

RETAIL PROPERTY FOR LEASE

TRIANGLE SHOPPING CENTER

1015 Ocean Beach Hwy, Longview WA 98632



AVAILABLE SPACES

1,400 - 20,754 SF

LEASE RATES

Call for Details

TRAFFIC COUNTS

70,000+ VPD

Prime Regional Shopping Center ideally located in the heart of the local trade area now has spaces available! Current space availabilities have 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 1,400 SF to 20,754 SF. Asking lease rates vary by space. Call today for additional information or to schedule your private tour!

Chris Roewe | Partner/Broker
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chris@woodfordcre.com

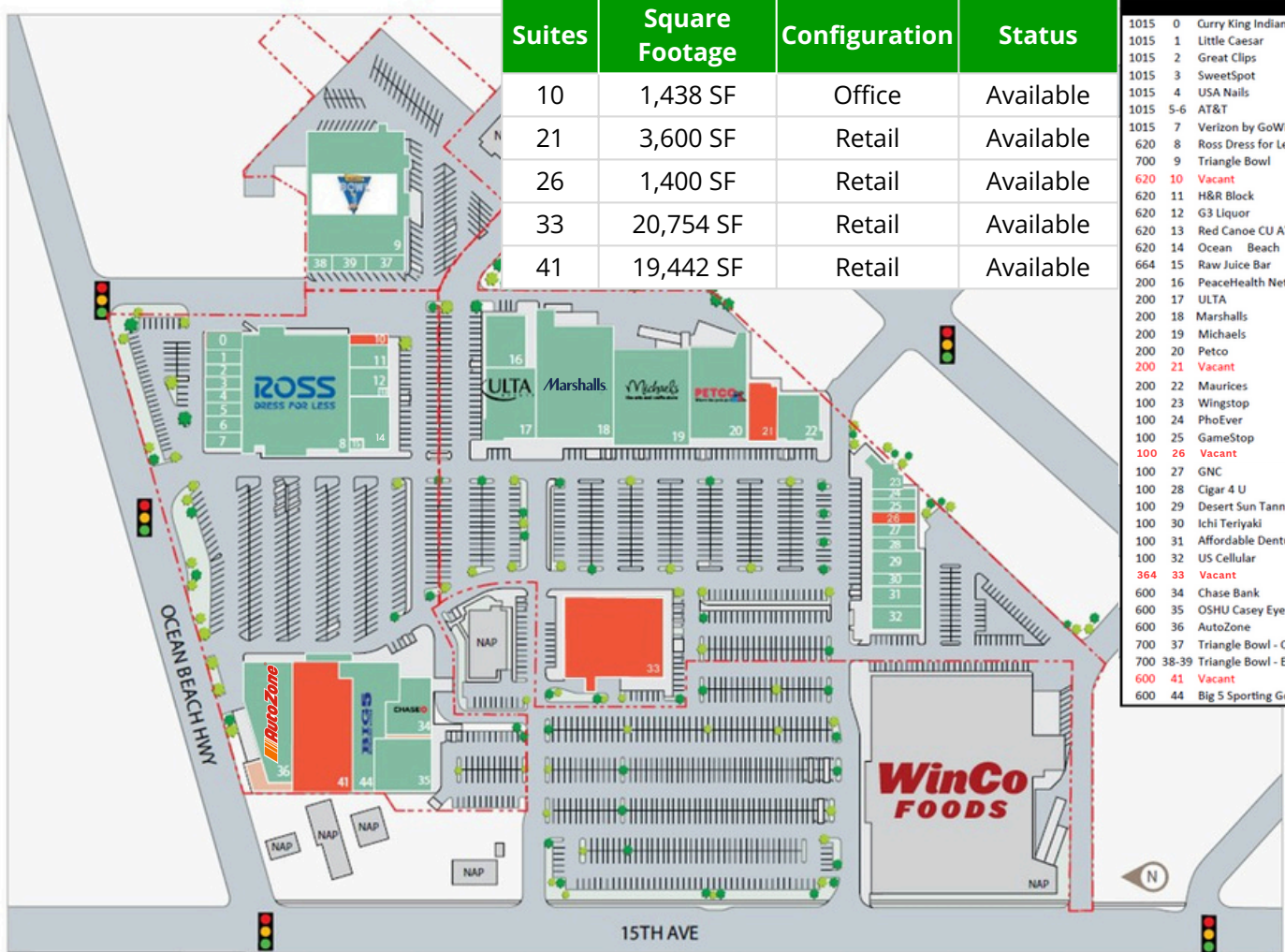
Lindsay Johnson - Licensed Assistant
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CALL FOR LEASE RATES!



