



**COLDWELL BANKER
COMMERCIAL**
EVERGREEN OLYMPIC
REALTY, INC.

COLDWELL BANKER EVERGREEN OLYMPIC REALTY
3333 Capitol Boulevard S, Olympia, WA 98501



FOR
SALE

SHOPPING CENTER

2100 N. National Avenue, Chehalis | Former Yardbirds

Offered at **\$2,800,000**

Owner Financing available to qualified buyer.

305,385 Square Feet | **33.28 Acres** Zoned Retail (4 Tax Parcels)

Spencer Ingrim | 360.701.6439
spencer.ingrim@cbolympia.com

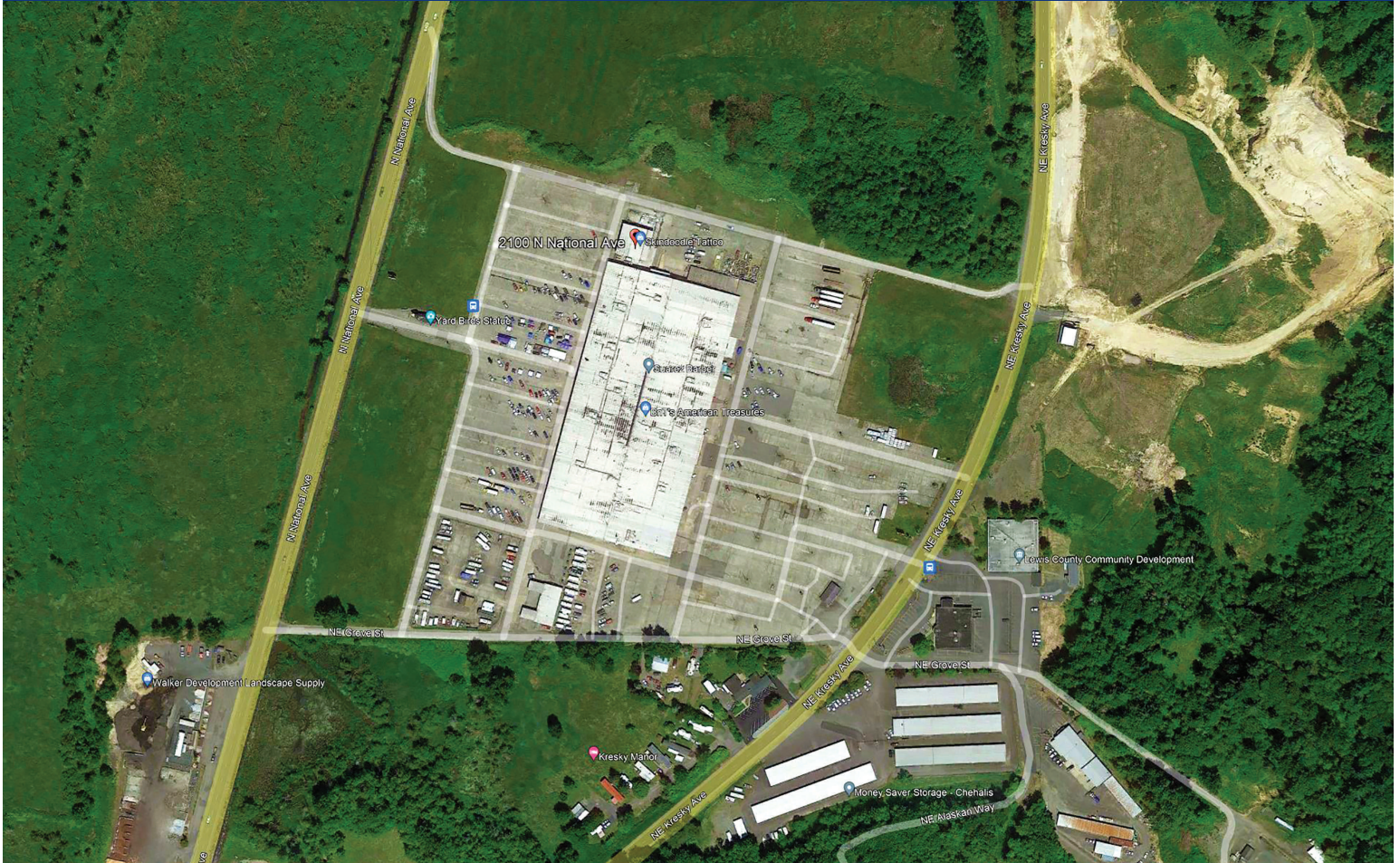
Terry Wilson | 360.789.5060
terry.wilson@cbolympia.com



SHOPPING CENTER

FORMER YARDBIRDS

2100 N. NATIONAL AVENUE, CHEHALIS



Formerly known as the Yard Birds Family shopping center, consists of a 305,385 square foot building located on 33.28 acres of land with 631 feet of frontage on N National Drive. The property consists of 4 tax parcels, APN # 021650009000, 021650008000, 021650007000, and 021650006000 zoned 53-Retail Trade - General Merchandise. The building is constructed of steel and concrete. The building has one freight elevator and one passenger elevator for access to the second floor. The building also has multiple loading docks.



