



38TH AVENUE & OCEAN BEACH HWY | LONGVIEW, WA 98632



PREPARED BY: TODD WADE | BROKER





# TABLE OF CONTENTS

**03** Executive Summary

**05** Property Photos

**09** Aerials

**12** Demographics

**14** Meet The Team

# EXECUTIVE SUMMARY



## PROPERTY FEATURES

- Property is situated in a strong growth area
- With full commercial access off Ocean Beach Hwy & Monument Signage provide through the Domino's Pizza property.
- Shadow anchored by Wal-Mart, McDonalds, Snap Fitness, Subway and O'Reilly Auto Parts.
- Strong demographics and exposure at this location.
- This property can be sold, leased, or built to suit with as little as 15,000 SF ground lease/sale or build to suit as small as 2,000 SF.

## HIGHLIGHTS



**AVAILABLE:**  
For Sale, For Lease of  
Build to Suit



**PRICE:**  
Variable based on  
delivery and  
configuration



**TRAFFIC:**  
26,000+ Vehicles Per  
Day



**ZONED:**  
General Commercial  
City of Longview



**LAND SIZE:**  
120,240 SQFT  
3 Acres



**POPULATION:**  
37,590 - 3 Mile  
65,648 - 5 Mile



# EXECUTIVE SUMMARY



## SITE ADDRESS

38<sup>th</sup> & Ocean Beach Hwy, Longview, WA 98632

## PROPERTY OVERVIEW

Property is in the heart of West Longview one of Cowlitz counties most rapidly growing areas with great demographics. Full commercial access off Ocean Beach Hwy and Monument Signage provided through the Domino's Pizza property. Commercial Land can be divided down or sold as whole. This property can be sold, leased, or built to suit with as little as 15,000 SF ground lease/sale or build to suit as small as 2,000 SF.

## LOCATION OVERVIEW

Full commercial access off Ocean Beach Hwy & Monument Signage provide through the Domino's Pizza property. Shadow anchored by Walmart, McDonalds, Dominos, Subway, O'Reilly Auto Parts, US Cellular, Snap Fitness and Texaco.

## PROPERTY SUMMARY

- Commercial Access
- Monument Signage on Ocean Beach Hwy
- Wal-Mart & McDonalds circulation
- Over 25,000 car per day
- General Commercial zoning
- Land Lease
- Build to suit Purchase
- Build to suit lease
- Land can be delivered in multiple levels of development
- Storm water ditch on property
- Owner is large Commercial Contractor and Civil Engineering firm
- Growing Area
- Open flexible ownership

