

FOR LEASE

1640-1660 NW Louisiana Avenue
Chehalis, WA 98532



REGIONAL RETAIL POWERHOUSE
3.2 MILLION VISITS ANNUALLY



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

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



STE 1654 | 2,132 SF



STE 1644 | 736 SF



STE 1654 | 2,132 SF

LOCATION DETAILS





4,100 CPD
NW Louisiana Ave



70,000 CPD
Interstate 5



Located in Chehalis'
Main Retail Corridor



Convenient access to
Interstate 5

LOCATION DETAILS

**WinCo
FOODS**

TOK CPD

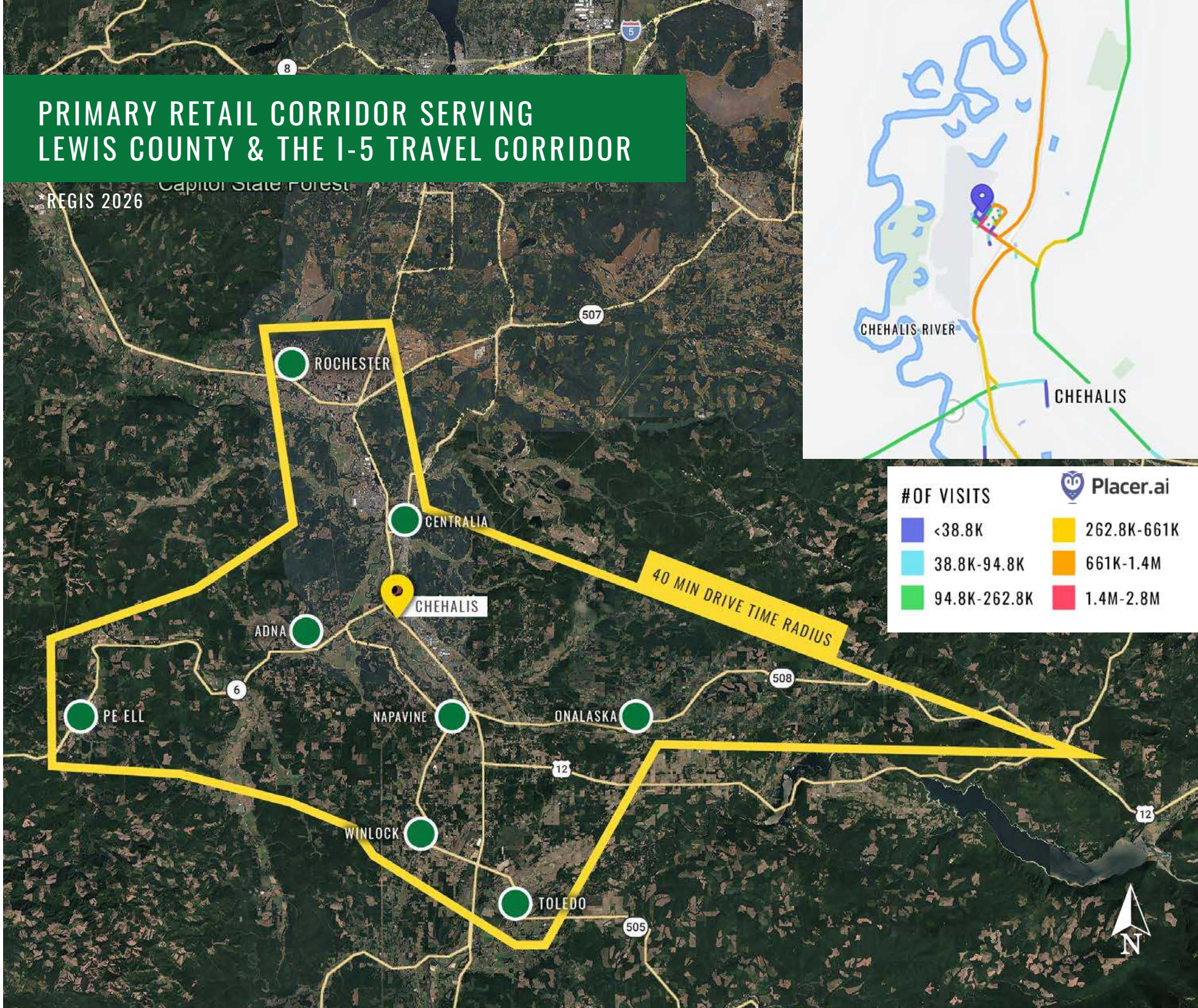
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**Tires
LES SCHWAB**



SURROUNDING CITIES SERVED

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



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED.
RESULTS DRIVEN.

MICHAEL OLSON

 253.533.1386

 molson@firstwesternproperties.com



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