

FOR LEASE | FAIRWAY SHOPPING CENTER



1648 S GOLD ST, CENTRALIA, WA 98531

### PROPERTY OVERVIEW

Capitalize on exceptional visibility within the highly active Fairway Shopping Center. This restaurant suite eliminates typical build-out delays by offering a plug-and-play commercial kitchen equipped with dual hood systems, essential cooking appliances, and dedicated plumbing infrastructure.

The spacious, naturally lit dining room serves as a blank canvas for your brand. Ownership is actively offering Tenant Improvement allowances to facilitate your specific aesthetic requirements. Secure a strategic location that provides a steady customer flow and operational readiness from day one.

AVAILABLE: ±2,360 SF

CORNER RESTAURANT SPACE

\$14.00/SF, +NNN (\$1.90/SF)

CBA# 44686753



greene.properties/1648SGoldSt



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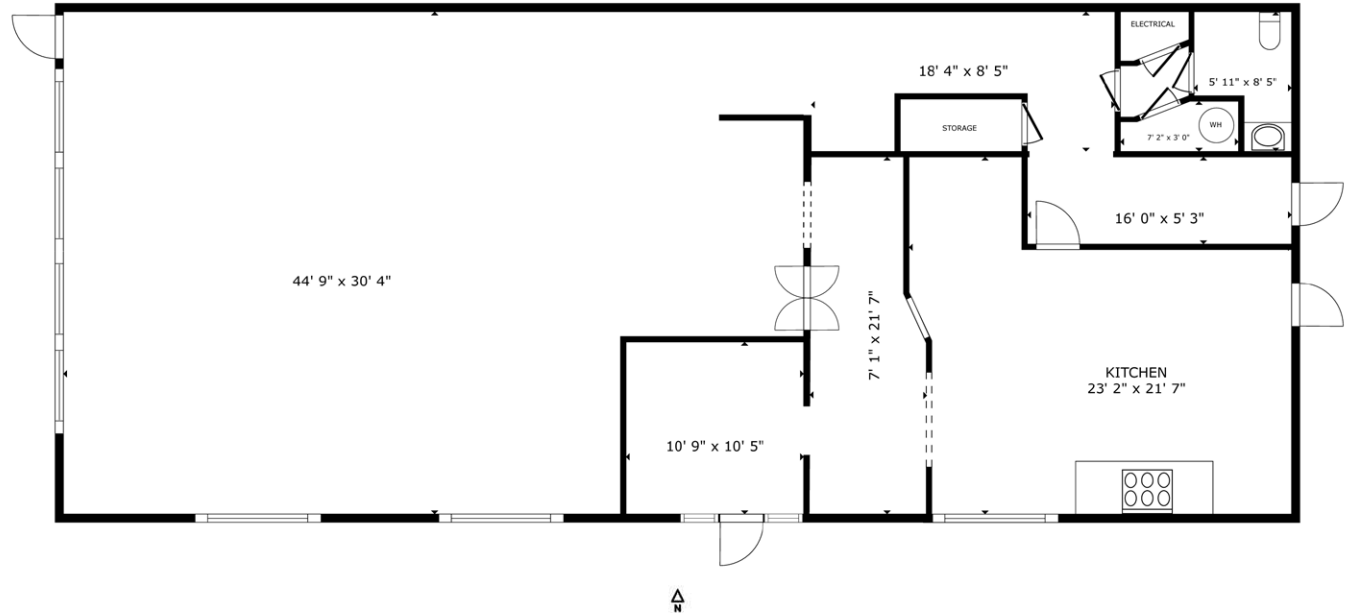


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**1648 S GOLD ST**



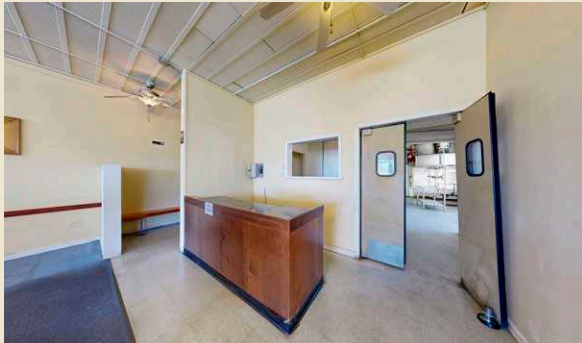
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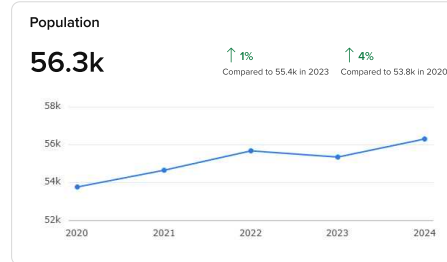
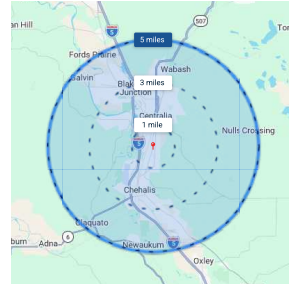
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## DEMOGRAPHIC ANALYSIS (5-MILE)



## POPULATION & GROWTH

- The surrounding area supports a population of 56,300 residents. This represents a one percent increase from 55,400 in 2023 and a four percent increase from 53,800 in 2020. The median age for the community is currently 41, with an estimated slight decrease to 40 by 2029. The local housing market exhibits high utilization, featuring an occupancy ratio of 21 occupied units for every single vacant unit. This occupancy ratio is projected to adjust to a ratio of 19 occupied units to 5 vacant units by 2029.

## ECONOMIC PROFILE

- The local economy is supported by a large workforce of 45,600 employees. Employment is distributed across several key sectors, led by management and business, educational services, and retail trade. Additional leading employment categories include public administration, construction, professional and scientific services, and manufacturing. The current median household income is \$79,800. Projections for 2029 estimate a slight decrease in median household income to \$77,900, reflecting a negative two percent growth rate.



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