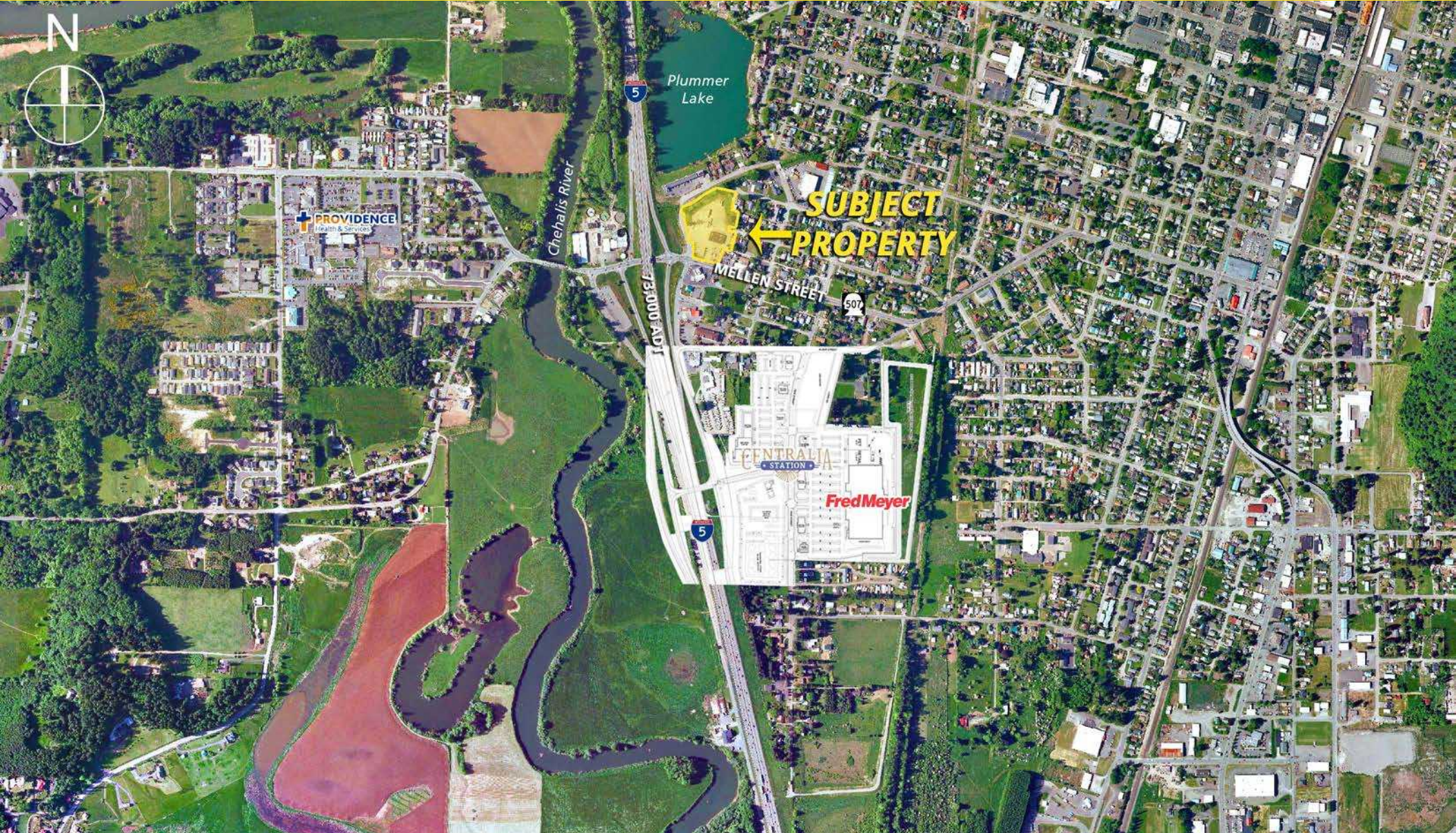


CENTRALIA I-5 INTERCHANGE RETAIL SITE

1225 Mellen Street, Centralia, Washington

FOR
SALE



STEVE ERICKSON
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EXECUTIVE SUMMARY

