

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 | Owner/Broker
C. 360.556.5101
chris@woodfordcre.com

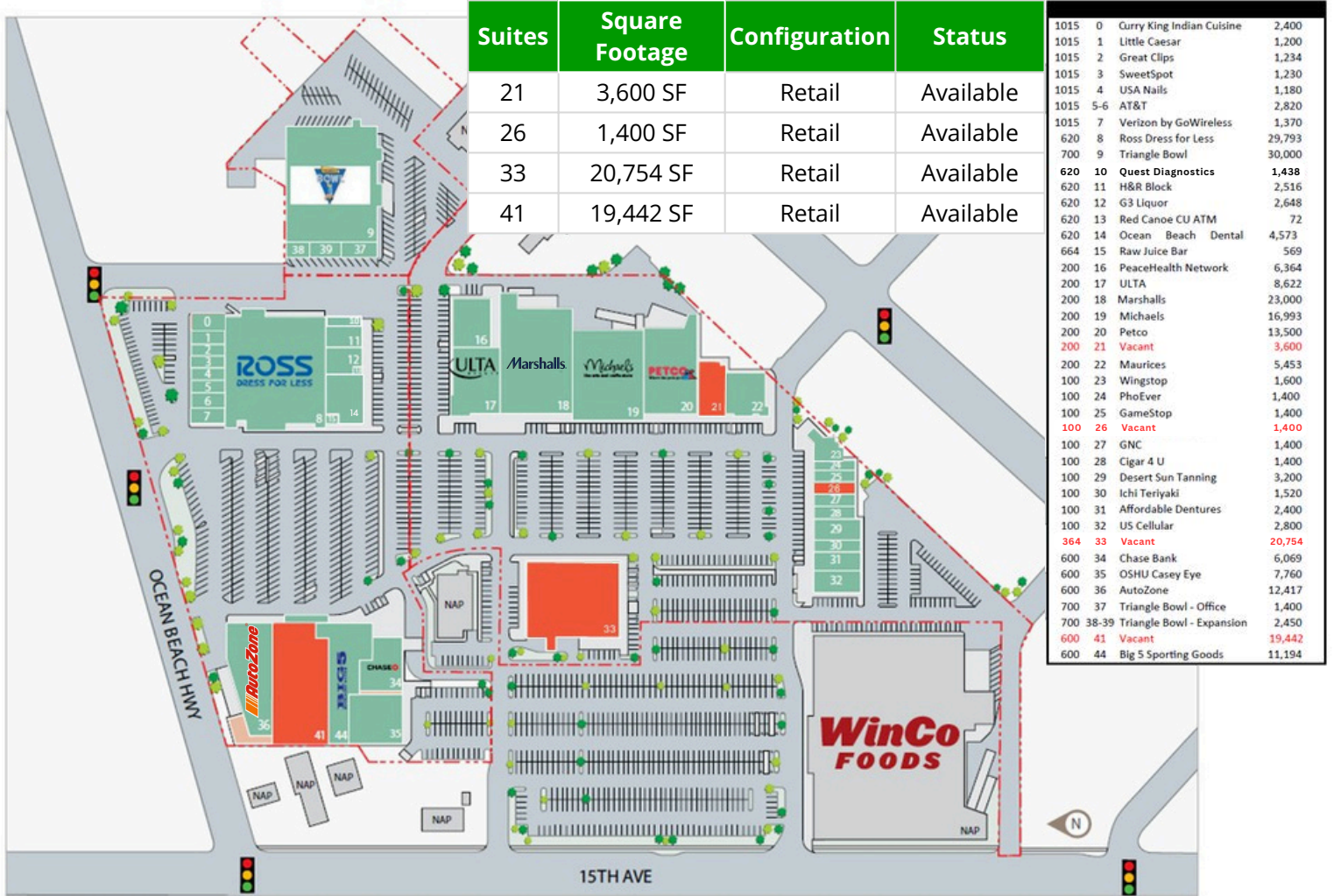
Lindsay Johnson | Licensed Assistant
O. 360.501.5500
lindsay@woodfordcre.com



CALL FOR LEASE RATES!