360-501-5500



| Suites | Square Footage | Configuration | Status |
|--------|----------------|---------------|-----------|
| 10 | 1,438 SF | Office | Available |
| 21 | 3,600 SF | Retail | Available |
| 26 | 1,400 SF | Retail | Available |
| 33 | 20,754 SF | Retail | Available |
| 41 | 19,442 SF | Retail | Available |

| | | | |
|------|-------|---------------------------|--------|
| 1015 | 0 | Curry King Indian Cuisine | 2,400 |
| 1015 | 1 | Little Caesar | 1,200 |
| 1015 | 2 | Great Clips | 1,234 |
| 1015 | 3 | SweetSpot | 1,230 |
| 1015 | 4 | USA Nails | 1,180 |
| 1015 | 5-6 | AT&T | 2,820 |
| 1015 | 7 | Verizon by GoWireless | 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 | Ocean Beach Dental | 4,573 |
| 664 | 15 | Raw Juice Bar | 569 |
| 200 | 16 | PeaceHealth Network | 6,364 |
| 200 | 17 | ULTA | 8,622 |
| 200 | 18 | Marshalls | 23,000 |
| 200 | 19 | Michaels | 16,993 |
| 200 | 20 | Petco | 13,500 |
| 200 | 21 | Vacant | 3,600 |
| 200 | 22 | Maurices | 5,453 |
| 100 | 23 | Wingstop | 1,600 |
| 100 | 24 | PhoEver | 1,400 |
| 100 | 25 | GameStop | 1,400 |
| 100 | 26 | Vacant | 1,400 |
| 100 | 27 | GNC | 1,400 |
| 100 | 28 | Cigar 4 U | 1,400 |
| 100 | 29 | Desert Sun Tanning | 3,200 |
| 100 | 30 | Ichi Teriyaki | 1,520 |
| 100 | 31 | Affordable Dentures | 2,400 |
| 100 | 32 | US Cellular | 2,800 |
| 364 | 33 | Vacant | 20,754 |
| 600 | 34 | Chase Bank | 6,069 |
| 600 | 35 | OSHU Casey Eye | 7,760 |
| 600 | 36 | AutoZone | 12,417 |
| 700 | 37 | Triangle Bowl - Office | 1,400 |
| 700 | 38-39 | Triangle Bowl - Expansion | 2,450 |
| 600 | 41 | Vacant | 19,442 |
| 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.



ANCHORED RETAIL SPACE IN HIGH TRAFFIC AREA



| 2023 Demographics | 1-Mile | 3-Mile | 5-Mile |
|-----------------------|----------|----------|----------|
| Estimated Population | 21,700 | 73,600 | 87,700 |
| Avg. Household Income | \$58,600 | \$65,900 | \$68,700 |
| Number of Employees | 17,900 | 58,800 | 70,800 |

