

Centralia Station

Excellent retail opportunities, centrally located within the city limits of Centralia, midway between Portland & Seattle

Highest population density area of the Centralia and Chehalis MSA

Interstate 5 signage available

Entitled site: SEPA/MDNS, grade & fill, general storm water, and permits complete

Great visibility on newly constructed I-5 interchange with over 74,000 vehicles per day

±380,000 SF with over 1,600 total parking stalls



A PROJECT OF THE PORT OF CENTRALIA

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Photo Date: 2011

LEGEND

- Centralia Station Project
- Under Construction
- Construction Began Spring, 2013

Centralia Station
Lewis County, WA

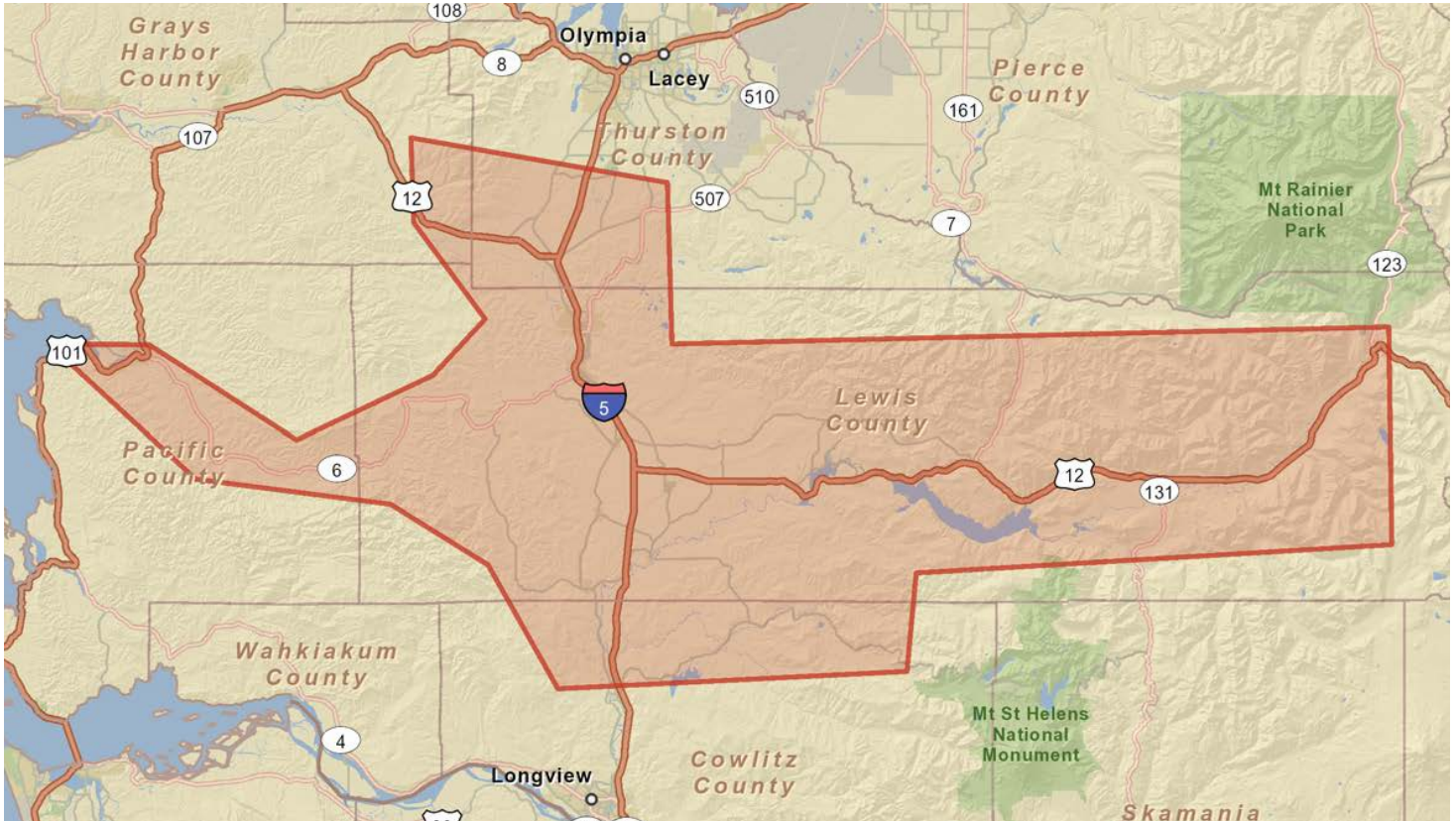
1 inch = 792 feet



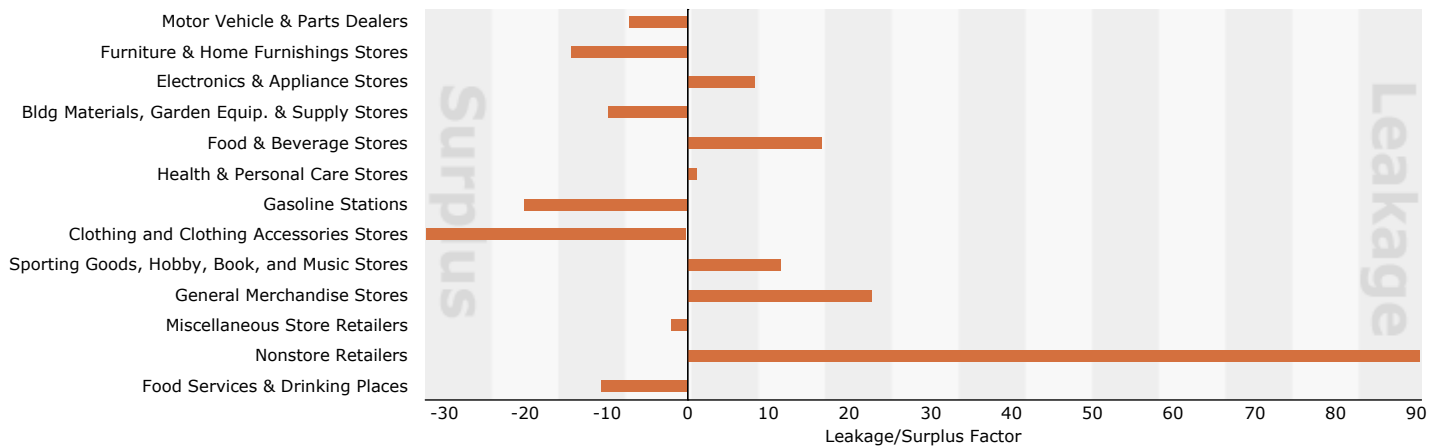
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Centralia Station - Trade Area



Leakage/Surplus Factor by Industry Subsector



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Centralia Station - Trade Area Demographics

