

# FORMER PIER 1 IMPORTS

421 Three Rivers Drive, Kelso, WA 98626



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	9,014 SF
<b>LEASE RATE:</b>	N/A
<b>BUILDING SIZE:</b>	9,014 SF
<b>MARKET:</b>	Kelso
<b>SUBMARKET:</b>	Three Rivers Mall

## PROPERTY OVERVIEW

The former Pier 1 Imports building is an outparcel located on the west side of the Three Rivers Mall. Three Rivers Mall is regional mall located along I-5 featuring Sportsman's Warehouse, Regal Cinemas, Planet Fitness, JC Penney & multiple small retailers. The mall is adjacent to Target, Safeway, Panera Bread and Red Lobster.

## PROPERTY HIGHLIGHTS

- Landlord responsible for Property Taxes, parking lot maintenance & striping, landscaping. Tenant responsible for utilities, janitorial and HVAC repair & maintenance.
- Free Standing Building
- Easy Access to I-5
- Loading Dock on Backside of Building
- Ideal use automotive, pet stores, small Junior Anchor
- Anchored by Planet Fitness, Sportsman's Warehouse, Regal Cinemas, Target, Safeway
- Abundant Parking
- Future Redevelopment in the Planning Stages

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## RETAIL FOR LEASE

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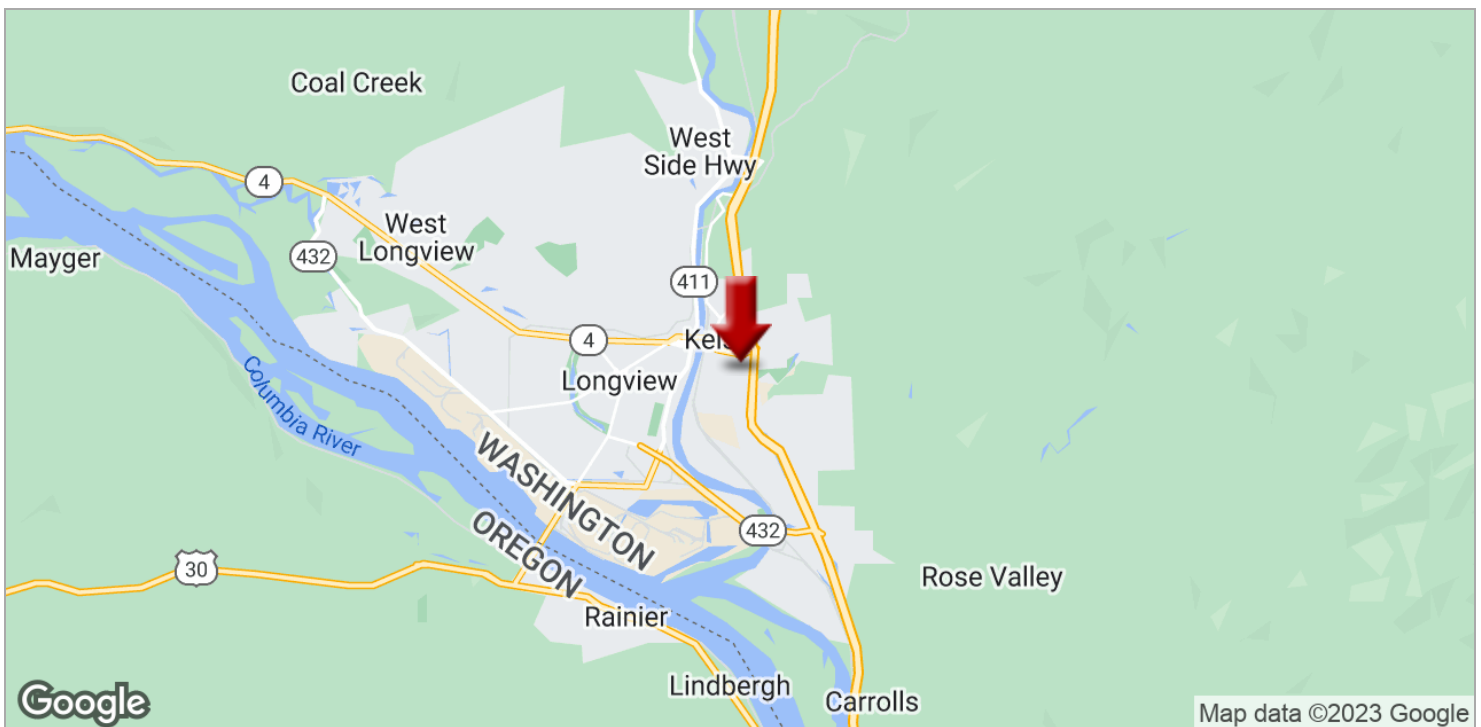
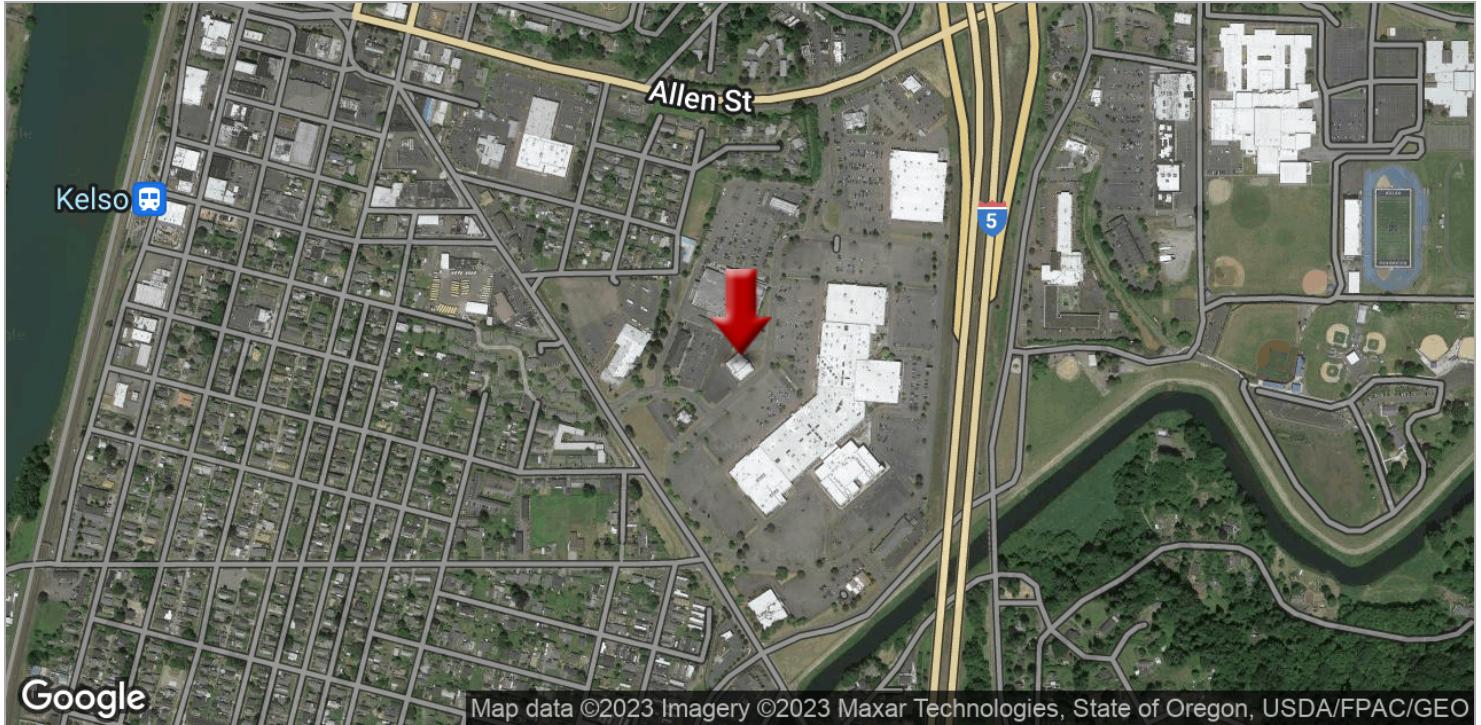
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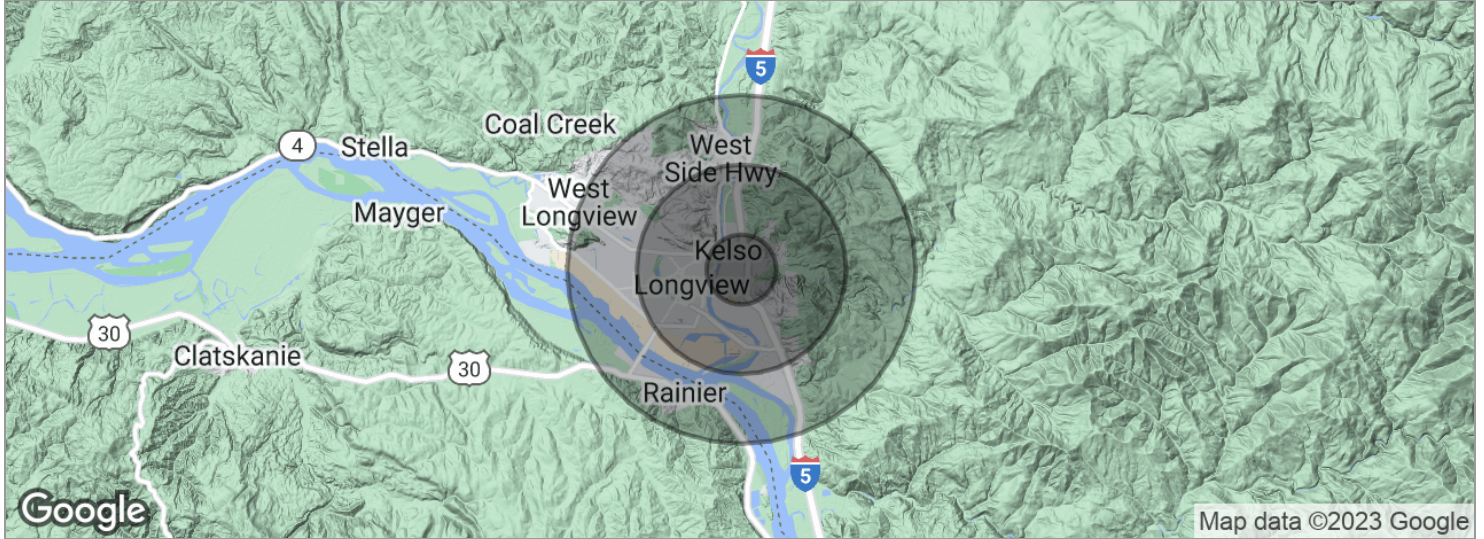
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,070	31,988	72,735
Median age	38.2	40.2	38.3
Median age (male)	37.4	39.5	38.3
Median age (Female)	39.1	41.7	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,187	13,626	30,196
# of persons per HH	2.3	2.3	2.4
Average HH income	\$40,598	\$49,265	\$50,916
Average house value	\$105,804	\$109,863	\$147,514

\* Demographic data derived from 2020 ACS - US Census

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