

RETAIL PROPERTY FOR LEASE

THREE RIVERS CROSSING

421 Three Rivers Dr, Kelso, WA 98626



AVAILABLE SPACE

9,030 SF



LEASE RATES

\$9,030 P/M + NNN

Three Rivers Crossing offers a prime retail lease opportunity in one of Kelso's most sought-after commercial corridors, just off the I-5 freeway! This 9,030 SF standalone building features a spacious, open-concept layout ideal for showcasing your business, along with a private office, breakroom, two restrooms, large storage room and a 5' x 10' grade-level door for convenient loading and deliveries. Located within the Three Rivers Crossing retail hub, the property benefits from strong co-tenancy with leading national brands including Chick-fil-A, Dutch Bros, Sportsman's Warehouse and Regal Cinemas, among others, and shadow anchored by Safeway & Target, helping drive strong daily traffic. Asking lease rate at \$9,030 per month plus NNN. Excellent parking ratios, prominent signage, and close proximity to schools and hotels further enhance visibility and customer draw. Contact us today for more details or to schedule a private tour.

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ANCHORED RETAIL SPACE IN HIGH TRAFFIC AREA



2023 Demographics	1-Mile	3-Mile	5-Mile
Estimated Population	19,400	65,200	85,800
Avg. Household Income	\$62,300	\$64,600	\$68,700
Number of Employees	15,600	52,100	69,000




