

# Now Available For Lease



## Triangle Shopping Center

**1015 Ocean Beach Hwy**

**Longview, WA 98632**

Prime Regional Shopping Center ideally located in the heart of the local trade area now has spaces available! Current space availabilities have restaurant build-outs with full and partial kitchens, well-configured office spaces, and highly visible open flow/concept retail spaces. This Shopping Center features excellent parking ratios, is located in the main traveled thoroughfare with approximately 70,000+ VPD, adjacent to schools and a community college, great signage opportunities, move-in ready spaces, along with some of the region's best national and local co-tenants. Spaces available range from 1,370 SF to 13,503 SF. Asking lease rates vary by space. Call today for additional information or to schedule your private tour!

**Chris Roewe—Partner/Broker**  
**360.556.5101 cell**  
**360.501-5500 office**  
**208 Vine Street, Kelso, WA 98626**



Real Estate Investments and Exchanges Specialist

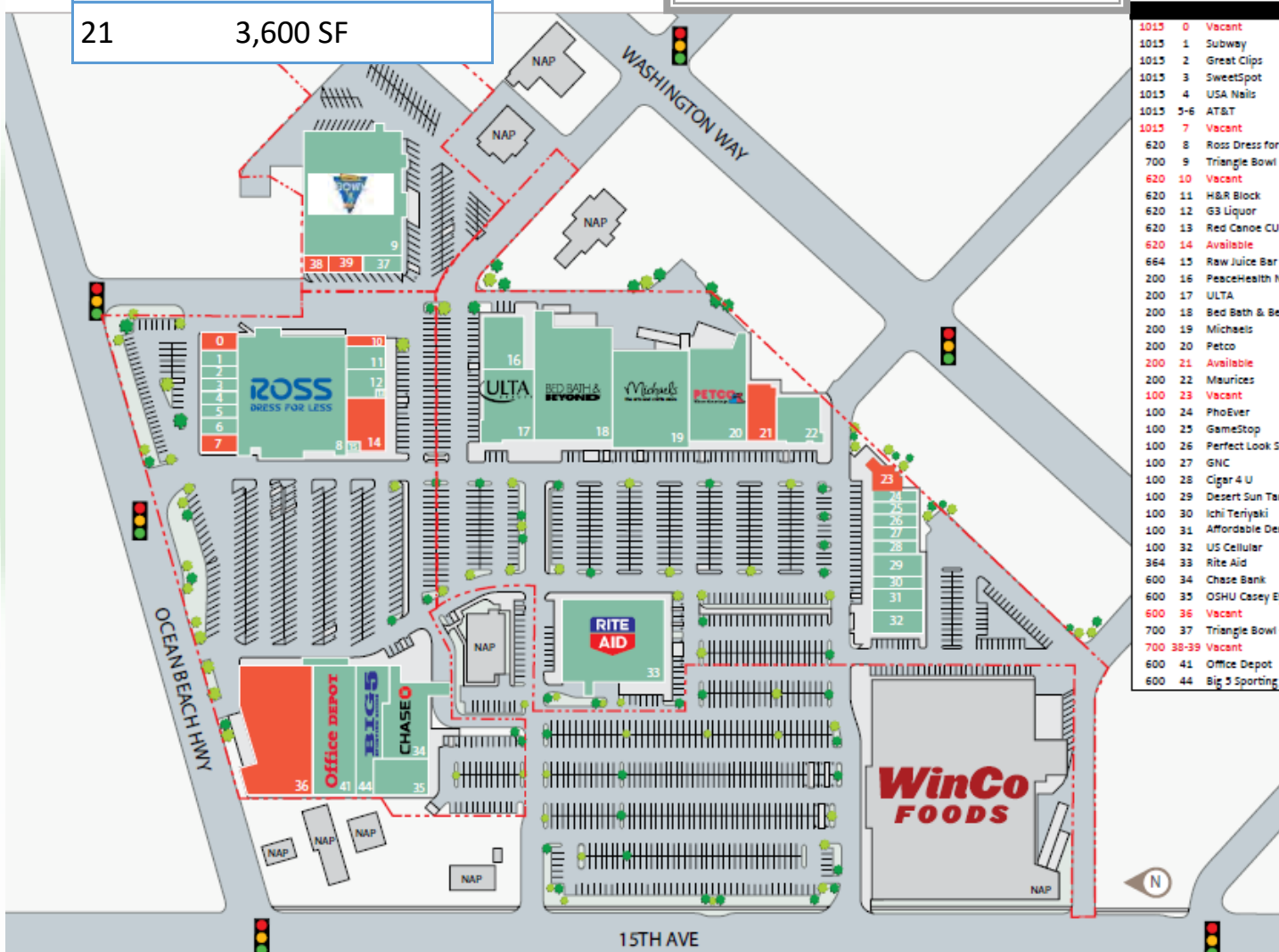
| Suite | Square Footage |
|-------|----------------|
| 0     | 2,400 SF       |
| 7     | 1,370 SF       |
| 10    | 1,438 SF       |
| 14    | 4,573 SF       |
| 23    | 1,600 SF       |
| 36    | 13,503 SF      |
| 38/39 | 2,450 SF       |
| 21    | 3,600 SF       |