DISCLAIMER

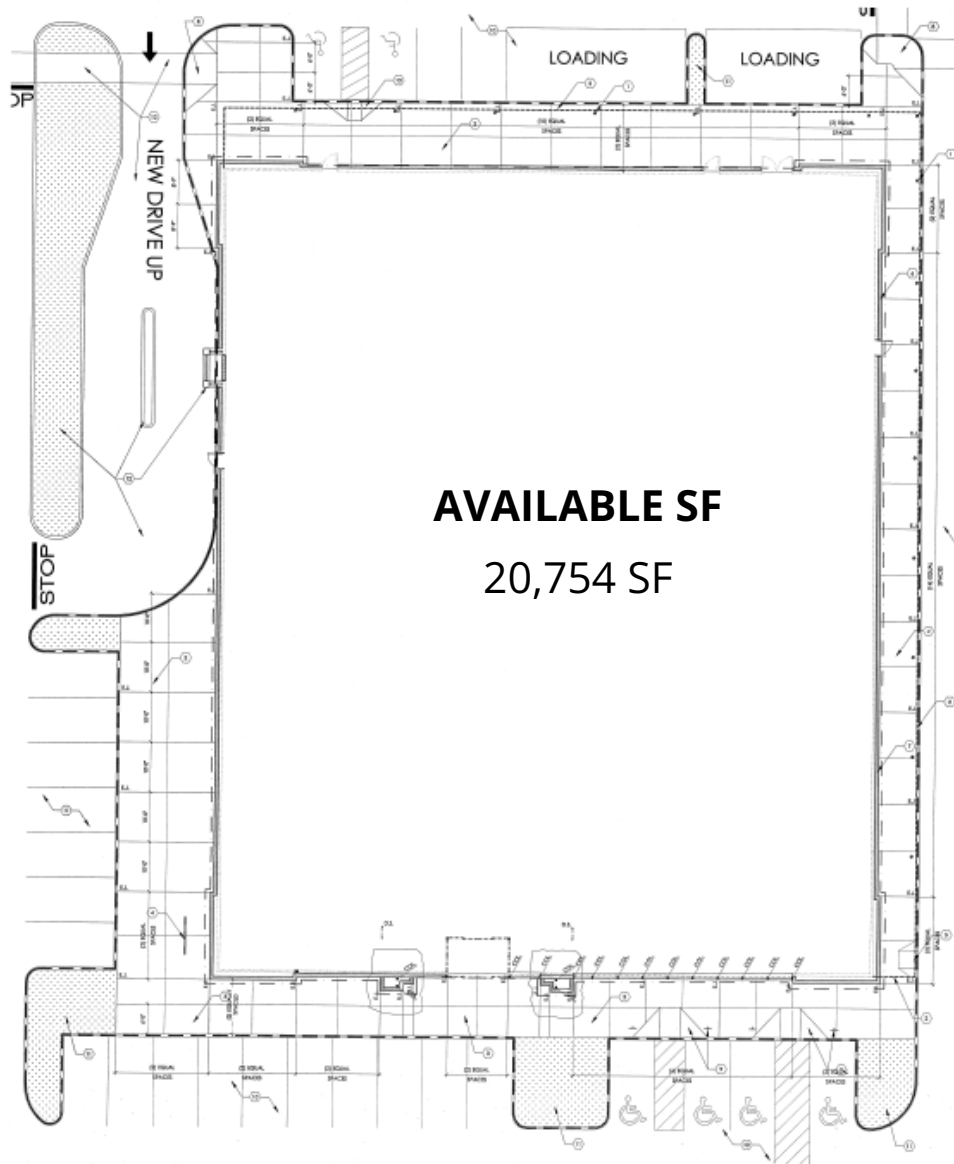
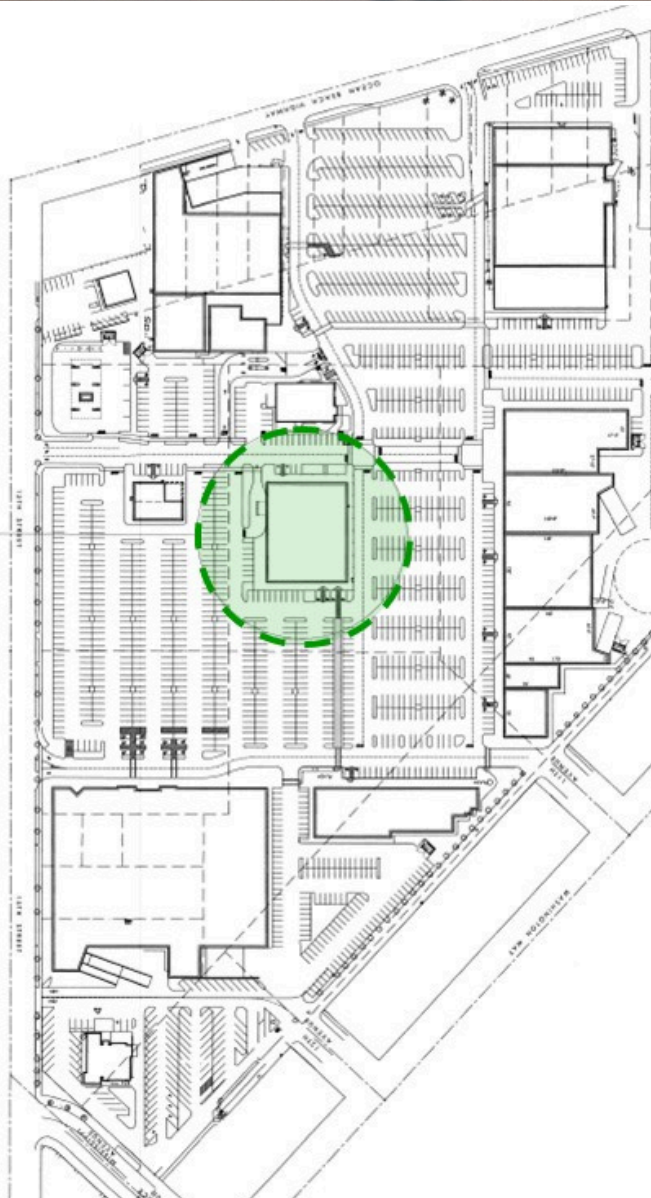
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