Centralia I-5 Interchange Retail Site

Property Name:	Centralia I-5 Interchange Retail Site
Opportunity Type:	Land Development
Address:	1225 Mellen Street, Centralia, WA 98531
Total Land Area:	3.6 Acres (155,725 SF) +/-
Zoning:	GCD (Gateway Commercial District)
Jurisdiction:	City of Centralia
Parcel Number:	Parcel 1: 002249000000 Parcel 2: 002390000000 Parcel 3: 002418000000 Parcel 4: 002418000000
Traffic Counts:	1-5: 65,000 ADT; Mellen Street (SR 507): 13,000 ADT



First Western Properties, Inc. is pleased to present an incredible freeway interchange site opportunity in Centralia, WA. This opportunity consists of 3.6 Acres (155,725 SF)+-, which can be divided into smaller pad sites as needed.

This prominent commercial property features a prime location at Exit 81 off Interstate 5 (I-5) at Mellen Street (SR 507) and boasts traffic counts in excess of 65,000 vehicles per day on I-5 and 13,000 on Mellen Street.

The Centralia site opportunity is zoned as GCD (Gateway Commercial District) and would be ideal for a wide array of commercial users including restaurants, motels, retail, offices, etc.

All Information contained herein was prepared from information provided by the Owner of the property and neither First Western Properties, Inc. nor Owner makes any representation or warranties as to the accuracy or completeness of the information. The Buyer is strongly advised to independently review all of the Due Diligence Materials and to consult with their own independent counsel in order to determine the detail and accuracy.



