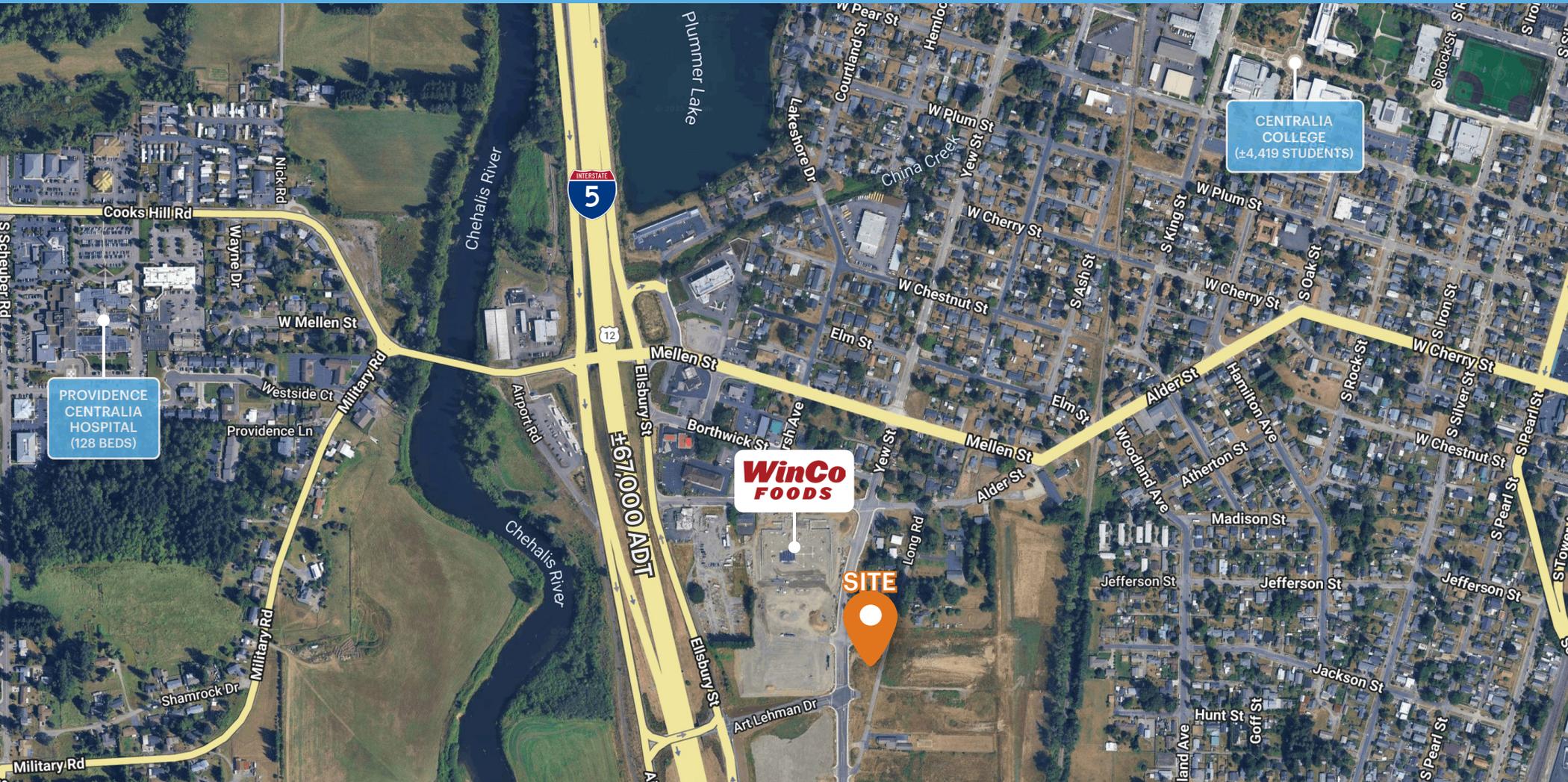


CENTRALIA STATION LAND FOR SALE OR LEASE | ±0.75 ACRES

SEC OF YEW ST & MELLEN ST OFF-RAMP, CENTRALIA, WA



MATT HIETBRINK
(206) 641-9500
mhietbrink@lockehouse.com



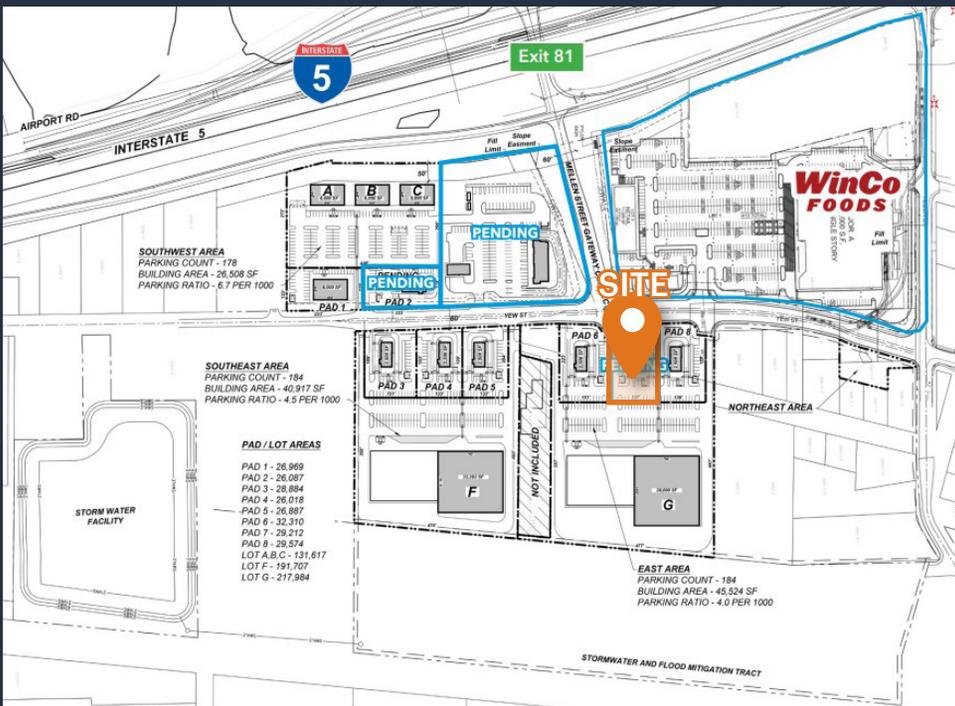
ERIC HAGEN
(206) 641-9500
ehagen@lockehouse.com

PROPERTY SUMMARY

LOCATION	SEC of Yew St & Mellen St Off-Ramp
SIZE	Approx. 0.75 Acres
DEAL TYPE	Ground Lease, Build-to-Suit, Sale
USE RESTRICTIONS	Coffee
RATES	Call for Pricing

- Join Centralia's newest commercial development
- Subject site is located across from the main entrance to the newly built WinCo Foods (opened April 2025)
- Direct access to I-5 via the Mellen Street interchange

OVERALL PLAN



DEMOGRAPHICS



POPULATION

3 MILES	5 MILES	10 MILES
23,663	35,326	62,362



ESTIMATED HOUSEHOLDS

3 MILES	5 MILES	10 MILES
9,240	13,673	23,707



ESTIMATED AVERAGE HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$85,496	\$91,639	\$103,289



