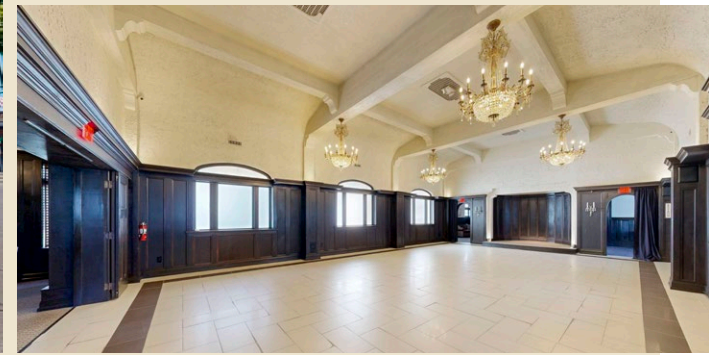


FOR SALE | CENTRALIA SQUARE ANNEX



208 CENTRALIA COLLEGE BLVD, CENTRALIA, WA 98531

PROPERTY OVERVIEW

This prominent two-story masonry building features a classic brick exterior, providing character and historical significance in downtown Centralia. Built in 1915 (remodeled in 2018), the property offers flexible options for retail, professional services, or medical use.

Currently structured for multi-tenant or investment opportunities, the property will be delivered for possession upon closing, with a vacancy date established for October 30, 2026.

- **GROSS BUILDING AREA** | 6,945 SF
- **GROUND FLOOR FOOTPRINT** | 4,167 SF
- **LOT SIZE** | 9,148 SF (0.21 ACRES)
- **YEAR BUILT** | 1915 (2018)
- **ZONING** | C3



greene.properties/208CentraliaCollegeBlvd

CBA # 45213256

SALE PRICE: \$900,000



Spencer Ingram
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spenceri@greenecommercial.com

Information provided is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price, or withdrawal without notice. All projections, square footages, and property lines are approximate, provided for illustrative marketing purposes only, and do not constitute a certified appraisal or legal survey (RCW 18.43). Prospective buyers and tenants must independently verify all boundaries, dimensions, and property data with licensed professionals. Greene Commercial assumes no liability for the accuracy of these depictions.



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INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW

Offered at \$900,000, this asset represents a competitive acquisition value of approximately \$129.59 per square foot. The property also provides immediate supplemental cash flow, generating \$3,395 per month from two existing residential apartments

VERSATILE LAYOUT

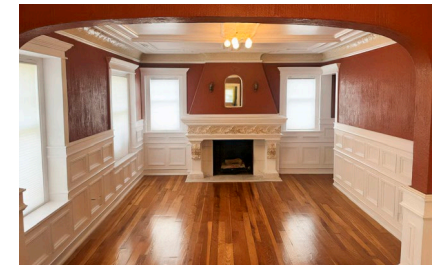
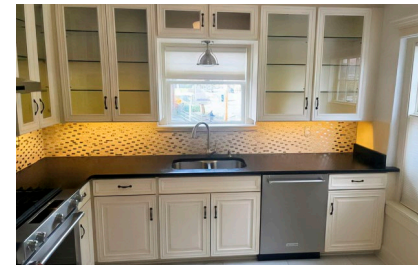
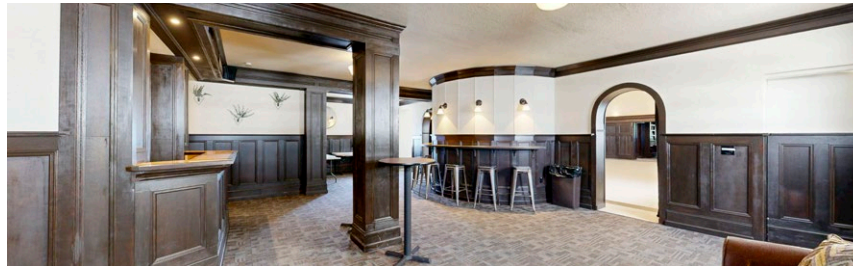
The building has a substantial footprint of 6,945 gross square feet across two stories. The spacious 4,167 square foot main level offers ample room to accommodate various tenant configurations and operational needs. (Use of the ground floor as an event venue is prohibited to prevent operational conflicts with the neighboring facility.)

EXCELLENT STREET PRESENCE

Located in a high-visibility area, the property has about 56 feet of prominent frontage along Centralia College Boulevard. Its close proximity to the busy Pearl Street corridor ensures consistent daily exposure to pedestrian and vehicular traffic.

FLEXIBLE UTILIZATION

This property blends charming historic character with solid professional infrastructure. Its adaptable nature suits a diverse range of uses, including retail, professional office space, healthcare services, or creative mixed-use commercial applications.



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LOCATION & DEMOGRAPHICS

The Centralia Square Annex is situated in the Historic Downtown District, a walkable downtown submarket, adjacent to central-city parks and commercial zones.

The property benefits from strong local traffic counts on adjacent arterials, ensuring consistent daily exposure:

TRAFFIC VOLUME (DAILY)

- **S Pearl St & N Pearl St:** 8,485 to 8,807 VPD
- **S Tower Ave & E Locust St:** 7,089 to 7,578 VPD
- **Centralia College Blvd & S Pearl St:** 2,815 VPD

DEMOGRAPHIC PROFILE

The surrounding 1-mile radius features an active, growing consumer base and a stable economic framework:

- A growing local population of 10,113 residents (2025 est.) with a projected 3.57% growth rate through 2030.
- The average household income within a 5-mile radius reaches \$80,606, supporting healthy localized retail activity.
- Supported by a substantial neighborhood workforce, including 549 trade employees, 508 healthcare professionals, and 451 hospitality workers right in the immediate area.
- Total specified consumer spending within a 1-mile radius exceeds \$110 million annually, led by over \$31 million in food and alcohol and \$17 million in entertainment and hobbies.

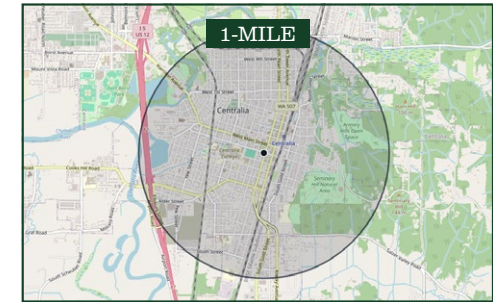


STRATEGIC LOCATION IN HISTORIC DOWNTOWN CENTRALIA

The Centralia Square Annex benefits from its prime location in the Historic Downtown District, offering retail and commercial tenants an established, walkable ecosystem. Surrounded by a vibrant mix of specialized boutiques, cafes, and dining destinations, the property enjoys consistent daily foot traffic and strong consumer engagement. Recognized on the National Register of Historic Places and adjacent to Washington Park, the area is a charming regional destination with unmatched architectural character.

Active municipal investment in historical restoration and revitalization ensures long-term neighborhood stability and sustained aesthetic appeal.

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| POPULATION (2025) | 10,113 | 24,830 | 35,717 |
| POPULATION (2020) | 9,377 | 23,102 | 33,358 |
| POP. GROWTH (2020-2025) | 7.85% | 7.48% | 7.07% |
| HOUSEHOLDS (2025) | 3,814 | 9,501 | 13,638 |
| HOUSEHOLDS (2020) | 3,547 | 8,871 | 12,270 |
| HH GROWTH (2020-2025) | 7.53% | 7.10% | 6.71% |
| HOUSEHOLD INCOME (AVG) | \$74,370 | \$77,153 | \$80,606 |



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