360-501-5500



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



(360) 501-5500



(360) 556-5101

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

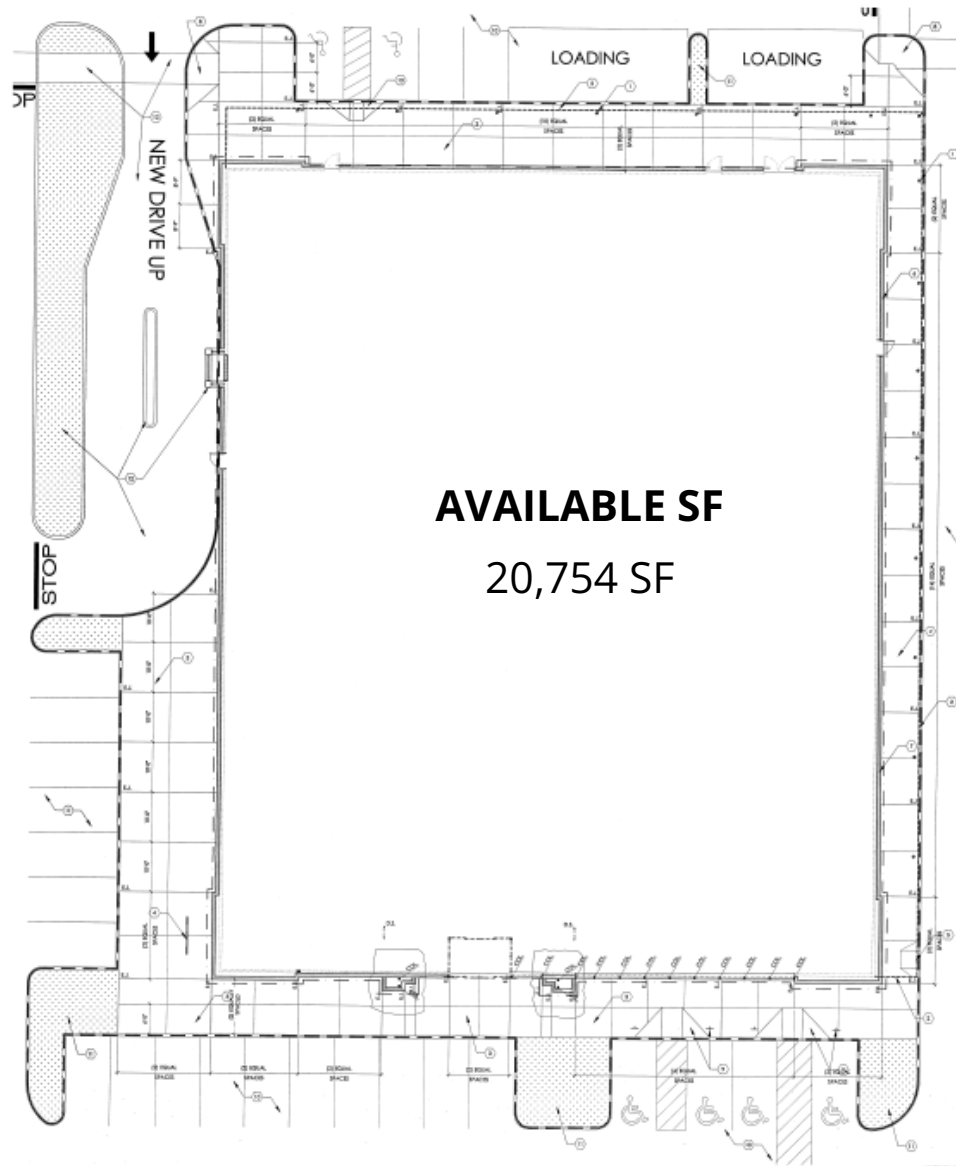
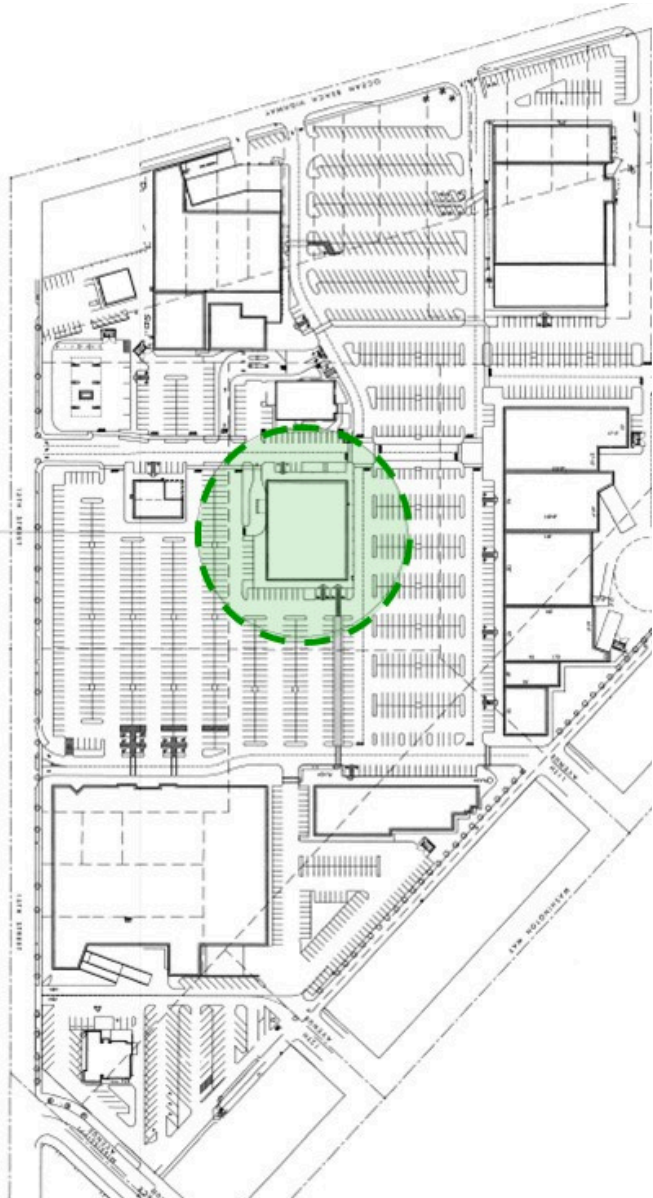
The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, 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.



