

FOR LEASE

Barnard Commercial
Real Estate

Twin City Town Center Chehalis, Washington



NW Louisiana Ave & Commerce Way, Chehalis, WA 98532



Prime I-5 Retail

This shopping center is located at the midpoint between Portland and Seattle just off of I-5 with excellent freeway visibility and access. This center attracts many shoppers from a broad trade area in addition to travelers heading north and south between the two major cities. The strong tenant mix sees continued sales success and many of the tenants are the top performing store in their district. Tenants include Walmart, Home Depot, Walgreens, Applebee's Restaurant, Michael's Arts and Crafts, Big 5 Sporting Goods, Dollar Tree, Grocery Outlet, Starbucks, Wendy's, PetSense, Subway, GNC and RadioShack among many others. Join this high traffic center and enjoy retail success!

Craig Barnard
President

Phone: 503-675-0900
Fax: 503-675-0948

Barnard Commercial
17937 SW McEwan Road
Suite 200
Portland, OR 97224

craig@barnardcommercial.com

Visit our website at:
www.barnardcommercial.com

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Site Plans

East (looking North) →

West (looking South) ↓



Available:

West side of Louisiana Ave

Suite 1461 - 4,003 SF

\$18.00 SF/Year

Suite 1349 - 9,916 SF

\$13.00 SF/Year

Suite 1433 - 1,100 SF

\$26.00 SF/Year

East side of Louisiana Ave

Suite 1658 - 1,403 SF

\$22.00 SF/Year

Call for info on Pad Sites

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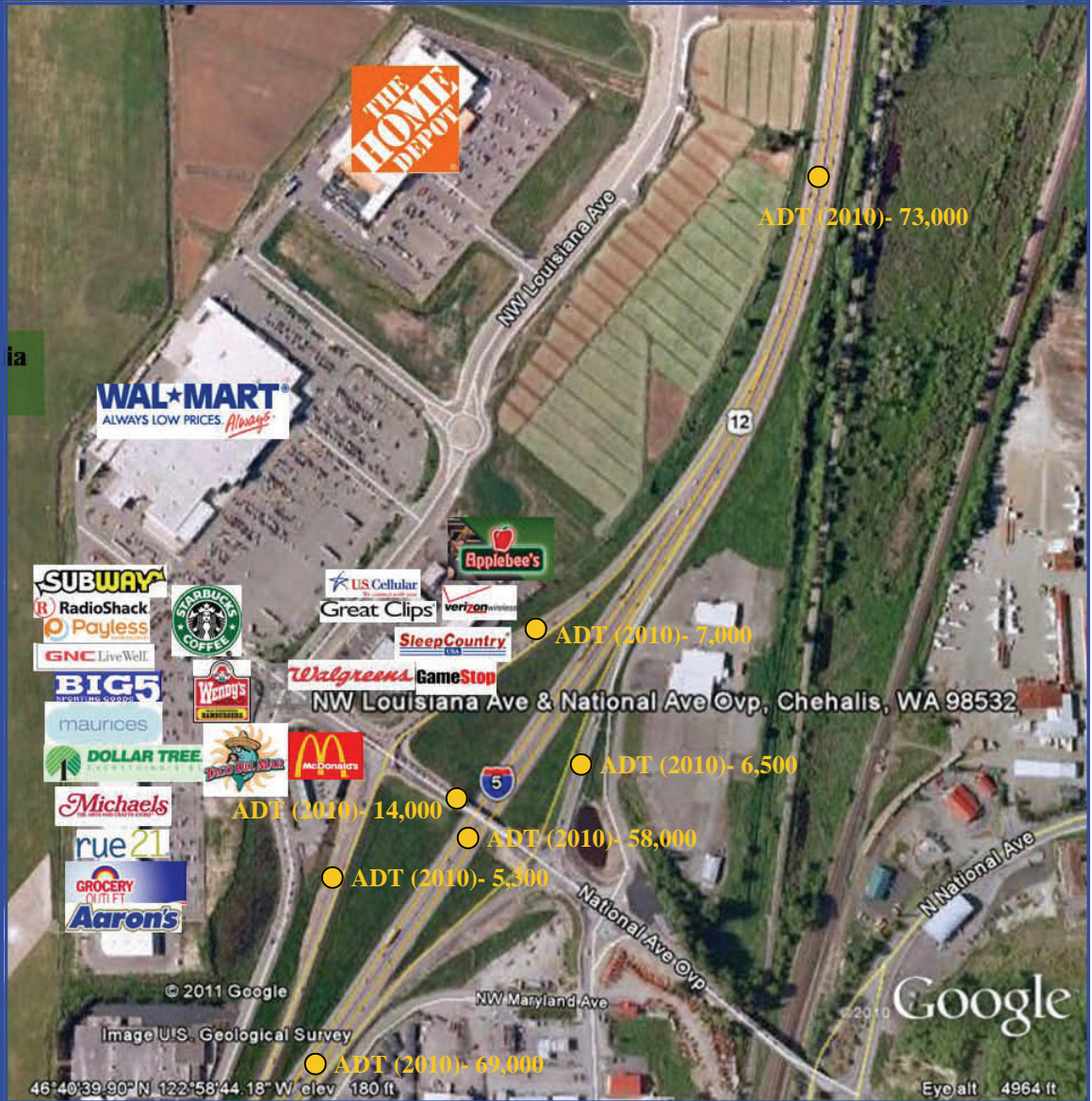
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Demographic Information

