

RETAIL
**LEASE
LOCATION**

3202 OEAN BEACJ HWY
SUITE 130
LONGVIEW WA 98632

RATE
+ NNN

\$1,425

SUITE
SIZE

SF 600



ABOUT THE PROPERTY

Take advantage of this excellent opportunity to lease a versatile 600 SF retail or office space on Ocean Beach Highway, perfectly positioned for maximum visibility and exposure with approximately 32,000 VPD. Located in a high-traffic area alongside major retailers like Fred Meyer, T-Mobile, and Red Leaf, this prime spot offers ample parking and strong customer draw. The space features a bright, open-concept layout with abundant natural light from multiple windows, as well as a private office, restroom, multiple sink and flexible zoning that accommodates a variety of uses. The asking lease rate is \$1,425 per month plus triple nets. Call today for more information or to schedule a tour.



PROPERTY DETAILS



CLOSE TO
INTERSTATE 5



PRIVATE
PARKING



SIGNAGE
AVAILABLE



32,000 VPD



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GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



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RETAIL FOR LEASE

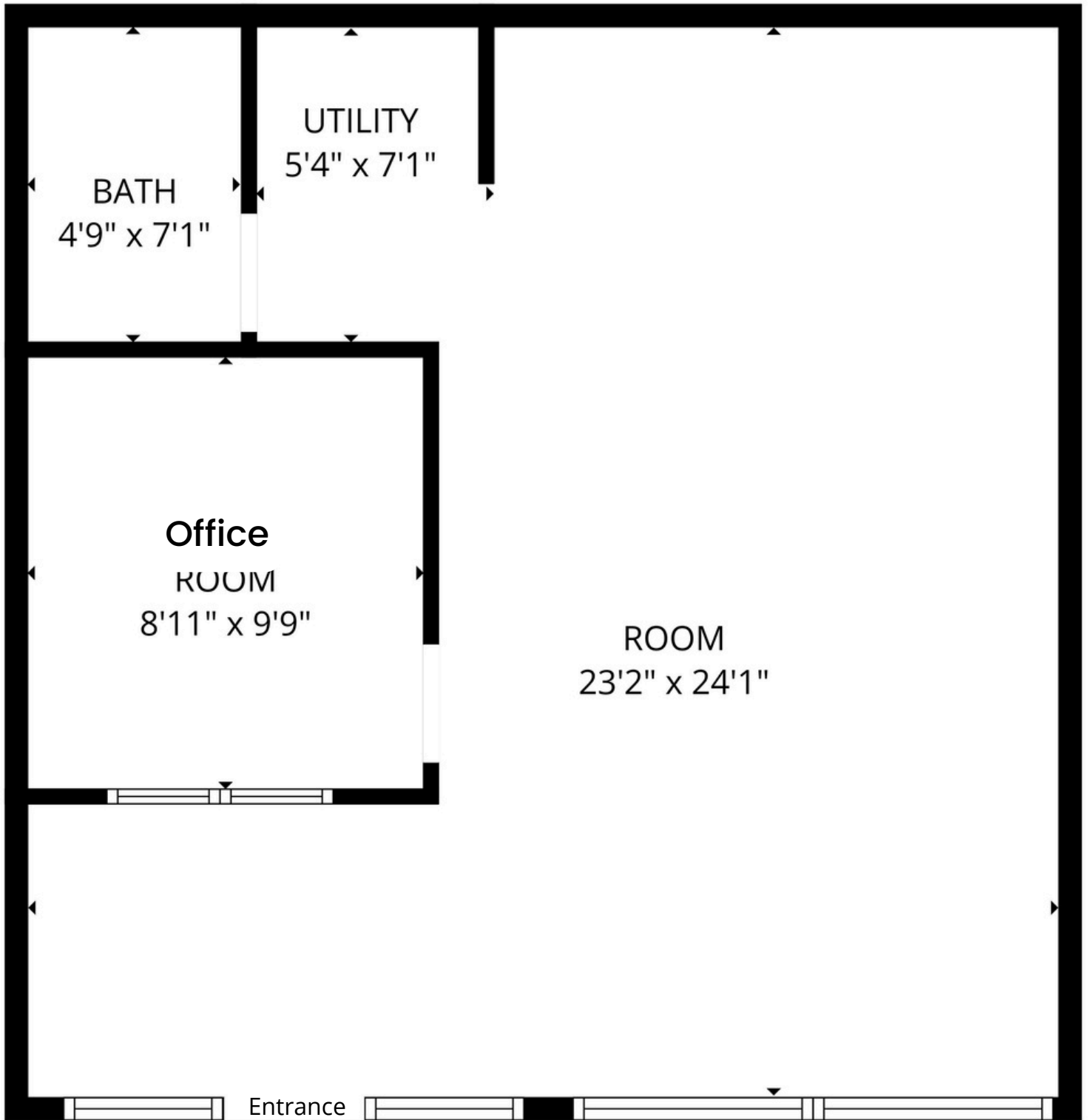


woodfordcre.com (360) 501-5500 208 Vine St, Kelso WA

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