

RETAIL PROPERTY FOR LEASE

# TWIN CITY SHOPPING CENTER

700-780 Ocean Beach Hwy, Longview WA 98632



## AVAILABLE SPACES

1,800 - 10,940 SF

## LEASE RATES

Call for Details

## TRAFFIC COUNTS

45,000 VPD

One of the region's most recognizable shopping centers now has availabilities. Twin City Shopping Center is optimally positioned with the local trade area, with approx. 45,000 VPD. Comes with great signage opportunities, excellent parking ratios, and is anchored with key national/regional tenants. Spaces available range from 1,800 SF to 10,940 SF, lease rates vary by space. The available spaces are open concept with tall ceilings, lots of natural light, and are move-in ready. Tenant improvement allowance may be available for qualified tenants. Call today for additional information or to schedule your private tour.

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CALL FOR LEASE RATES!



360-501-5500

Suites Available	Square Footage
760 - Ste C	3,039 SF
760 - Ste E	2,190 SF
760 - Ste G	3,000 SF
760 - Ste I	1,800 SF
760 - Ste M	6,450 SF
Combined Option	10,940 SF

Suite	Current Tenants
780-A	Aaron's
780-B	Emerald Haven
780-C	Dollar Tree
760-A	Freeway Insurance
760-B	NW Staffing
760-D	Pro Nails
760-J	Kyoto Grill
760-K	Sally Beauty Supply
700-A	Harbor Freight Tools
700-B	Big Lots
700-C	JoAnn Fabrics
720-B	Mattress Firm
740-A	Xfinity
740-E	Boost Wireless
740-F	Aspen Dental



# ANCHORED RETAIL SPACE IN HIGH TRAFFIC AREA



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

## 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.

PYLIN & BUILDING SIGN OPPORTUNITIES



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**GET IN TOUCH**

Chris Roewe  
Partner Broker

Lindsay Johnson  
Licensed Assistant

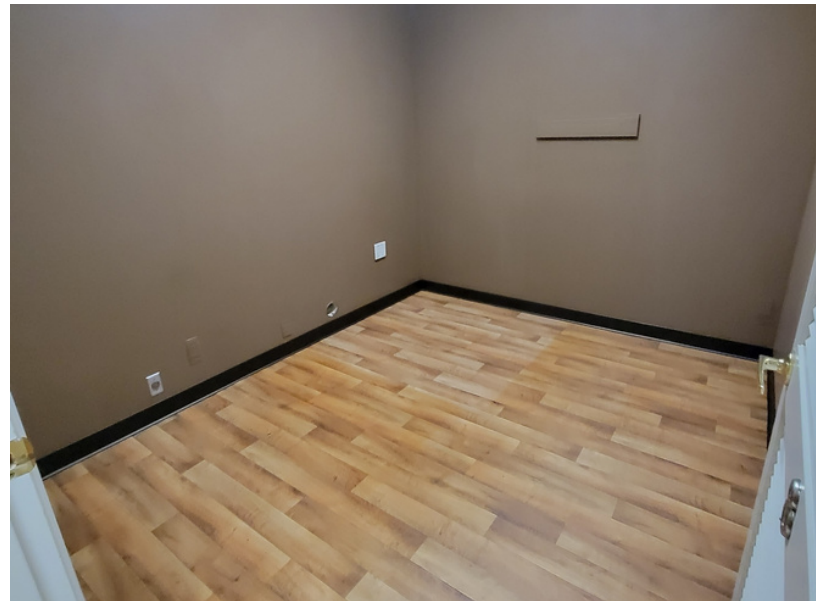
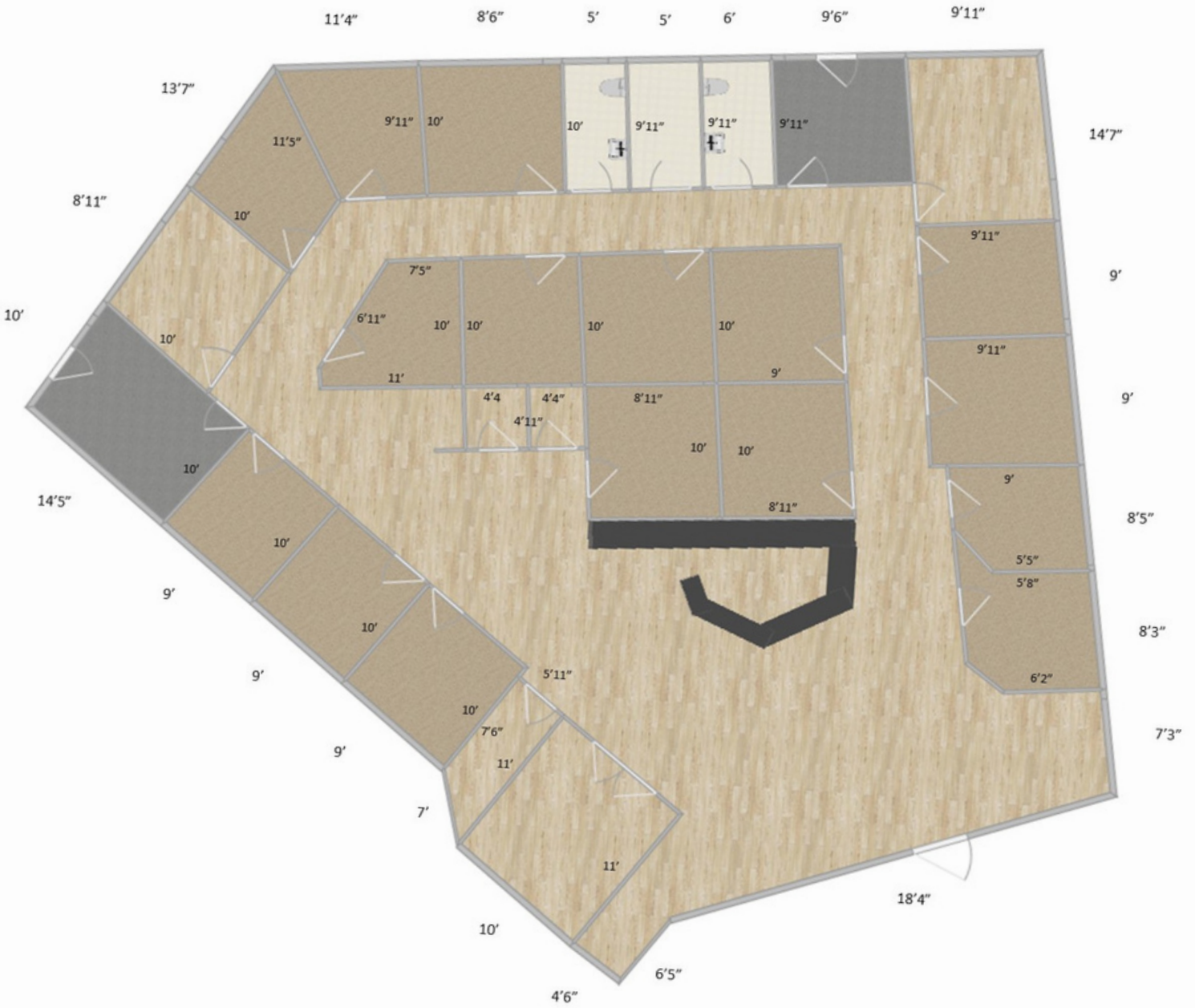


