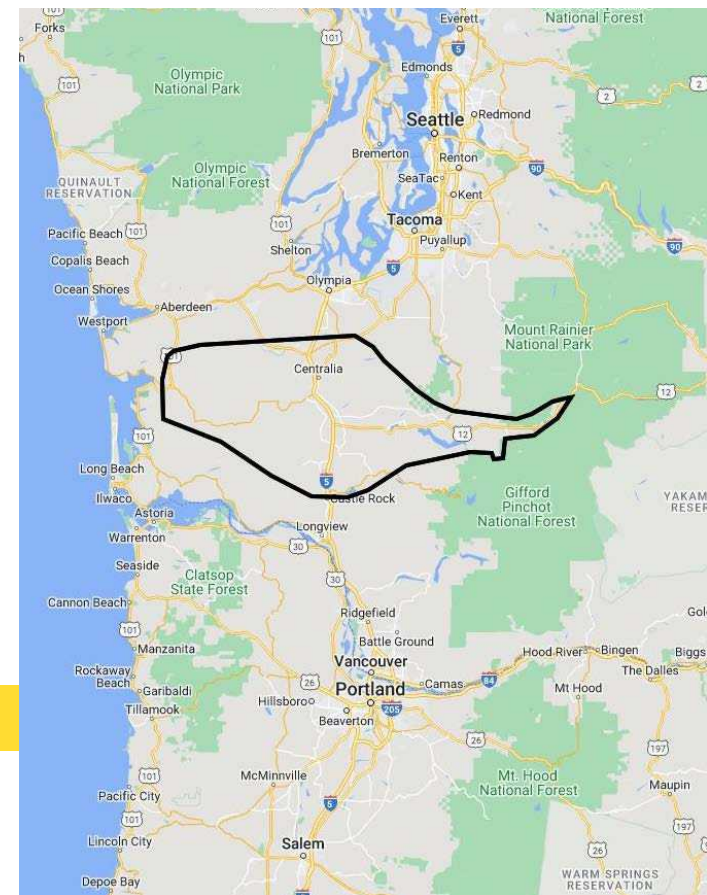
Trade Area

122,971

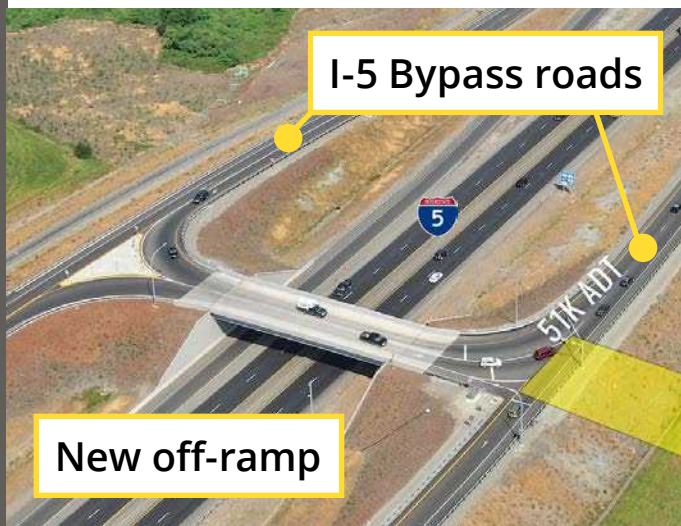
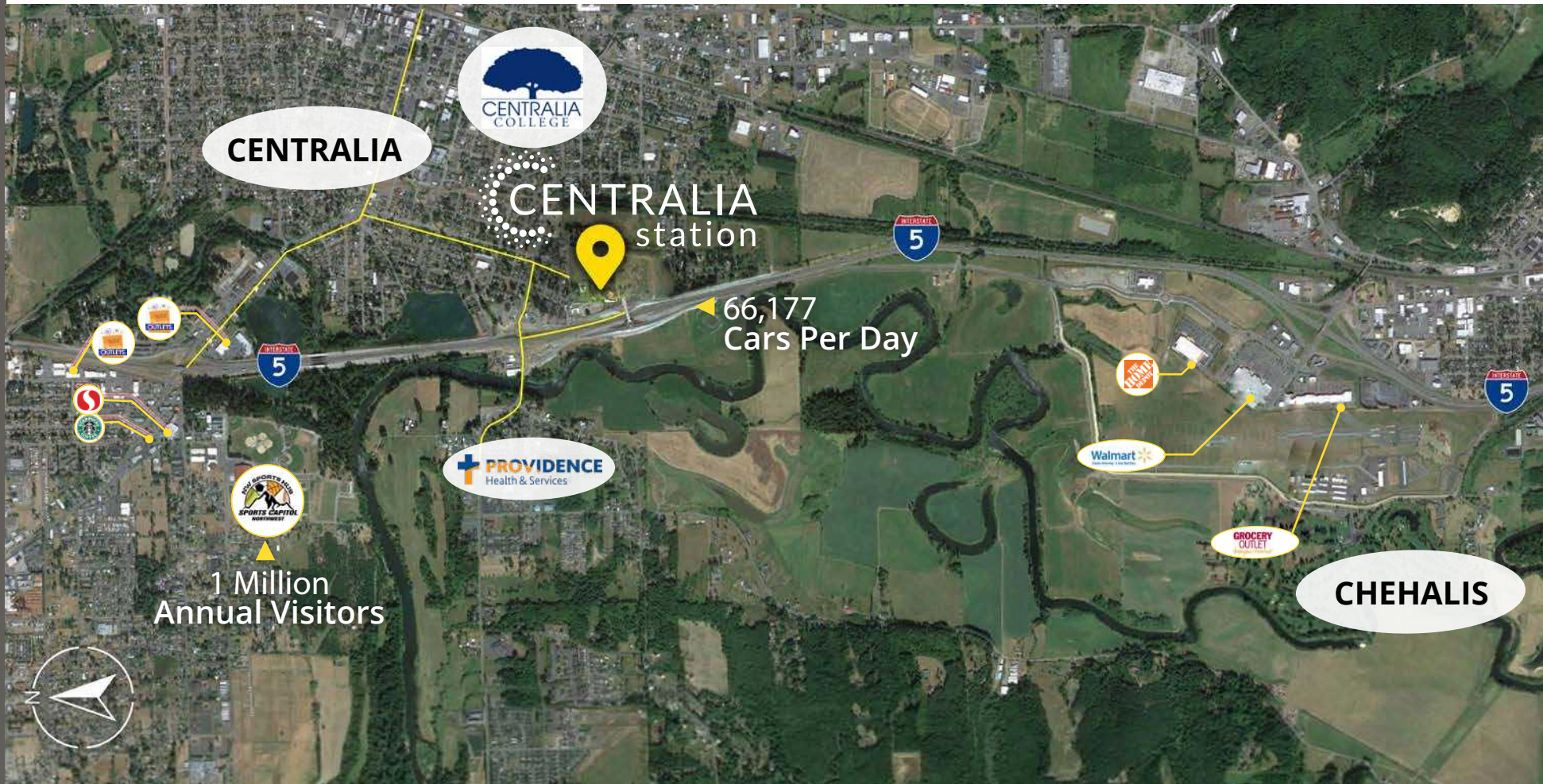
\$92,591

77,806

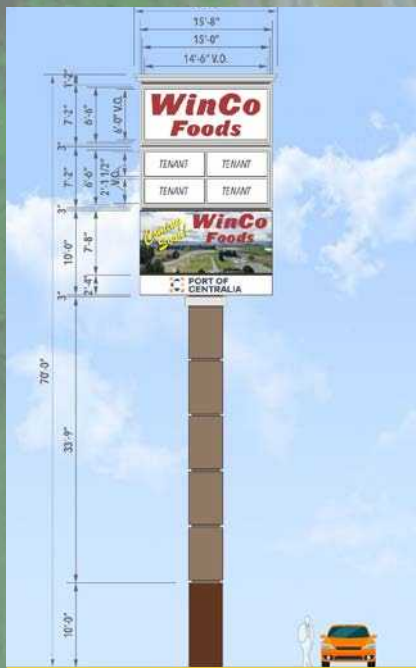
NEARBY TENANTS & RETAILERS



LOCATION DETAILS



SITE PLAN



NEW 70' Tall Pylon - Great visibility from I-5 located at new off-ramp

66,177K CPD



Alder St

Elisbury St

Long Rd

DAMMAG LLC

**WinCo
FOODS**
84,000 SF
COMING SOON!

FUTURE
WINCO
PARKING

AVAILABLE

FUTURE
COMMERCIAL

FUTURE
COMMERCIAL

POTTER
GENE
ETAL

SEXSMITH
BEVERLY A

MENDEZ
TRINIDAD
SOLUNA
GEMA S

OFF RAMP



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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