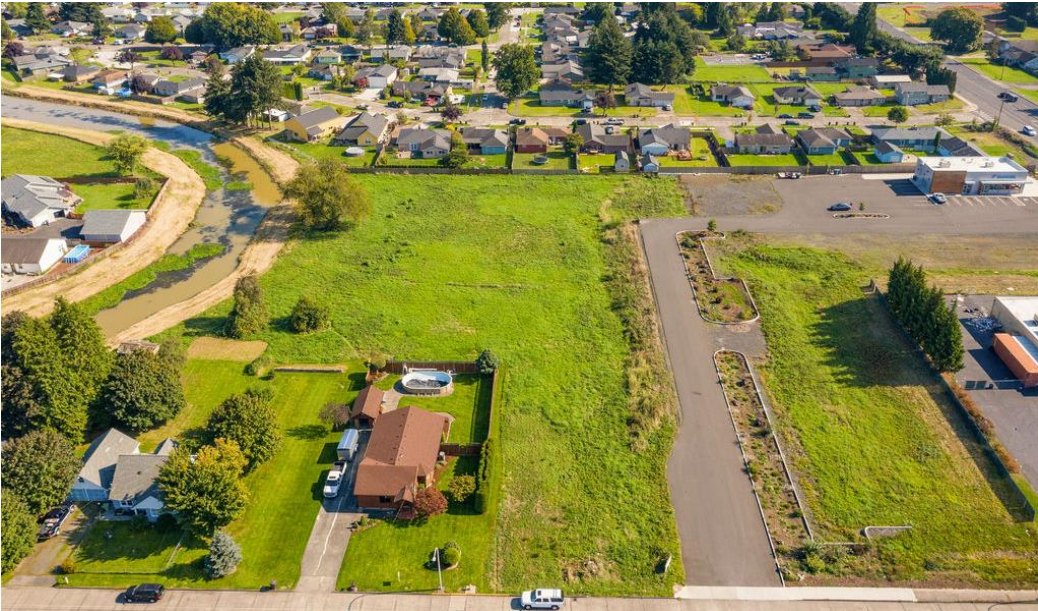


# PROPERTY PHOTOS



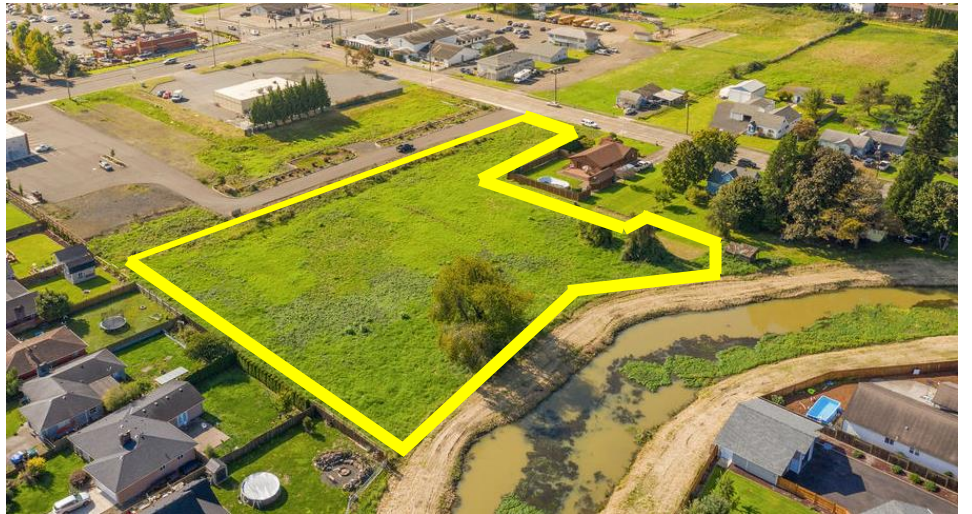


# PROPERTY PHOTOS





# PROPERTY PHOTOS

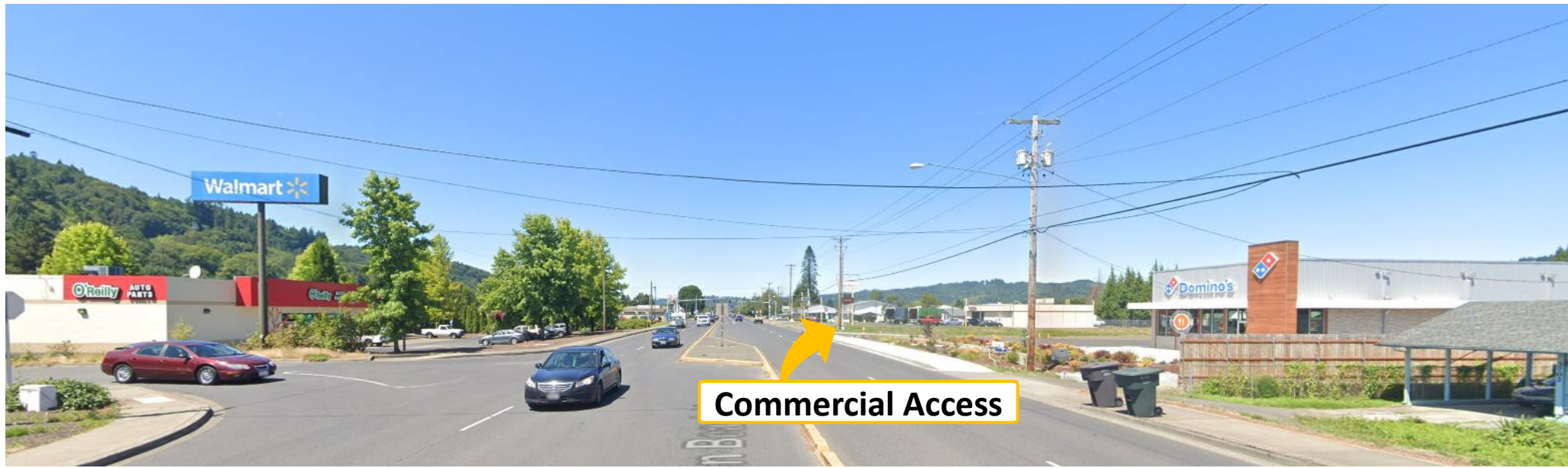






**Monument Signage**

**Commercial Access**



**Commercial Access**



# AERIALS







**Monument Signage**

**Commercial Access**



Faith Family  
Christian Center

Boondox Liquor Plus  
Liquorstore

Minit Shop  
Convenience store

McDonald's  
Takeout

Reilly Auto Parts  
Auto-parts store

Subway  
Takeout · Delivery

Ocean Beach Hwy

38th Ave

38th Ave

37th Ave

38th Ave

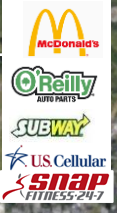