Summary Demographics						
2013 Population						109,309
2013 Households						42,599
2013 Median Disposable Income						\$39,093
2013 Per Capita Income						\$22,856
Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,010,010,236	\$954,159,051	\$55,851,185	2.8	933
Total Retail Trade	44-45	\$920,926,944	\$843,407,451	\$77,519,493	4.4	795
Total Food & Drink	722	\$89,083,292	\$110,751,600	-\$21,668,308	-10.8	138
Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$173,737,387	\$200,924,438	-\$27,187,051	-7.3	70
Automobile Dealers	4411	\$148,314,229	\$149,409,693	-\$1,095,464	-0.4	32
Other Motor Vehicle Dealers	4412	\$11,147,463	\$37,923,729	-\$26,776,266	-54.6	14
Auto Parts, Accessories & Tire Stores	4413	\$14,275,695	\$13,591,016	\$684,679	2.5	24
Furniture & Home Furnishings Stores	442	\$19,300,714	\$25,780,884	-\$6,480,170	-14.4	41
Furniture Stores	4421	\$10,895,411	\$10,686,330	\$209,081	1.0	14
Home Furnishings Stores	4422	\$8,405,303	\$15,094,554	-\$6,689,251	-28.5	27
Electronics & Appliance Stores	4431	\$17,454,910	\$14,760,819	\$2,694,091	8.4	31
Bldg Materials, Garden Equip. & Supply Stores	444	\$30,914,051	\$37,600,073	-\$6,686,022	-9.8	80
Bldg Material & Supplies Dealers	4441	\$26,224,959	\$30,962,592	-\$4,737,633	-8.3	56
Lawn & Garden Equip & Supply Stores	4442	\$4,689,092	\$6,637,481	-\$1,948,389	-17.2	24
Food & Beverage Stores	445	\$189,906,380	\$135,425,731	\$54,480,649	16.7	103
Grocery Stores	4451	\$179,256,647	\$122,311,595	\$56,945,052	18.9	69
Specialty Food Stores	4452	\$4,209,793	\$7,246,561	-\$3,036,768	-26.5	28
Beer, Wine & Liquor Stores	4453	\$6,439,940	\$5,867,575	\$572,365	4.7	6
Health & Personal Care Stores	446,4461	\$65,956,495	\$64,408,732	\$1,547,763	1.2	37
Gasoline Stations	447,4471	\$79,629,120	\$120,005,317	-\$40,376,197	-20.2	40
Clothing & Clothing Accessories Stores	448	\$48,025,622	\$94,052,508	-\$46,026,886	-32.4	68
Clothing Stores	4481	\$36,168,405	\$48,444,405	-\$12,276,000	-14.5	51
Shoe Stores	4482	\$6,748,304	\$42,459,421	-\$35,711,117	-72.6	8
Jewelry, Luggage & Leather Goods Stores	4483	\$5,108,913	\$3,148,682	\$1,960,231	23.7	9
Sporting Goods, Hobby, Book & Music Stores	451	\$16,042,572	\$12,694,541	\$3,348,031	11.7	81
Sporting Goods/Hobby/Musical Instr Stores	4511	\$14,697,574	\$11,920,663	\$2,776,911	10.4	76
Book, Periodical & Music Stores	4512	\$1,344,998	\$773,878	\$571,120	27.0	5
General Merchandise Stores	452	\$162,614,565	\$101,936,028	\$60,678,537	22.9	18
Department Stores Excluding Leased Depts.	4521	\$62,870,354	\$28,140,092	\$34,730,262	38.2	7
Other General Merchandise Stores	4529	\$99,744,211	\$73,795,936	\$25,948,275	15.0	11
Miscellaneous Store Retailers	453	\$30,292,958	\$31,503,911	-\$1,210,953	-2.0	194
Florists	4531	\$1,224,102	\$1,480,865	-\$256,763	-9.5	13
Office Supplies, Stationery & Gift Stores	4532	\$8,637,570	\$9,329,426	-\$691,856	-3.9	54
Used Merchandise Stores	4533	\$2,391,366	\$6,942,348	-\$4,550,982	-48.8	42
Other Miscellaneous Store Retailers	4539	\$18,039,920	\$13,751,272	\$4,288,648	13.5	85
Nonstore Retailers	454	\$87,052,170	\$4,314,469	\$82,737,701	90.6	32
Electronic Shopping & Mail-Order Houses	4541	\$77,015,367	\$764,222	\$76,251,145	98.0	2
Vending Machine Operators	4542	\$1,099,033	\$291,369	\$807,664	58.1	3
Direct Selling Establishments	4543	\$8,937,770	\$3,258,878	\$5,678,892	46.6	27
Food Services & Drinking Places	722	\$89,083,292	\$110,751,600	-\$21,668,308	-10.8	138
Full-Service Restaurants	7221	\$42,696,985	\$61,199,615	-\$18,502,630	-17.8	57
Limited-Service Eating Places	7222	\$39,251,117	\$39,573,722	-\$322,605	-0.4	54
Special Food Services	7223	\$4,139,794	\$1,162,026	\$2,977,768	56.2	6
Drinking Places - Alcoholic Beverages	7224	\$2,995,396	\$8,816,237	-\$5,820,841	-49.3	21

Source: Esri and Dun & Bradstreet. Copyright 2013 Dun & Bradstreet, Inc. All rights reserved.

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