**SUBJECT
PROPERTY**



ACE

RITE AID
OUTLETS



True Value



PROVIDENCE
Health & Services

CENTRALIA
STATION

Fred Meyer

sears CENTRALIA
FOX THEATRE

Walmart

Walgreens

GROCERY
OUTLETS

kmart

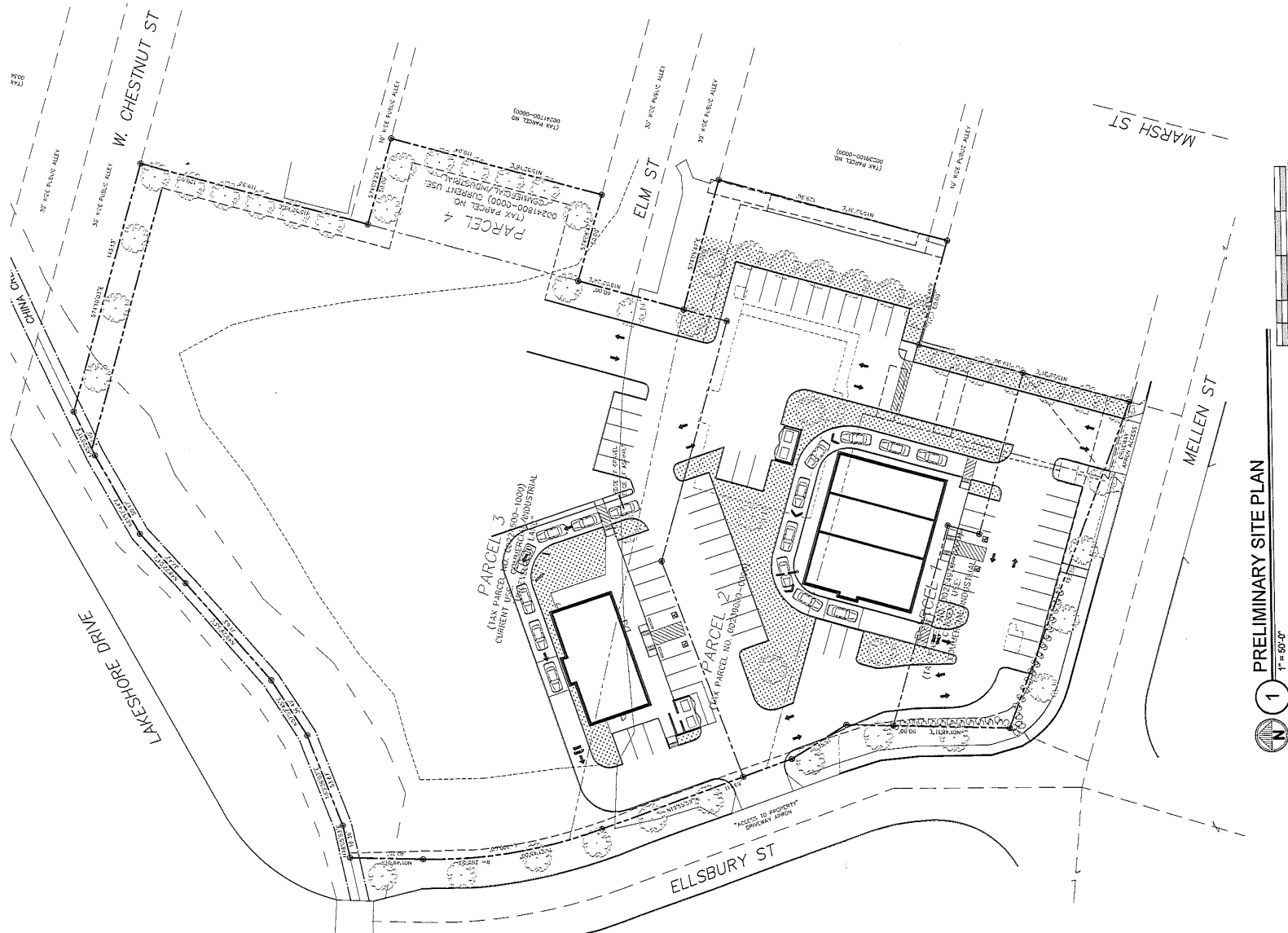
True Value

STAPLES

CHEHALIS
CENTRALIA
AIRPORT

SAMPLE SITE PLAN

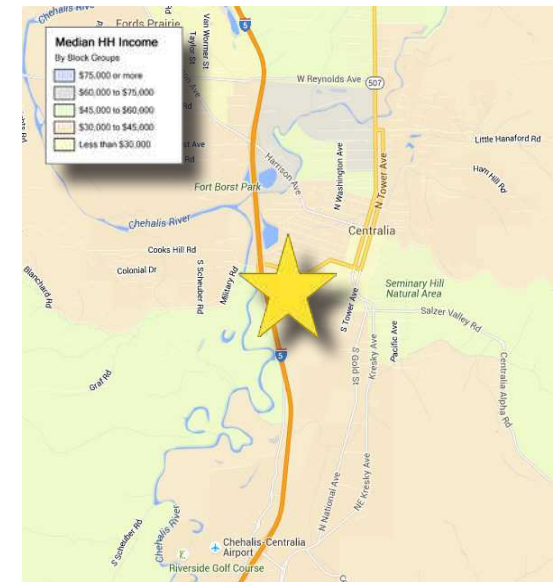
Centralia I-5 Interchange Retail Site



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LOCATION INFORMATION

POPULATION	TRADE AREA
Estimated Population (2017)	58,307
Historical Annual Growth (2010-2017)	0.8%
Estimated Population Density PSM (2017)	344
AVERAGE HOUSEHOLD INCOME	
Estimated Average Household Income (2017)	\$70,069
Projected Average Household income (2022)	\$83,441
Historical Annual Change (2000-2017)	3.0%
MEDIAN HOUSEHOLD INCOME	
Estimated Median Household Income (2017)	\$53,133
Projected Median Household Income (2022)	\$62,176
PER CAPITA INCOME	
Estimated Per Capita Income (2017)	\$27,069
Estimated Average Household Net Worth (2017)	\$546,749
TOTAL ANNUAL CONSUMER EXPENDITURE	
Total Household Expenditure (2017)	\$1.2 B
Total Non-Retail Expenditure (2017)	\$625 M
Total Retail Expenditure (2017)	\$588 M
DAYTIME DEMOGRAPHICS	
Total Businesses (2017)	2,671
Total Employees (2017)	27,140
Adjusted Daytime Demographics <16	48,198