# Call Today for Lease Rates!



PH: 360-501-5500

[WWW.WOODFORDCRE.COM](http://WWW.WOODFORDCRE.COM)



|      |       |                        |        |
|------|-------|------------------------|--------|
| 1013 | 0     | Vacant                 | 2,400  |
| 1013 | 1     | Subway                 | 1,200  |
| 1013 | 2     | Great Clips            | 1,234  |
| 1013 | 3     | SweetSpot              | 1,230  |
| 1013 | 4     | USA Nails              | 1,180  |
| 1013 | 5-6   | AT&T                   | 2,820  |
| 1013 | 7     | Vacant                 | 1,370  |
| 620  | 8     | Ross Dress for Less    | 29,793 |
| 700  | 9     | Triangle Bowl          | 30,000 |
| 620  | 10    | Vacant                 | 1,438  |
| 620  | 11    | H&R Block              | 2,516  |
| 620  | 12    | G3 Liquor              | 2,648  |
| 620  | 13    | Red Canoe CU ATM       | 72     |
| 620  | 14    | Available              | 4,573  |
| 664  | 15    | Raw Juice Bar          | 569    |
| 200  | 16    | PeaceHealth Network    | 6,364  |
| 200  | 17    | ULTA                   | 8,622  |
| 200  | 18    | Bed Bath & Beyond      | 23,000 |
| 200  | 19    | Michaels               | 16,993 |
| 200  | 20    | Petco                  | 13,500 |
| 200  | 21    | Available              | 3,600  |
| 200  | 22    | Maurices               | 5,453  |
| 100  | 23    | Vacant                 | 1,600  |
| 100  | 24    | PhotoEver              | 1,400  |
| 100  | 25    | GameStop               | 1,400  |
| 100  | 26    | Perfect Look Salon     | 1,400  |
| 100  | 27    | GNC                    | 1,400  |
| 100  | 28    | Cigar 4 U              | 1,400  |
| 100  | 29    | Desert Sun Tanning     | 3,200  |
| 100  | 30    | Ichu Teriyaki          | 1,520  |
| 100  | 31    | Affordable Dentures    | 2,400  |
| 100  | 32    | US Cellular            | 2,800  |
| 364  | 33    | Rite Aid               | 20,800 |
| 600  | 34    | Chase Bank             | 6,069  |
| 600  | 35    | OSHU Casey Eye         | 7,760  |
| 600  | 36    | Vacant                 | 13,503 |
| 700  | 37    | Triangle Bowl - Office | 1,400  |
| 700  | 38-39 | Vacant                 | 2,450  |
| 600  | 41    | Office Depot           | 18,356 |
| 600  | 44    | Big 5 Sporting Goods   | 11,194 |

## DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it.

It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property.

The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors.

You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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# Property Overview

Not a Part



## 2019 Demographics

|                       | 1-Mile   | 3-Mile   | 5-Mile   |
|-----------------------|----------|----------|----------|
| Estimated Population  | 10,392   | 56,877   | 73,160   |
| Avg. Household Income | \$55,039 | \$57,726 | \$59,907 |
| Daytime Employment    | 13,946   | 35,182   | 37,214   |

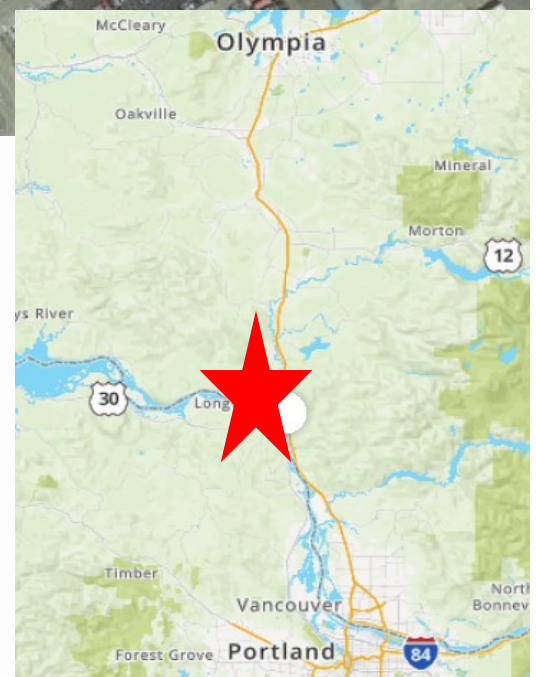
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# Center Photos



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