ESTIMATED AVERAGE HOUSEHOLD NET WORTH

3 MILES	5 MILES	10 MILES
\$795,375	\$867,270	\$1.07 M



COLLEGE DEGREE BACHELOR DEGREE OR HIGHER

3 MILES	5 MILES	10 MILES
22.5%	23.3%	23.0%

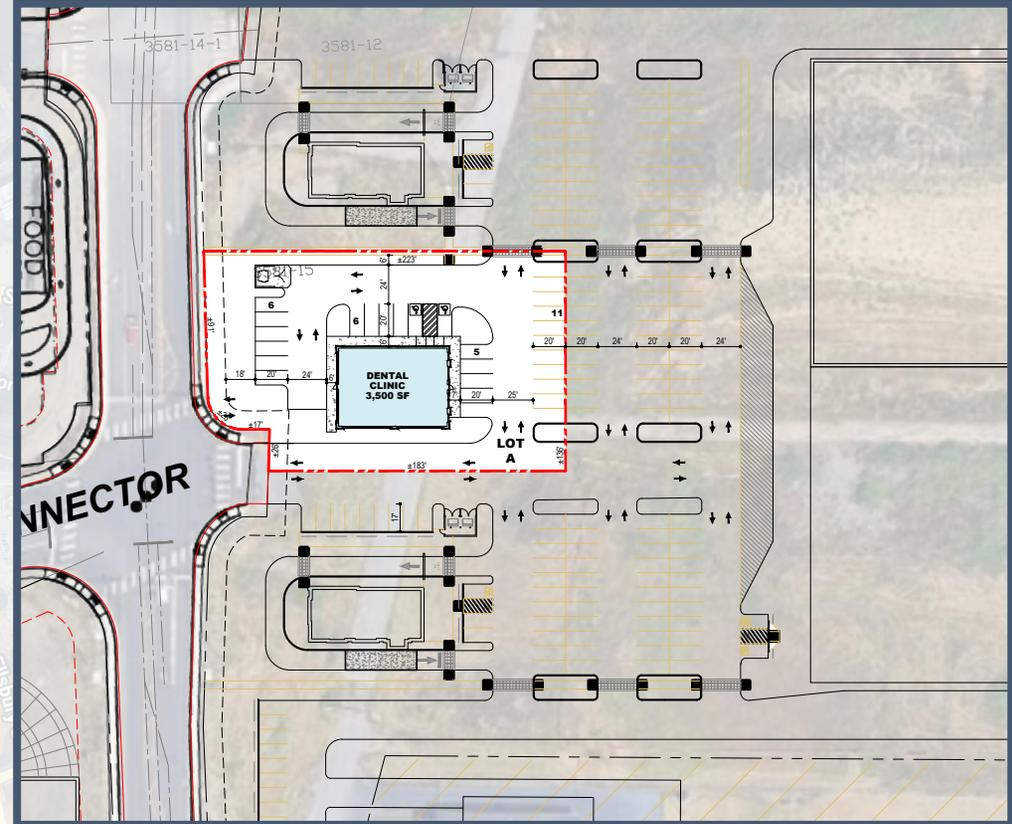
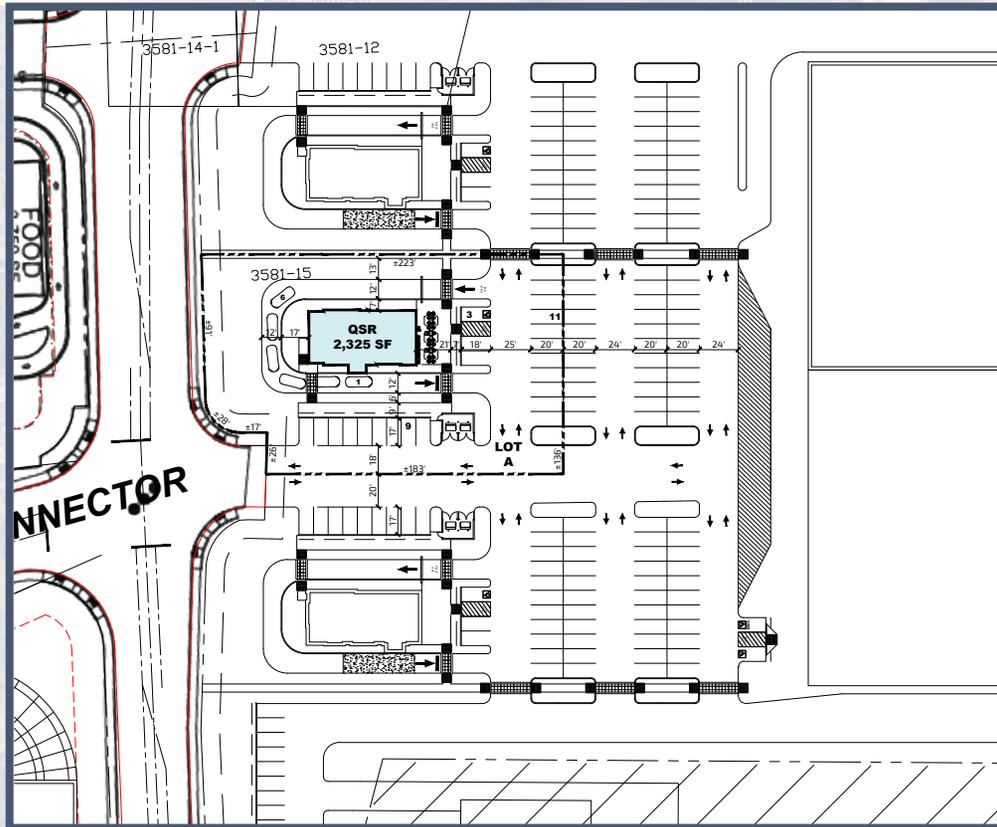