CALL FOR LEASE RATES!



360-501-5500



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



(360) 501-5500

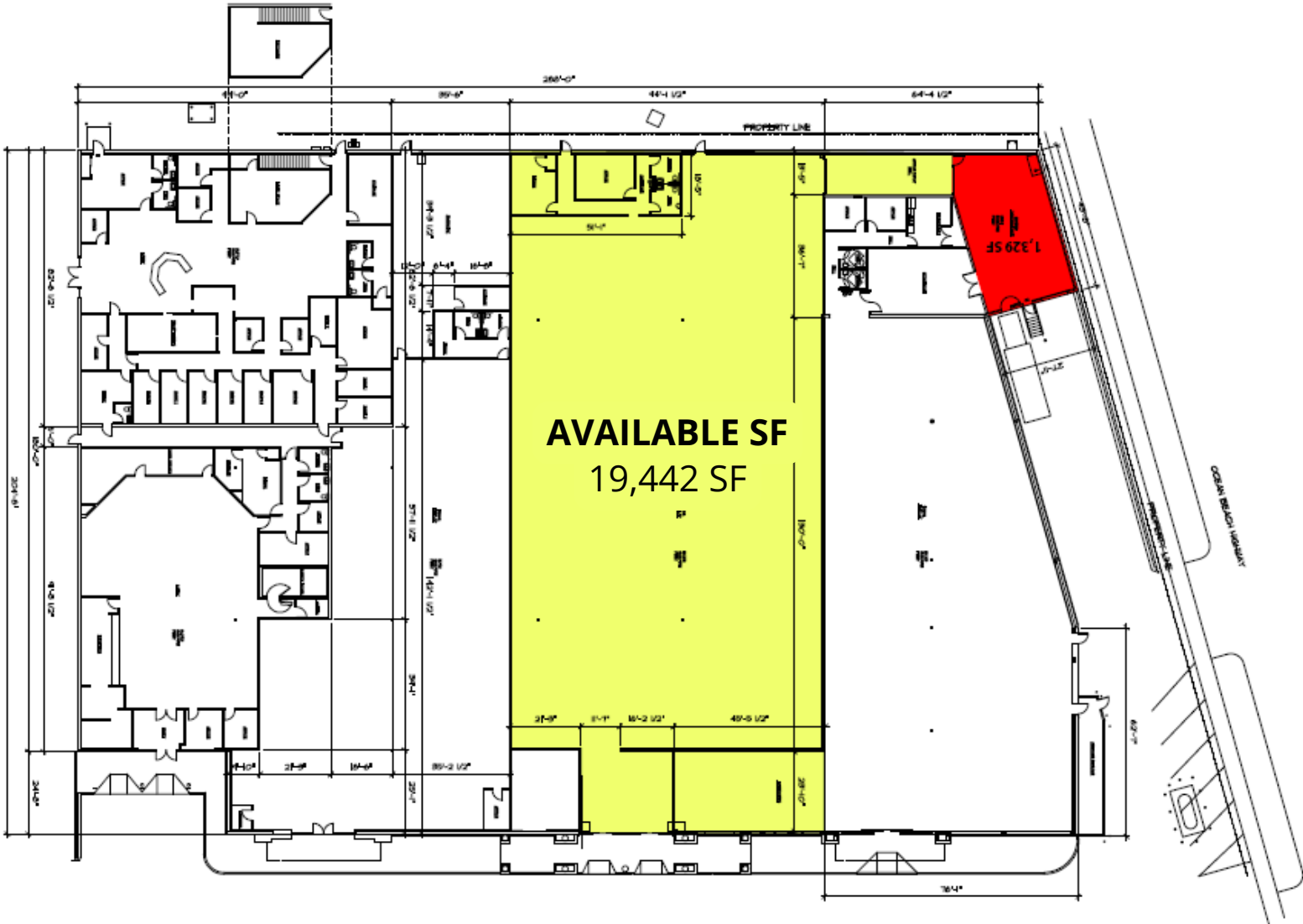


(360) 556-5101

CALL FOR LEASE RATES!



