



ADDRESS	1349 NW Louisiana Ave Chehalis, WA 98532
SQUARE FOOTAGE	9,916 SF AVAILABLE FOR LEASE Can be combined with adjacent space up to 23,139 contiguous
TRAFFIC COUNTS	75,000 +/- VPD on I-5
POPULATION	5 mile – 28,703 10 mile – 48,728 15 mile – 75,454
HOUSEHOLD INCOME	5 mile - \$ 57,704 10 mile – \$59,311 15 mile <i>-</i> \$61,592
PROPERTY HIGHLIGHTS	Direct access from I-5 Plenty of parking National anchor tenants Halfway btwn Seattle/Portland
LISTING PRICE	\$11-\$15/S.F. + NNN (\$3.28 2018

CONTACT Tierra Group, Inc. Vivian Peterson (425) 453-7977 vsp@tierragroup.com 10210 NE 8th, Suite 208 Bellevue, WA 98004



Disclaimer: The above information has been secured from sources believed to be reliable. However, no representations are made to its accuracy. Prospective tenants should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and availability without notice.