



—THE—
RANTSGROUP
COMMERCIAL REAL ESTATE

SOUTHGATE SHOPPING CENTER

CENTRALIA, WA 98531

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A STABILIZED RETAIL INVESTMENT

Southgate Shopping Center presents the opportunity to acquire a stabilized retail investment in an established Tumwater commercial corridor. The property offers durable in-place income supported by a mix of tenants that includes nationally recognized brands and select long-term lease commitments.

Located along Capitol Boulevard with convenient access to I-5, Southgate benefits from strong visibility and proximity to Tumwater's largest retail destinations, including Costco, Walmart, Fred Meyer, and Home Depot. The surrounding concentration of national retailers, services, and daily consumer traffic reinforces the property's position within one of the area's primary shopping corridors.

With established tenancy, consistent cash flow, and a well-located position within the greater Thurston County market, Southgate Shopping Center offers investors an income-producing retail asset with a strong operating foundation.

OFFERING PRICE

\$8.5M

CAP RATE

7.12%

NOI

\$605,479



PROPERTY HIGHLIGHTS

NATIONAL CREDIT TENANTS

Dollar Tree, O'Reilly's Auto Parts, Taco Bell, and Jack-in-the-Box.

HIGH-VISIBILITY LOCATION

Prominent Capitol Boulevard frontage with visibility from I-5.

DIRECT REGIONAL ACCESS

Immediate connection to I-5 via the Trosper Road Interchange.

ESTABLISHED RETAIL HUB

Near Costco, Walmart, Fred Meyer, and Home Depot.

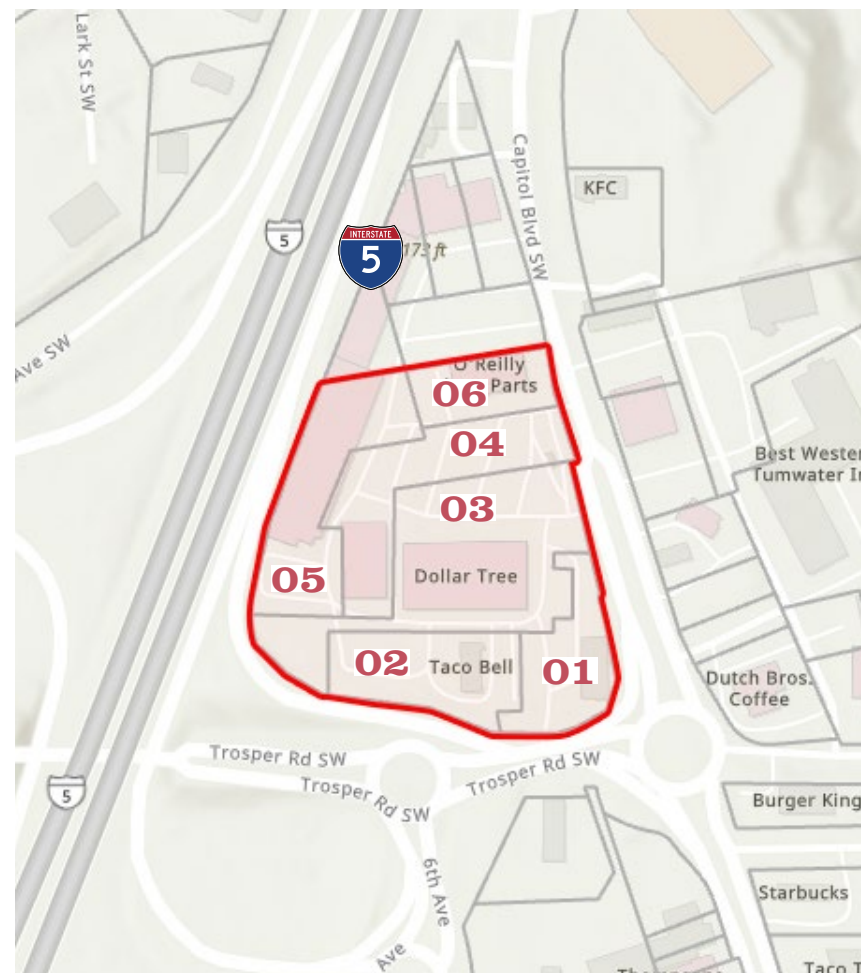
ACCESS IMPROVEMENTS

Recently installed roundabouts support traffic circulation and property access.