2010 Estimate:	Trade Area
Population:	300,180
Median HH Income:	\$49,844

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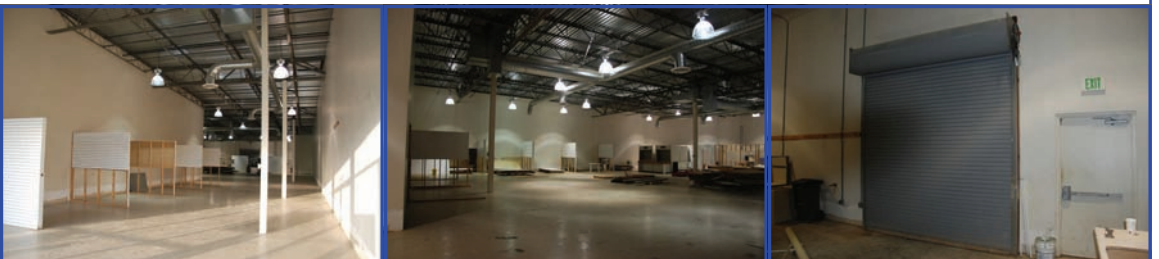
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Existing Tenant Testimonials:

Home Depot -

“Our consumers come from a broad trade area including the towns of Winlock, Toledo, Rochester and Mossyrock. Our closest store to the North is 20 miles and our closest store to the South is 40 miles so shoppers come from everywhere in-between. Because this location is half way between Portland and Seattle we also get a lot of shoppers that pull off the freeway for a pit stop.”

- Bob Jackins, Store Manager

Starbucks -

“Sales at this location are through the roof. The drive through is a huge success.”

- Barista

Maurices -

“This store is the number one performing store in our district of 17 stores. We love this location.”

Shannon, Assistant Manager

“We have reached the 2011 Annual Sales Volume Plateau and are #2 in our district for volume. We have also received the 2011 Best in Lewis County for clothing stores.”

-Kim, Store Manager

Rue 21 -

“This location is the #1 store in it’s district and consistently outperforms the other locations. We have high sales on the add on items.”

-Assistant Manager

Dollar Tree -

“Our store is the third highest performing store in it’s district of 14 stores.”

-Manager

Game Stop -

“This store continues to perform very well and we are really happy with this location”

-Manager

Town Center Dental -

“We have a great client base and are very happy with our move to this location. We aren’t only a general dentistry office, we also do oral surgeries, implants and orthodontics. We have clients that travel from a wide area for our services.”

- Mary Thompson, General Manager

PetSense -

“This is a new location for us, we have only been open for 9 months and we are already outperforming our other locations within this district.”

- Kathy White, Store Manager

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