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GET IN TOUCH

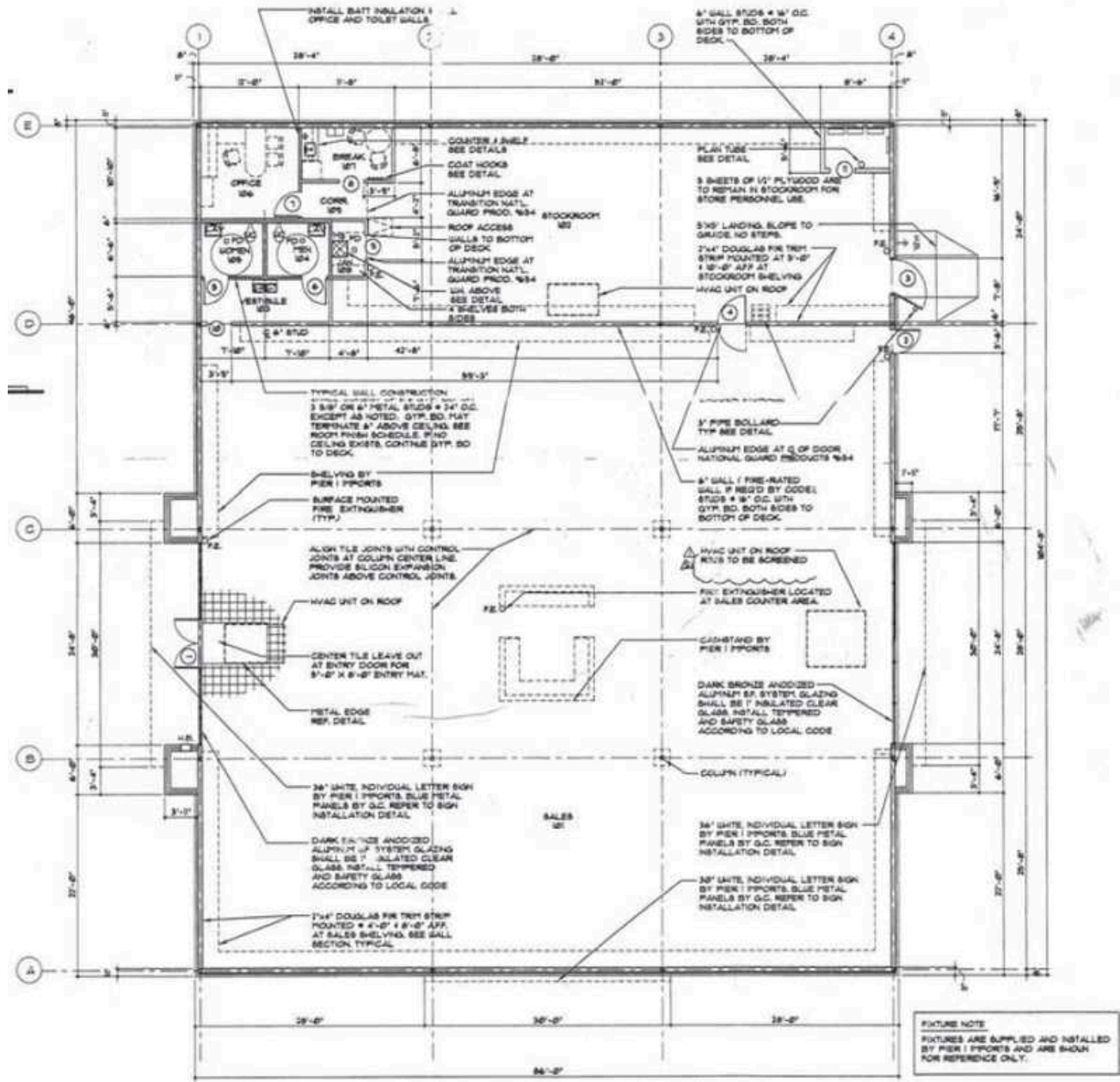
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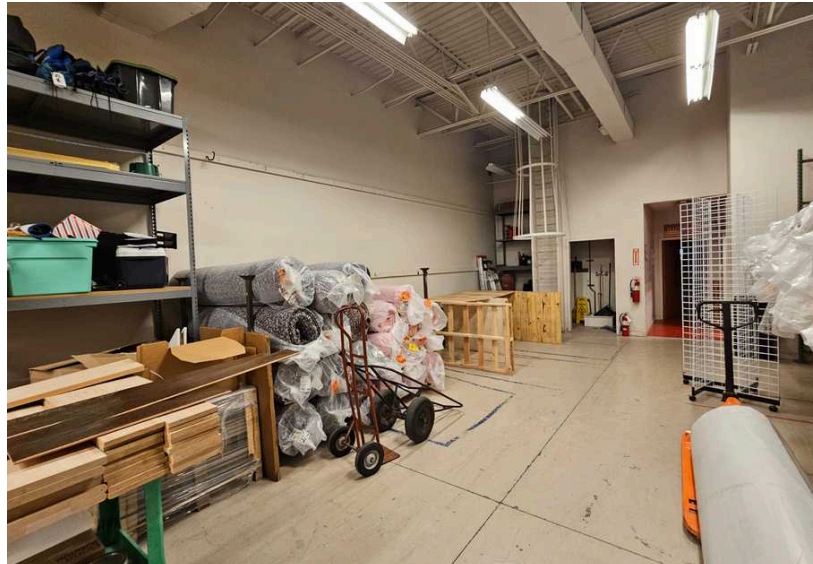
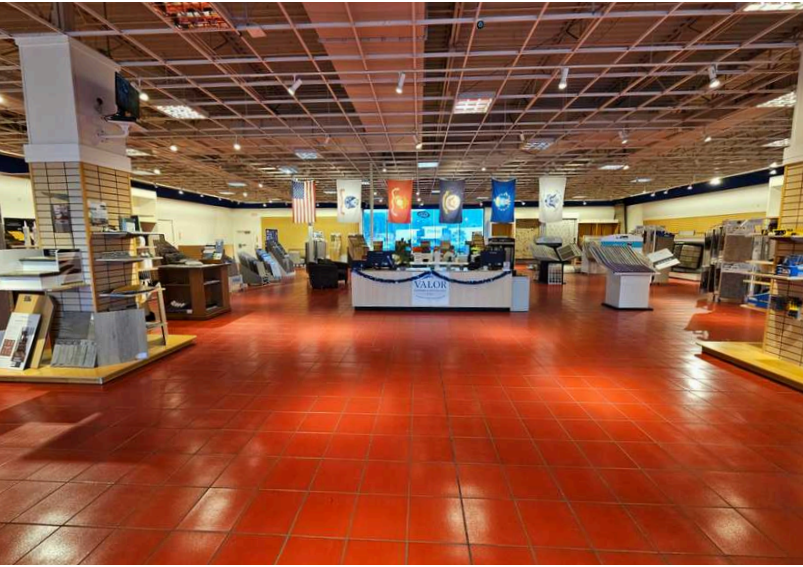
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FLOOR PLAN



The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs. © Woodford Commercial Real Estate.

PHOTOS



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