PARCEL SUMMARY

	CURRENT TENANT	SIZE	ACRES
01	JACK IN THE BOX	±24,000 SF PAD	0.6
02	TACO BELL	±30,000 SF PAD	0.7
03	DOLLAR TREE	±13,424 SF	1.6
04	COFFEE STAND, PARKING & 5201 RETAIL BLDG	±6,000 SF	0.9
05	MULTIPLE INLINE TENANTS	±18,000 SF	0.9
06	O'REILLY AUTO PARTS	±5,000 SF	0.4



PROPERTY PHOTOS

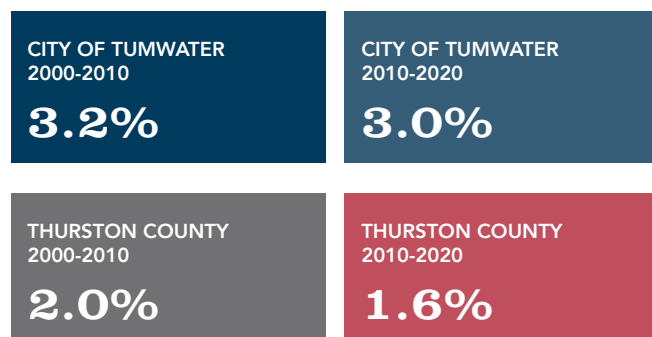


PROPERTY PHOTOS



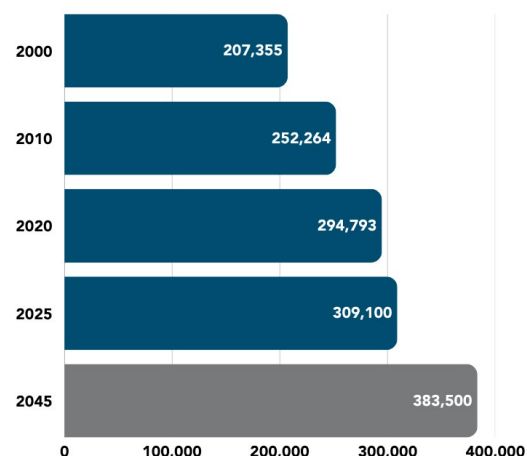
STRONG REGIONAL FUNDAMENTALS

Tumwater and the greater Thurston County region continue to experience strong population and economic growth, supporting long-term retail demand and redevelopment potential. According to Thurston Regional Planning Council projections, Thurston County is expected to continue adding significant population growth over the coming decades, with Tumwater positioned as a key growth submarket due to its access, employment base, and regional connectivity.

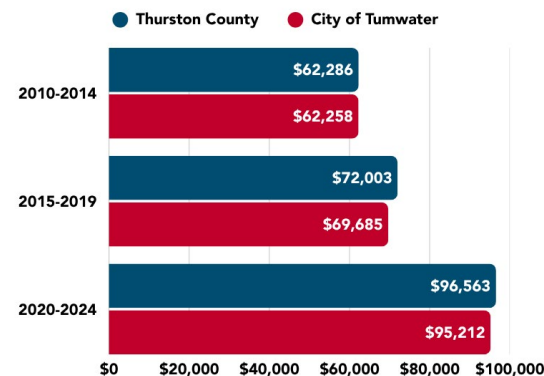


Source: Thurston County Regional Planning Council <https://www.trpc.org/391/The-Profile-Thurston-County-Statistics-D>