TOTAL RETAIL EXPENDITURES

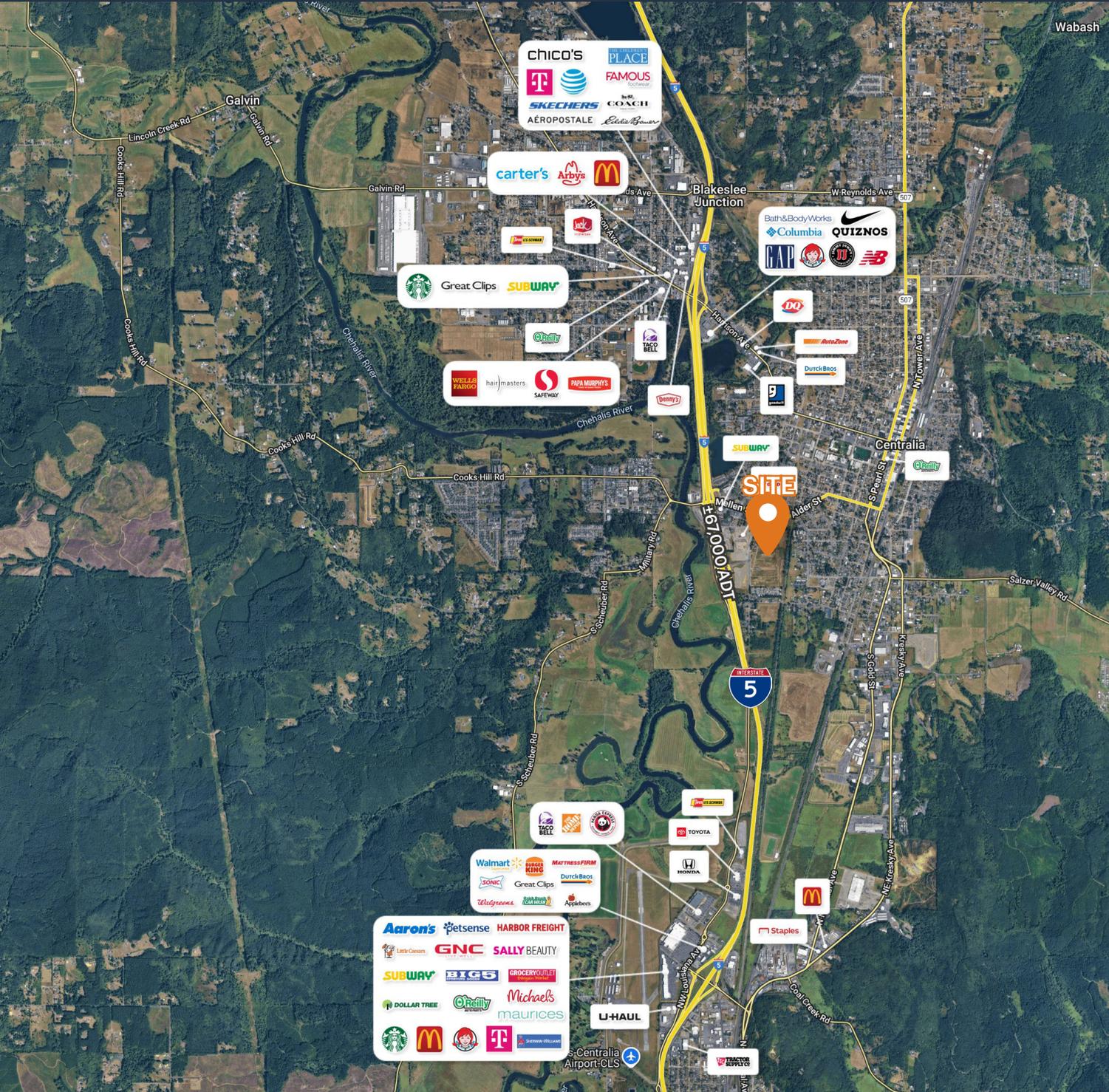
3 MILES	5 MILES	10 MILES
\$429.55 M	\$652.95 B	\$1.23 B

*Demographics Source: REGIS Sites USA 12/21/25

QSR with Drive Thru



Medical User



ABOUT CENTRALIA

Centralia, Washington is a historic and centrally located city positioned midway between Seattle and Portland. As the largest municipality in Lewis County, Centralia serves as a regional hub for commerce, healthcare, and education for both local residents and strong pass-through traffic along the I-5 corridor.

A major contributor to Centralia's economy is the Port of Centralia, which has worked with companies to locate their business within the city. Their latest project, Centralia Station, is a planned multi-use development that will include a mix of national, regional, and local retail, office space, medical facilities, restaurants, tech warehouse space, and sports fields.

With a revitalizing downtown, affordable cost of living, and steady commercial growth, Centralia offers a balanced mix of small-town character and regional accessibility.

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