360-501-5500



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



(360) 501-5500

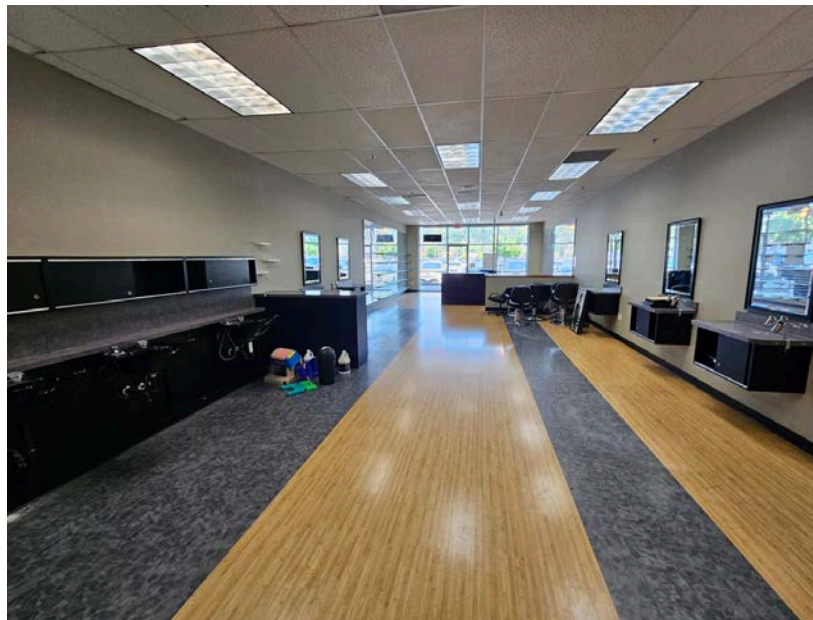
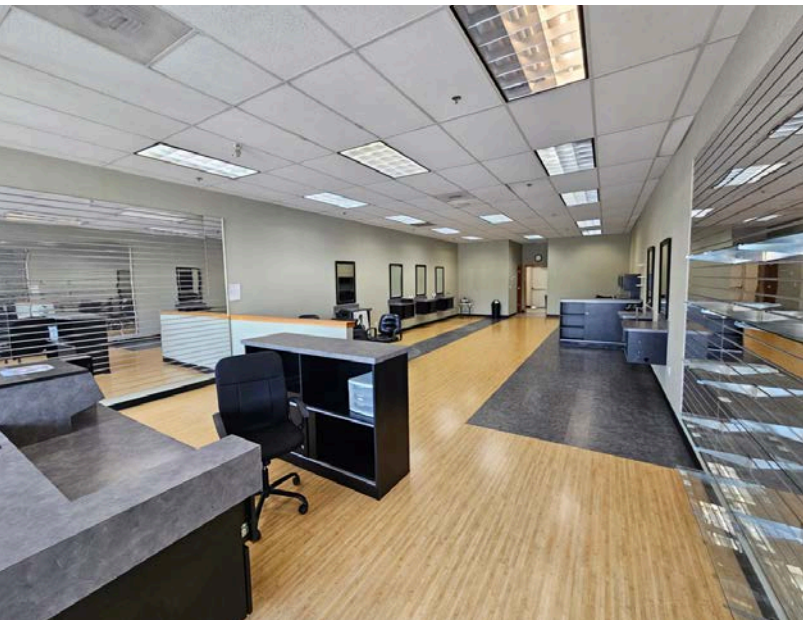
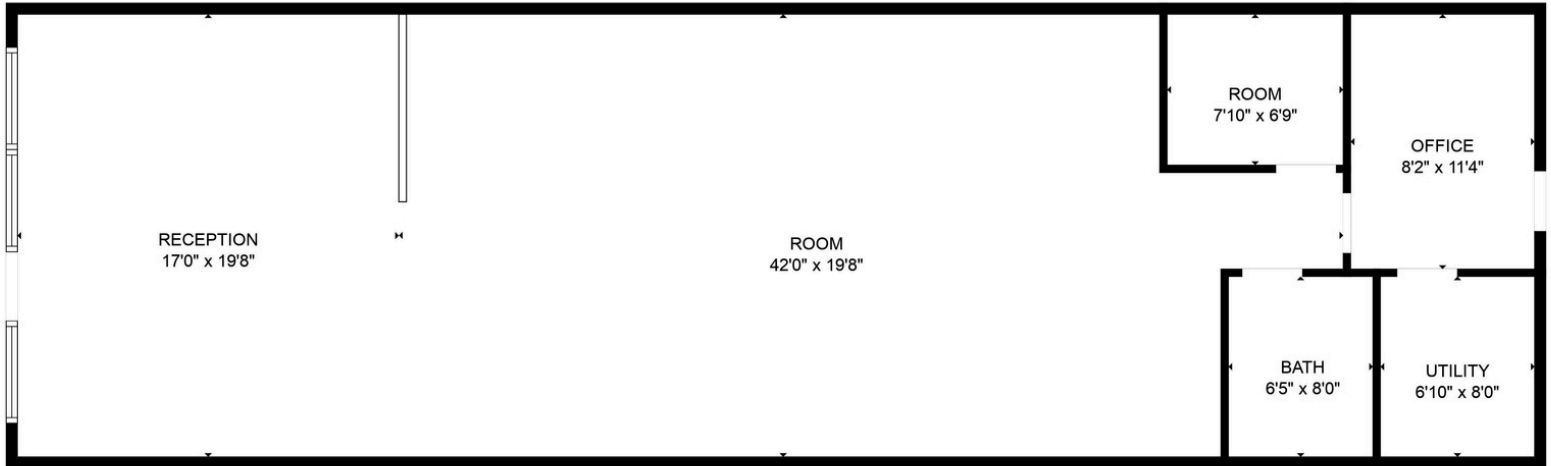


(360) 556-5101

CALL FOR LEASE RATES!



360-501-5500



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



(360) 501-5500



(360) 556-5101

RETAIL PROPERTY FOR LEASE



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



(360) 501-5500



(360) 556-5101