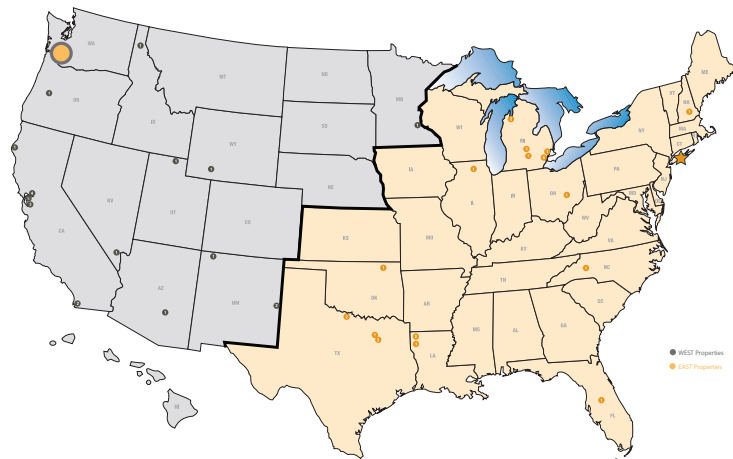


**THREE RIVERS MALL**  
351 THREE RIVERS DRIVE  
KELSO, WA 98626

**THREE RIVERS MALL** is strategically located on I-5 in the heart of the Kelso/Longview area, Three Rivers Mall is poised to be the destination of choice for the community. The Mall is the only enclosed regional shopping center in a 40-mile radius offering a strong core of national retailers including Macy's, jcpenny, Bath and Body Works, and Famous Footwear. Furthermore, the center is complemented by a strong lineup of adjoining retail including Target, Safeway, and Red Lobster. The Mall looks to solidify its place within the market thru the addition of a first to market department store, junior box retail and enhanced entertainment and dining offerings.



[info@rouseproperties.com](mailto:info@rouseproperties.com)  
(212) 608-5108

**ROUSE**  
**PROPERTIES**

1114 AVENUE OF THE AMERICAS  
NEW YORK, NY 10036-7703

[ROUSEPROPERTIES.COM](http://ROUSEPROPERTIES.COM) | NYSE : RSE



# Three Rivers Mall

KELSO, WASHINGTON

Located in the downtown area of Kelso, near heavily traveled Interstate 5, Three Rivers is the only mall within a 40-mile radius.

**ROUSEPROPERTIES**

# THREE RIVERS MALL

CONVENIENT LOCATION | THRIVING ECONOMY | A HUB OF ACTIVITY

A DESTINATION CENTER THAT MEETS THE NEEDS OF THE COMMUNITY.

## 5 COMPELLING REASONS TO LOCATE HERE

### Destination Center

- Three Rivers Mall is the only enclosed regional shopping center in a 40 mile radius and offers residents a strong core of national retailers including Macy's, JCPenney and Sears.

### Convenient Location

- The mall is located directly off I-5 with a daily vehicle count of 50,000.
- The center serves residents of Washington and Oregon residing in Cowlitz, northern Clark, Lewis, Clatsop, Columbia and Wahkiakum counties.

### Major Employers

- Significant employers for Kelso-Longview include Weyerhaeuser (Fortune 500 company), Foster Farms regional plant, Longview Fibre (one of the world's largest pulp and paper mills) and Peace Health — St. John Medical Center.

### Economic Growth

- St. John Hospital opened a new \$46 million dollar renovation in 2010 including a new birthing center, critical care unit and expanded cardiology care.
- A new Export Grain Terminal, a \$200 million facility, is now open and operational.
- Longview Fibre is building a 65 MW Biomass plant to be completed this year.
- Millenium Bulk Terminals will build a \$600M coal terminal at the Port of Longview, starting in 2013. Once complete, the terminal will be one of the largest in North American, employing over 2,600 people.

### Daily Needs Offerings

- Three Rivers Mall meets the daily needs of shoppers with the combination of its core line up of national mall retailers and exterior draws such as Target, Safeway, Red Lobster, Regal Cinemas and Pier 1 Imports.
- Kelso Public Library recently relocated to Three Rivers Mall, generating foot traffic and community awareness for the mall.

## TRADE AREA PROFILE



**2010 Population** 86,360  
**2015 Projected** 88,925



**2010 Households** 33,673  
**2015 Projected** 34,714



**2010 Average HHI** \$55,692  
**2015 Projected** \$59,024



**2010 Median Age** 37.4

## MALL INFORMATION

**Market** Kelso-Longview, Washington

**Description** Single-level, enclosed, regional

**Anchors** jcpenny, Macy's and Sears

**Total Retail Square Footage** 561,755

**Parking Spaces** 3,259

**Opened** 1987

**Site Area** 49 acres

**Outparcels** Strong line-up of retailers on outparcels including Target, Safeway, Red Lobster, Guesthouse Inn & Suites, Pier 1 Imports, Regal Cinemas, Izzy's, Azteca and Comfort Inn

## 20-MILE RADIUS

**2010 Population** 132,939  
**2015 Projected** 138,830

**2010 Households** 50,968  
**2015 Projected** 53,250

**2010 Median Age** 37.8

**2010 Average HHI** \$58,685  
**2015 Projected** \$62,780

### Daytime Employment

**3-mile Radius** 27,789

**5-mile Radius** 34,477

**2011 WSDOT reports**  
**19,000+ cars commute daily from primary exits.**

*Source: Claritas, Inc.*

Cross Streets: Allen Street (SR 4) and Three Rivers Drive

## AERIAL VIEW



THREE RIVERS MALL