37th Ave



# AERIALS







SOMERSET RETIREMENT HOME



LONGVIEW MEMORIAL STADIUM

MONTICELLO MIDDLE SCHOOL

OLYMPIC ELEMENTARY SCHOOL

R.A. LONG HIGH SCHOOL

NORTHLAKE ELEMENTARY SCHOOL

MARK MORRIS HIGH SCHOOL

CASCADE MIDDLE SCHOOL

JOHN NULL PARK

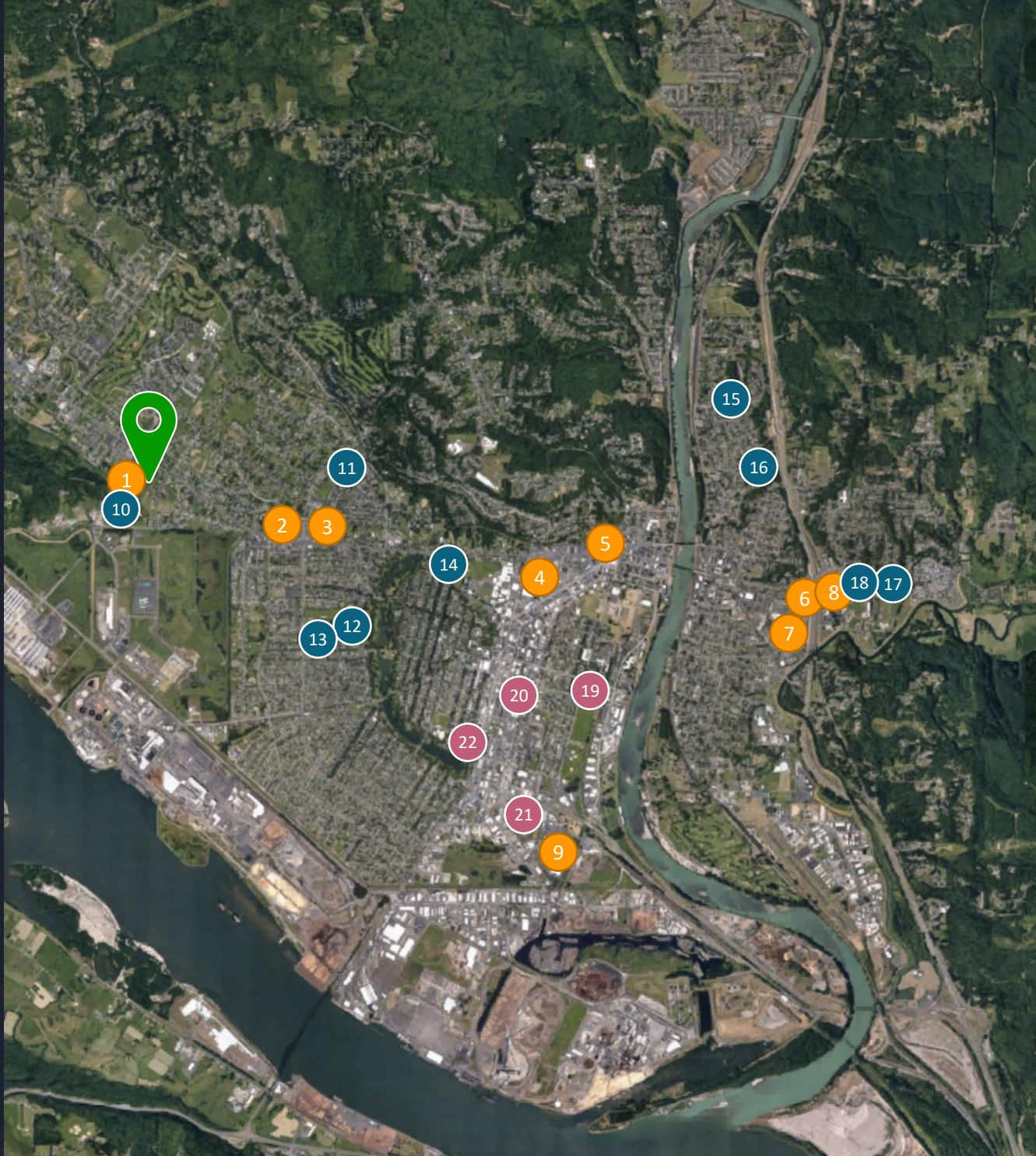
COLUMBIA HEIGHTS ELEMENTARY





### RETAILERS

- Walmart Supercenter 1
- Fred Meyer 2
- Safeway 3
- Walgreens 3
- Lowe's Home Improvement 3
- WinCo Foods 4
- Big 5 Sporting Goods 4
- Ross Dress For Less 4
- Bed Bath and Beyond 4
- Michaels 4
- Big Lots 5
- Aarons 5
- Dollar Tree 5
- Target 6
- JC Penny 7
- Sportsman's Warehouse 7
- Bath & Body Works 7
- Maurice's 7
- The Bridge Market 7
- Macy's 7
- Wilco Farm Store 8
- Walmart 9
- The Home Depot 9



### SCHOOLS

- 10 Longview School District
- 11 Columbia Valley Gardens
- 12 R.A. Long High School
- 12 Discover High School
- 13 Monticello Middle School
- 13 Olympic Elementary School
- 14 Northlake Elementary School
- 15 Barnes Elementary School
- 16 Huntington Middle School
- 17 Coweeman Middle School
- 18 Kelso High School

### HOSPITALS

- 19 Kaiser Permanente Cowlitz
- 20 Family Health Center
- 21 Providence Heart & Vascular Institute
- 22 PeaceHealth St. John Medical Center



