



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 1,438 SF to 23,000 SF. Asking lease rates vary by space. Call today for additional information or to schedule your private tour!

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CALL FOR LEASE RATES!



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.

PROPERTY OVERVIEW



2021 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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PROPERTY PHOTOS



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