FOR LEASE | FAIRWAY SHOPPING CENTER

1648 (FORMER RESTAURANT)

1649 (FORMER DRY CLEANER)

1648 & 1649 S GOLD ST, CENTRALIA, WA 98531

PROPERTY OVERVIEW

Position your business for maximum exposure at Fairway Shopping Center, a premier retail and professional hub along the high-traffic South Gold Street commercial corridor. This modernized center offers exceptional visibility directly across from the Southwest Washington Fairgrounds. It captures steady local commuters and major seasonal event traffic alike.

Your clients and employees will enjoy easy access with about 255 dedicated on-site parking spaces. Your brand benefits from updated building facades, highly visible signage, and a vibrant community of established dining, health, and professional service tenants. Whether launching a retail storefront, a medical specialty clinic, or a professional office, Fairway Shopping Center provides the regional presence and high daily foot traffic your business needs to thrive.

PARKING: 255 SURFACE STALLS

LEASE RATE: $14.00/SF, +NNN

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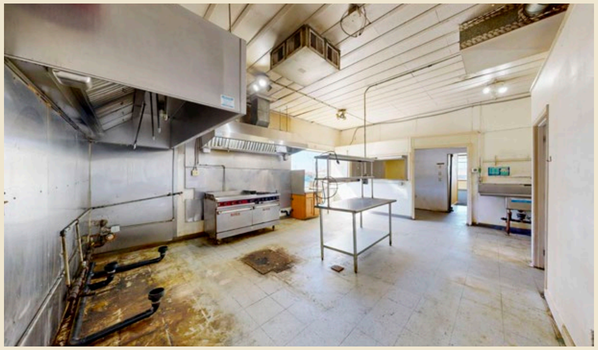
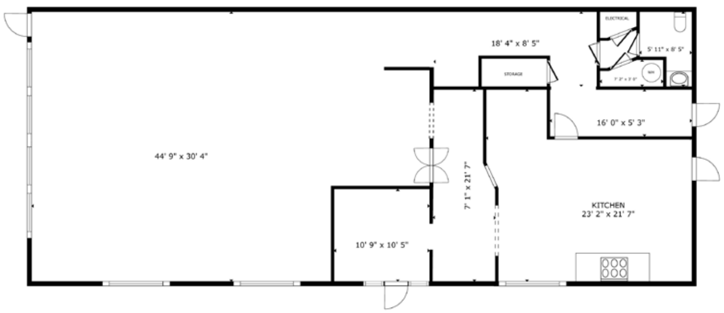


1648 S GOLD ST: ±1,800 SF

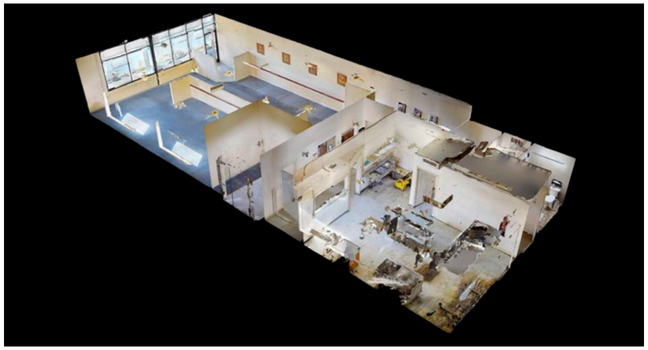
This versatile restaurant suite is "plug-and-play," featuring a professional commercial kitchen already equipped with dual hood systems, a stove, oven, and required plumbing. With an expansive, light-filled dining room and a central location in the bustling Fairway Shopping Center, your brand will benefit from high foot traffic and immediate visibility. Tenant Improvement (TI) allowances are available to help you customize the aesthetics to match your vision.



THIS FLOORPLAN IS NOT TO SCALE
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

LEASE: $14.00/SF, +NNN ($1.98)

CBA# 44686753



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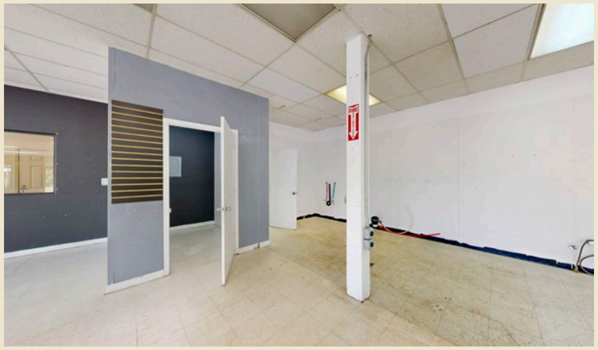
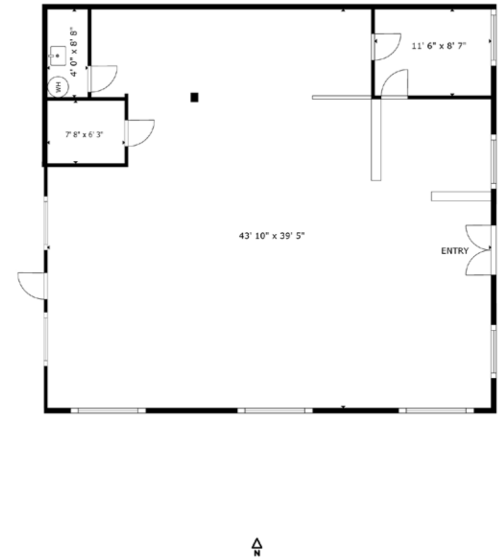