# DEMOGRAPHIC SUMMARY – 5 MILES

 **65,648**  
POPULATION

**40.3** MEDIAN AGE

 **2.5**  
AVG. HOUSEHOLD SIZE

**\$58,602**  
Median Household Income

**12%**

No High School Diploma



**31%**  
High School Graduate



**40%**  
Some College



**16%**  
Bachelo/Grad / Prof Degree

## BUSINESS

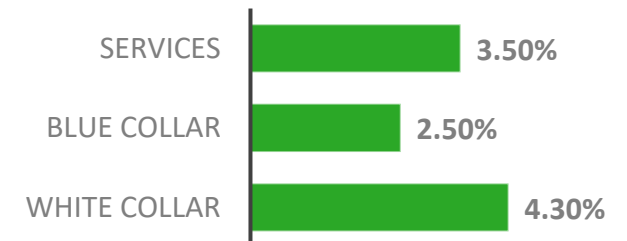
 **2,456**  
TOTAL BUSINESSES

 **33,346**  
TOTAL EMPLOYEES


## EMPLOYMENT

**17.6%**


UNEMPLOYMENT RATE



## INCOME

 **\$58,602**  
Median Household Income

 **\$00,000**  
Per Capita Income

 **\$00,000**  
Median Net Worth

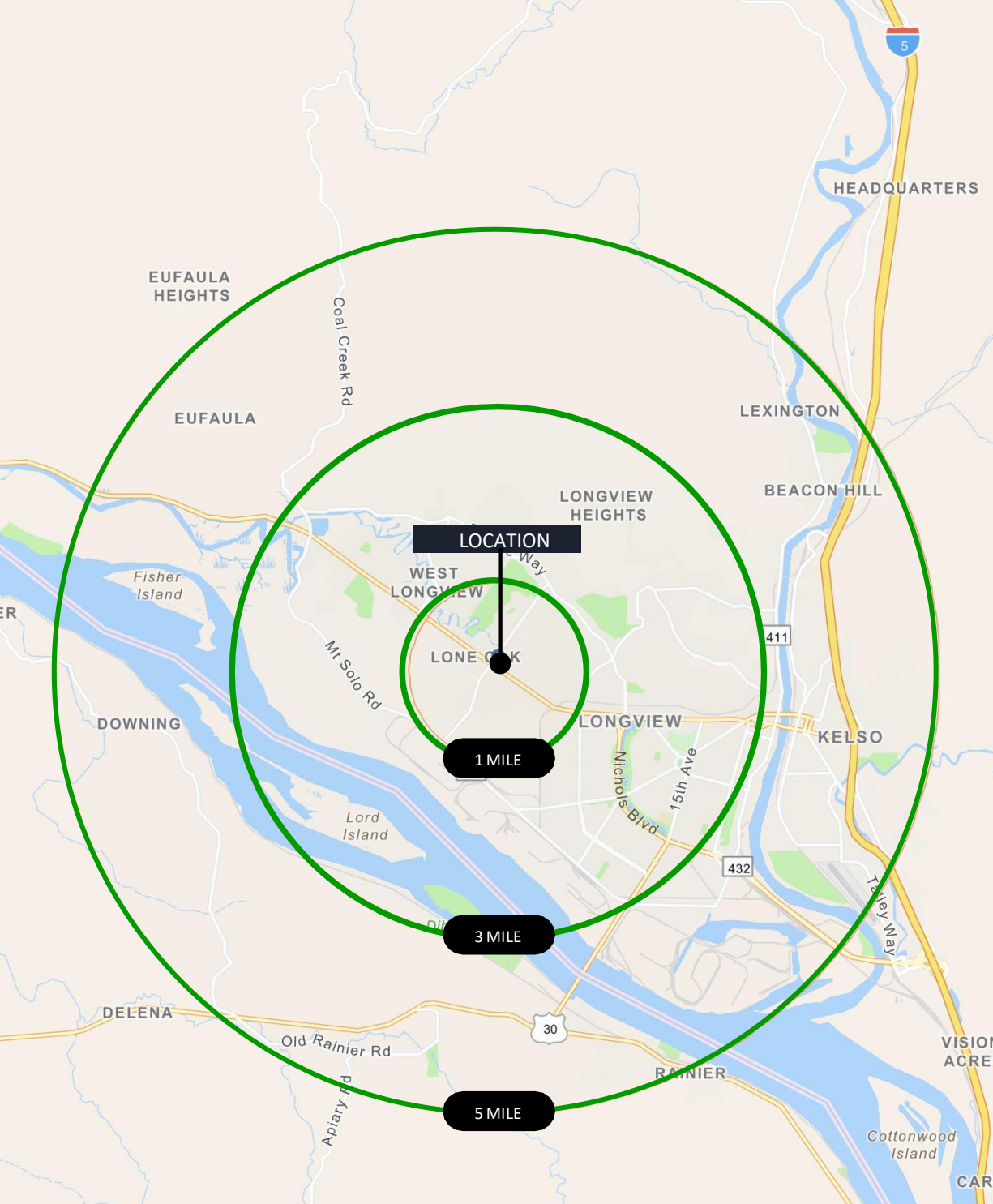
### Households by Income

The largest group: <\$50,000 - \$74,999 (18.8%)

The smallest group: <\$200,000 + (3.3%)

Indicator	Value	Difference
<\$15,000	10.2%	+2.2%
\$15,000 - \$24,999	13.6%	+2.6%
\$50,000 - \$74,999	18.8%	-0.4%
\$75,000 - \$99,999	12.5%	-1.3%





2020 SUMMARY	1-MILE	3-MILE	5-MILE
Population	7,848	44,702	71,118
Households	3,230	18,357	28,590
Families	2,045	11,366	18,049
Avg Household Size	2.41	2.41	2.45
Owner Occupied Housing Units	1,936	11,438	18,151
Renter Occupied Housing Units	1,294	6,920	10,439
Median Age	38.5	40.2	40.3
Median Household Income	\$45,589	\$47,819	\$50,338
Avg Household Income	\$60,591	\$67,033	\$68,304

2025 SUMMARY	1-MILE	3-MILE	5-MILE
Population	8,109	46,036	73,266
Households	3,330	18,896	29,452
Families	2,109	11,674	18,540
Avg Household Size	2.42	2.41	2.45
Owner Occupied Housing Units	2,032	11,870	18,834
Renter Occupied Housing Units	1,298	7,025	10,618
Median Age	39.6	40.9	40.9
Median Household Income	\$49,204	\$51,389	\$53,441
Avg Household Income	\$66,904	\$74,350	\$75,922





# MEET THE TEAM



## Todd Wade | Broker

Todd graduated from the University of North Texas (Cum Laude) with a Bachelors Degree in Business Administration; a major in Real Estate. He was awarded the Real Estate Student of the Year award as well as being an Appraisal Institute Scholarship winner.

Todd joined Windermere Commercial Real Estate in 2002 & soon was the driving force behind their Commercial Department.

In January 2008 Todd started Woodford CRE as he felt a desire to improve on the standard model for commercial real estate brokerages.

Todd has been involved in a variety of high-profile Commercial transactions in Cowlitz & Clark counties & is well known & respected throughout the commercial brokerage field.

Todd has been buying, selling & developing commercial real estate since 1998 & he brings the highest level of experience & expertise to Woodford CRE.







# Woodford


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## Commercial Real Estate

 [woodfordcre.com](http://woodfordcre.com)

 [todd@woodfordcre.com](mailto:todd@woodfordcre.com)

 (P) 360.501.5500  
(F) 360.501.6051

 208 Vine St., Kelso, WA

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