

RETAIL PROPERTY FOR LEASE

# THREE RIVERS CROSSING

421 Three Rivers Dr, Kelso, WA 98626



## AVAILABLE SPACE

9,030 SF



## LEASE RATES

\$9,030 P/M + NNN

Three Rivers Crossing offers a prime retail lease opportunity in one of Kelso's most sought-after commercial corridors, just off the I-5 freeway! This 9,030 SF standalone building, formerly a Pier 1 Imports, features a spacious, open-concept layout ideal for showcasing your business, along with a private office, breakroom, two restrooms, large storage room and a 5' x 10' grade-level door for convenient loading and deliveries. Located within the Three Rivers Crossing retail hub, the property benefits from strong co-tenancy with leading national brands including Target, Chick-fil-A, Dutch Bros, Sportsman's Warehouse and Regal Cinemas, among others, helping drive strong daily traffic. Asking lease rate at \$9,030 per month plus NNN. Excellent parking ratios, prominent signage, and close proximity to schools and hotels further enhance visibility and customer draw. Contact us today for more details or to schedule a private tour.

**Chris Roewe | Owner/Broker**  
C. 360.556.5101  
chris@woodfordcre.com

**Lindsay Johnson | Licensed Assistant**  
O. 360.501.5500  
lindsay@woodfordcre.com



# ANCHORED RETAIL SPACE IN HIGH TRAFFIC AREA



2023 Demographics	1-Mile	3-Mile	5-Mile
Estimated Population	19,400	65,200	85,800
Avg. Household Income	\$62,300	\$64,600	\$68,700
Number of Employees	15,600	52,100	69,000



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## GET IN TOUCH

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PHOTOS



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