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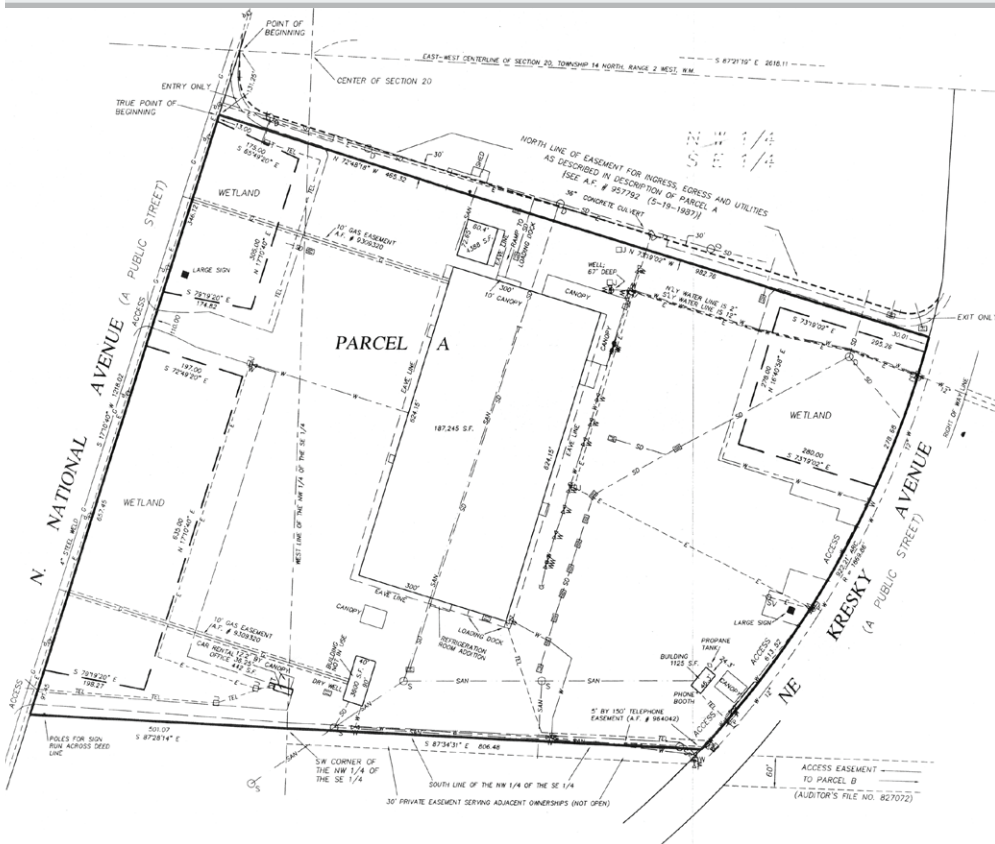




SHOPPING CENTER

PROPERTY DETAILS

2100 N. NATIONAL AVENUE, CHEHALIS



BUILDING

- Minimum clear height 13'
- Maximum clear height 23'
- Column Spacing average 24' X 30'
- Maximum open clear space West Side 60' X 288'
- Maximum open clear space East Side 60' X 384'

CONSTRUCTION DETAILS

- Iron Frame
- Columns are 8" X 8" I-Beam
- Joist are 8" X 21" I-Beam
- Rafters are 8" X 21" I-Beam
- Column footings are 10' X 10' X 10'
- 5" slab thickness

C. UTILITIES

- Natural Gas
- Electric Main 4000 Amp 3 Phase 4 Wire 480/277 Volts
- Fire System Managed and Certified by Cintas (POC is Chris Thompson)

D. LOCATION

- North National Ave 2 lanes south bound on east side of property
- North Kresky Ave, 2 lanes north bound on west side of property
- Interstate 5 is approximately 1-mile
- ±19 acres of parking



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SHOPPING CENTER

2100 N. NATIONAL AVENUE, CHEHALIS

POSSIBLE USES

(From Chehalis Municipal Code Chapter 17.78)

- Assembly of 1,000 or more persons and a stage
- Commercial recreation facility accommodating 50 to 299 persons
- Fast food facility seating 101 to 299 persons
- Tavern seating 101 to 299 persons
- Transportation terminal accommodating 50 to 299 persons
- Adult education building/classroom
- Animal hospital/clinic (veterinary facility)
- Bank/financial deposit institution
- Car wash facility (commercial, public)
- Computer/data processing facility
- Fast food facility seating 1 to 100 persons
- Government office/administration
- Greenhouse/nursery facility 1,000 square feet or less (commercial)
- Motor vehicle showroom/sales facility
- Municipal fire station
- Municipal swimming pool
- Professional sales office/facility
- Professional service office
- Restaurant seating 1 to 100 persons
- Technical training building/classroom
- Transportation terminal accommodating 1 to 49 persons
- Machine shop/metal fabrication (no smelting)
- Micro-breweries and micro-winereries
- Movie/television studio facility
- Aircraft repair garage using welding or torch
- Motor vehicle repair garage using welding or torch
- Arterial mall building with exterior entrances
- Cannabis retail facility 15 17 18
- Convenience store 1,000 square feet or less
- Convenience store 1,001 to 5,000 square feet
- Convenience store with gas dispensing facility
- Covered mall building with interior entrances
- Drug store over 5,000 square feet
- Farmers market (no permanent structure)
- Grocery store 5,000 square feet or less
- Grocery store over 5,000 square feet
- Meat market/store over 5,000 square feet
- Merchandise show/display/sales room 5,000 square feet or less
- Other retail store over 5,000 square feet
- Paint store over 5,000 square feet
- Retail store 1,000 square feet or less
- Retail store 1,001 to 5,000 square feet
- Shopping mall building with exterior entrances
- Apartment house
- Bed and breakfast
- Hotel
- Inn
- Motel
- Recreational vehicle par (campground)
- Aircraft storage/repair hangar (no welding or torch)
- Enclosed parking garage
- Mini storage facility (public)
- Motor vehicle fuel dispensing facility
- Motor vehicle repair garage (no welding or torch)
- Open parking garage
- Storage of low hazard noncombustible material
- Antenna tower 30 feet high or less 11
- Private carport for 3 vehicles or less
- Private carport for over 3 vehicles
- Private garage for over 3 vehicles



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