1649: ±1,800 SF

The main retail area is bright and spacious with durable light-toned vinyl tile flooring, recessed fluorescent lighting, and a built-in service counter with shelving for customer-facing operations. For added flexibility, a waiting area at the front includes interior pass-through windows and adjoins a private office or consultation room with two doors and an exterior window. The rear of the suite provides essential back-of-house utility and storage space. It features a private back room, a rear exit door, and heavy-duty hookups from its previous commercial use, including five dedicated 220V electrical outlets and active plumbing connections.

LEASE: $14.00/SF, +NNN ($1.98)

CBA# 45263585



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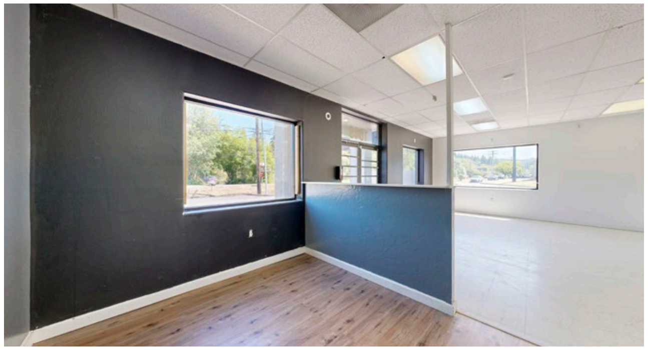

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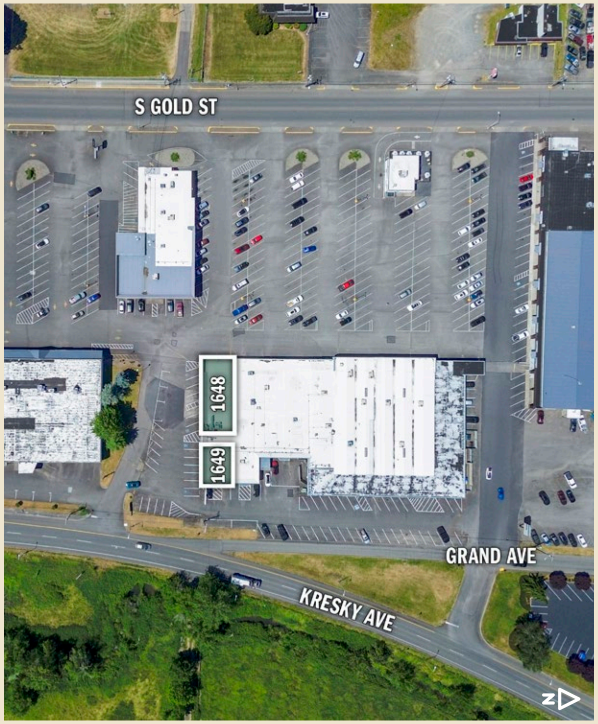
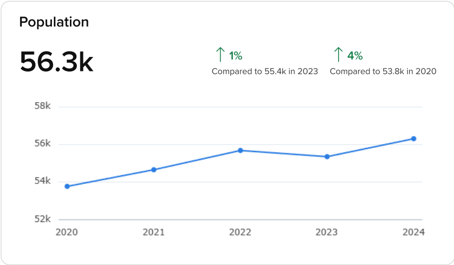
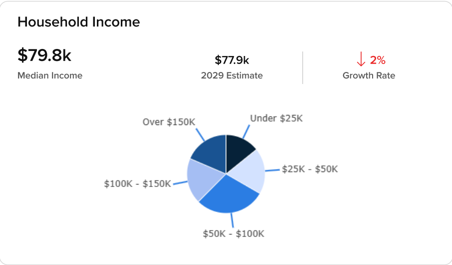


Demographic Analysis (5-Mile)





POPULATION & GROWTH

The surrounding area supports a population of 56,300 residents. This represents a one percent increase from 55,400 in 2023 and a four percent increase from 53,800 in 2020. The median age for the community is currently 41, with an estimated slight decrease to 40 by 2029. The local housing market exhibits high utilization, featuring an occupancy ratio of 21 occupied units for every single vacant unit. This occupancy ratio is projected to adjust to a ratio of 19 occupied units to 5 vacant units by 2029. Furthermore, the area maintains a renter-to-homeowner ratio of one to two, which is expected to remain stable through 2029.

ECONOMIC PROFILE

The local economy is supported by a large workforce of 45,600 employees. Employment is distributed across several key sectors, led by management and business, educational services, and retail trade. Additional leading employment categories include public administration, construction, professional and scientific services, and manufacturing. The current median household income is $79,800. Projections for 2029 estimate a slight decrease in median household income to $77,900, reflecting a negative two percent growth rate.

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