CENTRALIA, WA

Located on Interstate 5, the West Coast's major trade corridor, Centralia is well-positioned between Portland and Seattle and is a strategic business "hub." Centralia is the largest city in Lewis County with over 16,000 residents. Its close proximity to Seattle and Portland and their international airports, as well as the deep water Port of Grays Harbor, make it easy to move goods in and out of the community. Companies have chosen to locate in Centralia for many reasons including our quality of life, location on the I-5 corridor, a lower cost of doing business, and workforce development programs.

LOCATION INFORMATION

Lewis County



Lewis County, located in southwestern Washington, is the sixth largest county in the state and has a population in 2015 estimated at 76,660. The Chehalis and Cowlitz rivers are the two major rivers in the county. Lewis, named for Meriwether Lewis, was created as a county in 1845.

Key Industries in Lewis County include: food processing, ~ niche agriculture has been part of Lewis County for generations; wood products with 1,374,647 forestland acres; health care/life sciences including Providence Centralia Hospital with 880 direct jobs and located within 1/2 mile of the subject property; glass/plastics/chemicals as the county's location and access transportation infrastructure including highways and major railroads make it a competitive location for such manufacturing; and IT/Telecommunications with multiple fiber lines for access on a wholesale level.

A new large scale project is in development in Lewis County in the immediate vicinity of the subject property



A PROJECT OF THE PORT OF CENTRALIA

Centralia Station is a proposed development to be located off the new Mellen Street interchange that will create jobs and promote economic development in Centralia. The project will be a multi-use development envisioned to include:

- Large businesses including major retailers
- Community college facilities in partnership with Centralia College
- Retail space
- Office space
- Medical facilities
- Restaurants
- Sports fields
- Tech warehouse space



Top Private Employers

Providence Hospital
Fred Meyer Distribution Center
Hampton Affiliates
TransAlta
Cardinal Glass Corporation

Product – # of Employees

Health Care – 750
Warehouse/Distribution Center – 400
Lumber Mill – 350
Energy Production/Coal Mining – 310
Glass Manufacturing – 305

The Northwest region is built on the strength of industries competing in the knowledge-and international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreign-controlled businesses employing over 91,000 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

Our Region's Strengths Include

- » Strategic location with regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade
- ~ Economic Development Council



LOCATION INFORMATION

Washington by the Numbers

#1 Washington State's ranking for combined job and wage growth (ADP Workforce Vitality Report) based on strong employment and wage growth.

#5 Washington state's ranking on the Best States overall Ranking based on Infrastructure, Health Care, Education, Opportunity, Economy, Government, Crime & Corrections. With a score of 117.9 - topping the national average of 106.8.

#4 Seattle's rank as a global startup hub, beating out New York City and Boston, due to the number of startups created, the talent pool, and infrastructure

#2 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on our economy's reliance on innovation. Seattle ranking of **#8** in the US for creating the most technology jobs 2017 (Forbes)



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CONTACT INFORMATION

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FIRST WESTERN PROPERTIES

- Founded in Seattle in 1979
- 32 local brokers with more retail brokerage specialists than any other regional company
- Over 550 years combined experience
- Unsurpassed local/regional knowledge
- Extensive understanding of industry trends and activity
- Personalized service
- Excellent ethical standards and reputation
- In depth understanding of commercial property values, property performance issues, market capitalization, debt resources, industry trends, transactional closing skills, and all the necessary components to maximize a seller's profitability

RETAIL FOCUSED
RESULTS DRIVEN

