FOR LEASE

1640-1660 NW Louisiana Avenue
Chehalis, WA 98532

REGIONAL RETAIL POWERHOUSE
3.2 MILLION VISITS ANNUALLY

FIRST WESTERN PROPERTIES

TWIN CITY TOWN CENTER EAST

Michael Olson

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

SUMMARY

TWIN CITY TOWN CENTER EAST located along NW Louisiana Avenue in the heart of Chehalis' primary retail corridor, this property offers strong visibility and convenient access to I-5, drawing steady traffic from both local residents and regional travelers. This area serves as a key commercial hub for Lewis County with a growing mix of retail, medical, and service-oriented businesses.

AVAILABLE

SUITE 1644: 736 SF | CALL BROKER FOR RATES + NNN ($6.98)

SUITE 1654: 2,132 SF | CALL BROKER FOR RATES + NNN ($6.98)

- TOP 1% Walmart Nationwide
- A truly Daily Needs Destination Center
- Serving the Greater Lewis County Trade Area with population of 90,000+
- High visibility & exposure along NW Louisiana Avenue/I-5
- Convenient access to I-5
- Located in Chehalis' main retail strip
- Strong regional traffic and consumer draw
- Ample nearby amenities for customers and employees

NEARBY TENANTS

Walmart

THE HOME DEPOT

SONIC

Applebee's

PANDA EXPRESS · GOURMET CHINESE FOOD ·

Walgreens

FIRST WESTERN PROPERTIES

PHOTOS

STE 1654 | 2,132 SF

STE 1644 | 736 SF

STE 1654 | 2,132 SF

FIRST WESTERN PROPERTIES

LOCATION DETAILS

4,100 CPD
NW Lousiana Ave

70,000 CPD
Interstate 5

Located in Chehalis' Main Retail Corridor

Convenient access to Interstate 5

FIRST WESTERN PROPERTIES

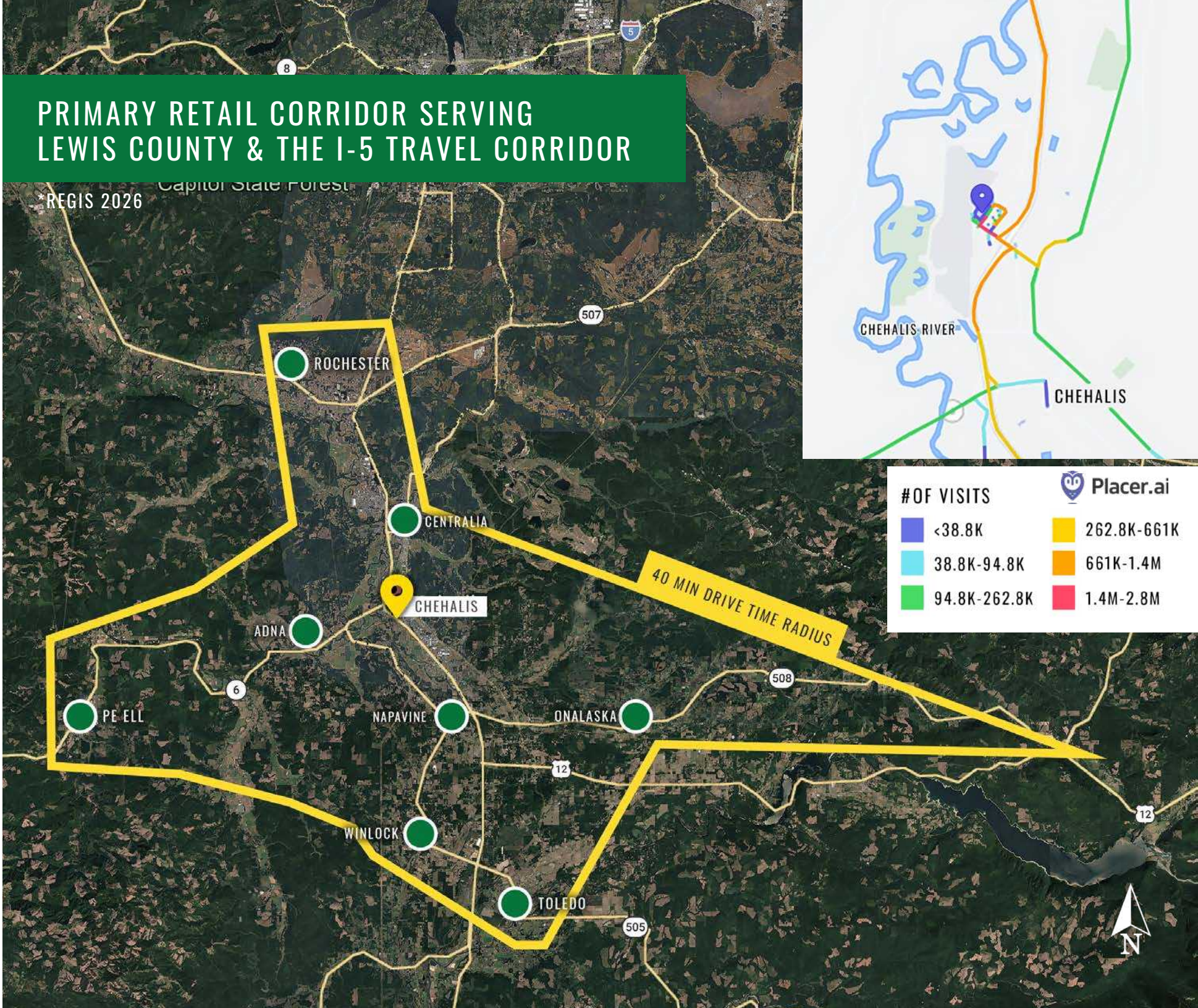
LOCATION DETAILS

FIRST WESTERN PROPERTIES

PRIMARY RETAIL CORRIDOR SERVING LEWIS COUNTY & THE I-5 TRAVEL CORRIDOR

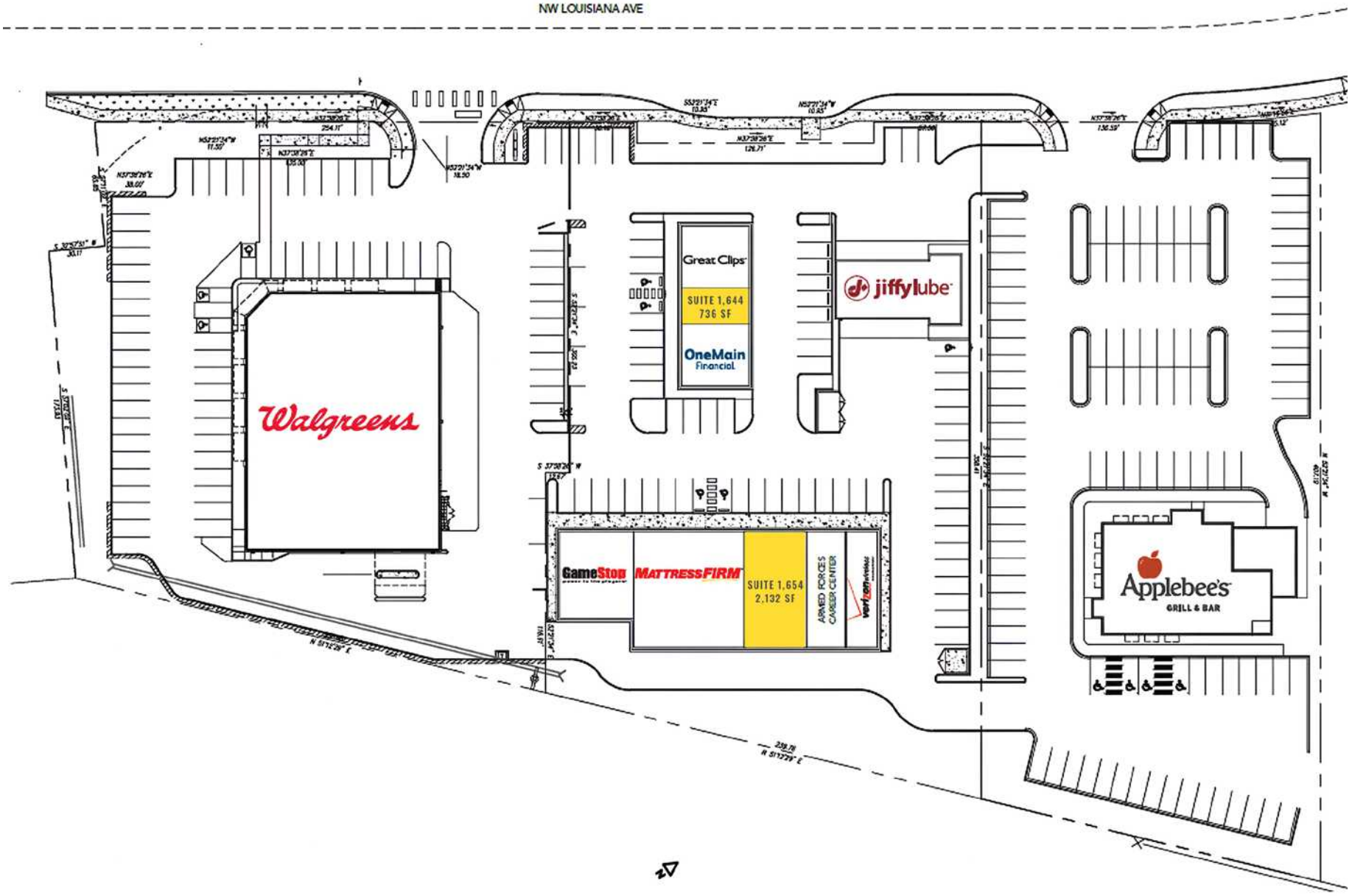
*REGIS 2026

SURROUNDING CITIES SERVED



FIRST WESTERN PROPERTIES

SITE PLAN



FIRST WESTERN PROPERTIES

TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

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