THURSTON COUNTY POPULATION,
ESTIMATES & PROJECTIONS



MEDIAN HOUSEHOLD INCOME

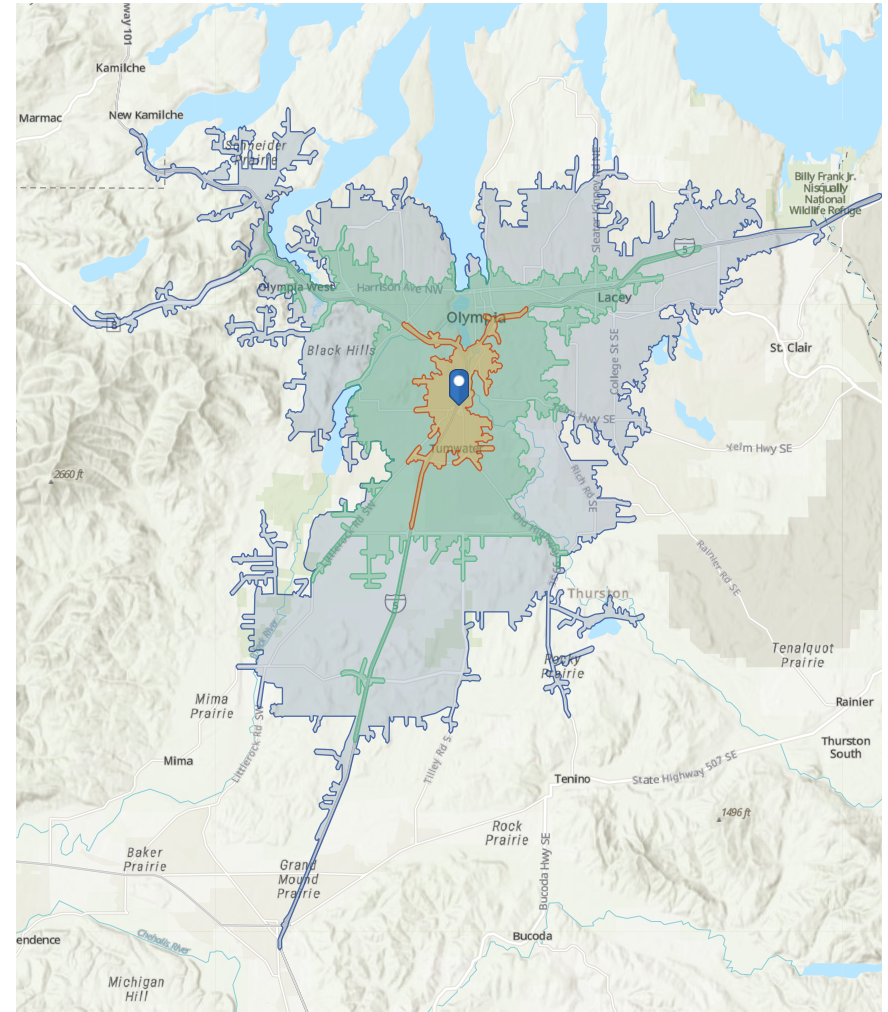




REGIONAL ACCESS

PORT OF OLYMPIA	10 MINUTES
JBLM MAIN GATE	20 MINUTES
TACOMA	35 MINUTES
SEA-TAC AIRPORT	50 MINUTES
SEATTLE	60 MINUTES
PORTLAND AIRPORT	1 HOUR 45 MINUTES

(DRIVE TIMES VARIABLE BASED ON TRAFFIC CONDITIONS)



5, 10, 15-MINUTE DRIVE TIMES



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What We Do

The Rants Group is a comprehensive real estate company that takes full responsibility for the life cycle of a property: idea, development, investment, leasing, and sale. We help individuals and businesses find great properties to lease, assist investors in expanding their property portfolio, and manage commercial and residential properties to maximize return on investment.

Disclaimer

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