

# 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 19,356 SF. Asking lease rates vary by space. Call today for additional information or to schedule your private tour!

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Real Estate Investments and Exchanges Specialist

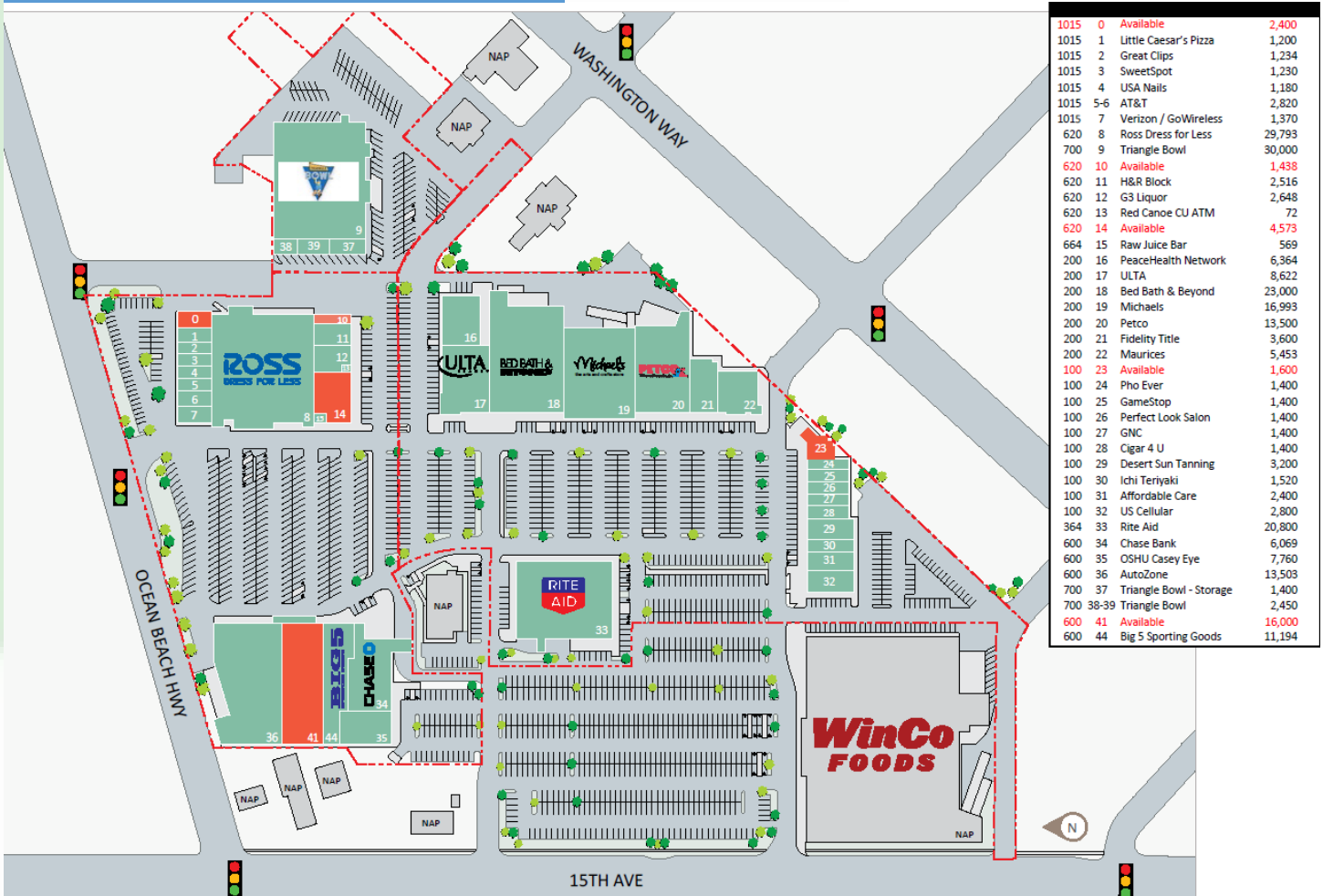
# Call Today for Lease Rates!



PH: 360-501-5500

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Suite	Square Footage	Current Configuration
0	2,400 SF	Restaurant
10	1,438 SF	Office
14	4,573 SF	Retail
23	1,600 SF	Restaurant
41	19,356 SF	Retail



## 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

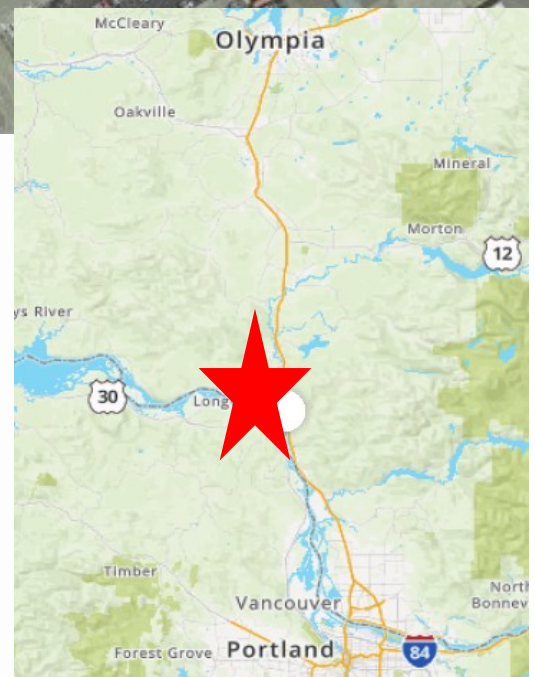
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# Center Photos



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