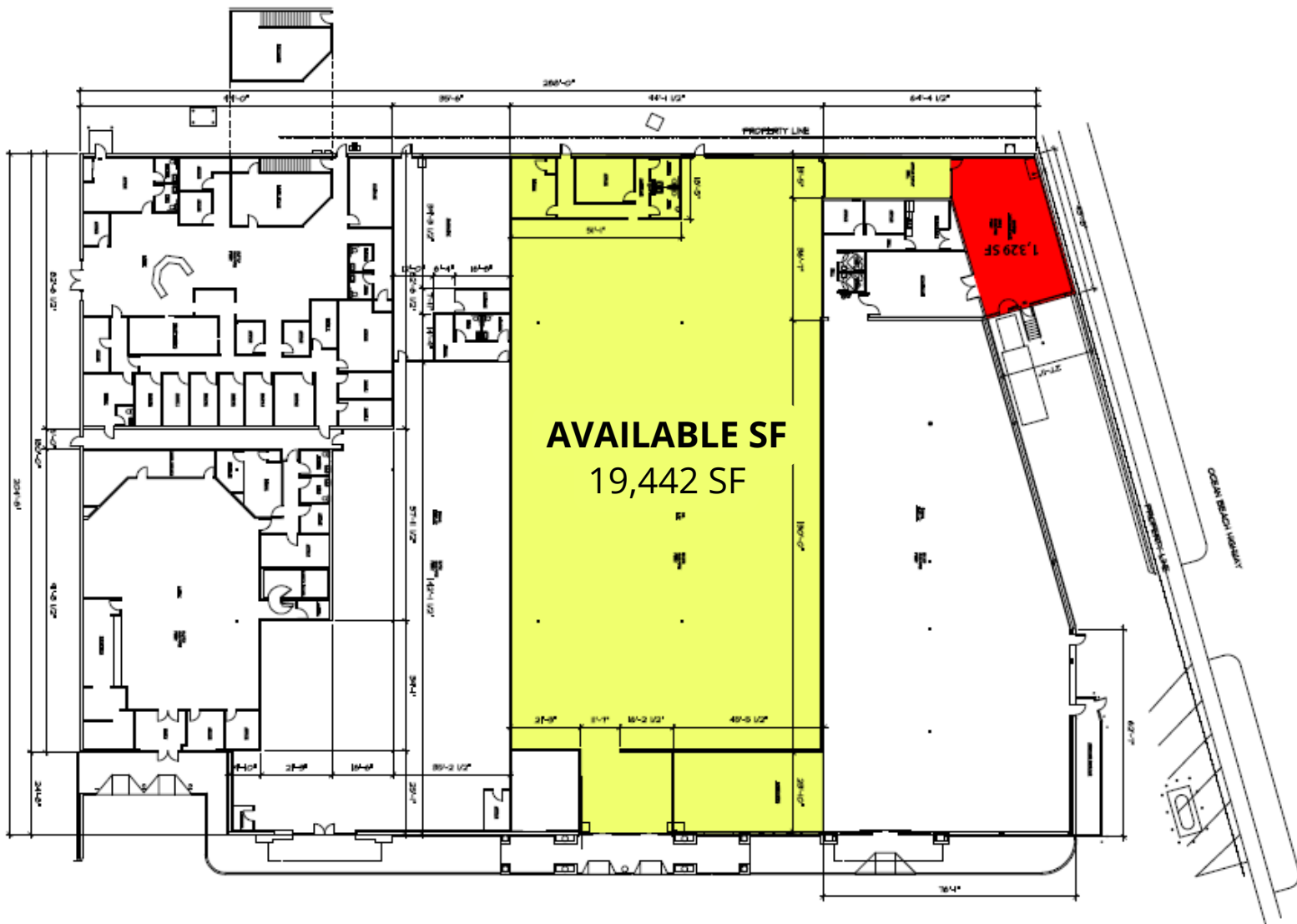


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