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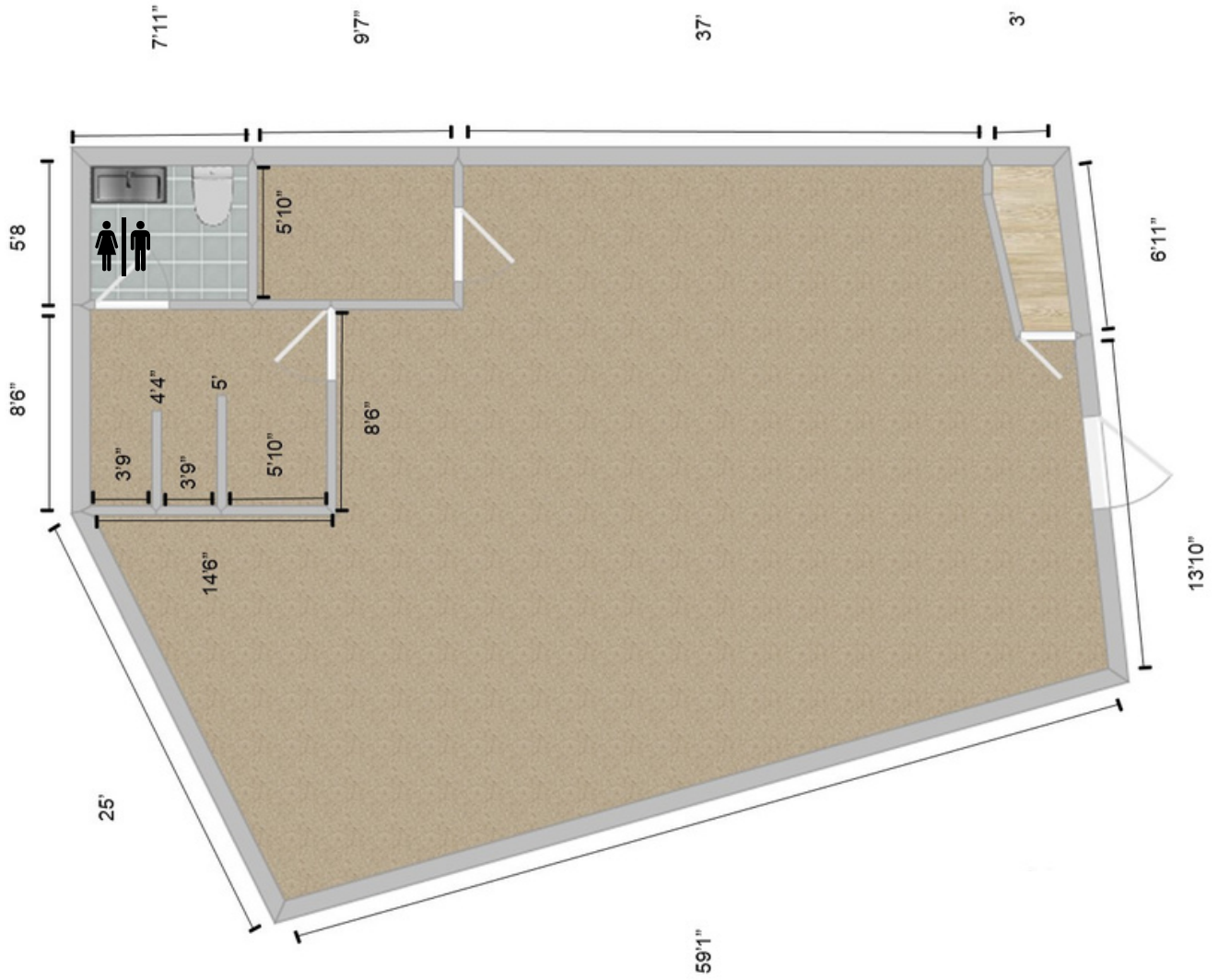


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# SUITE C PHOTOS & FLOOR PLAN

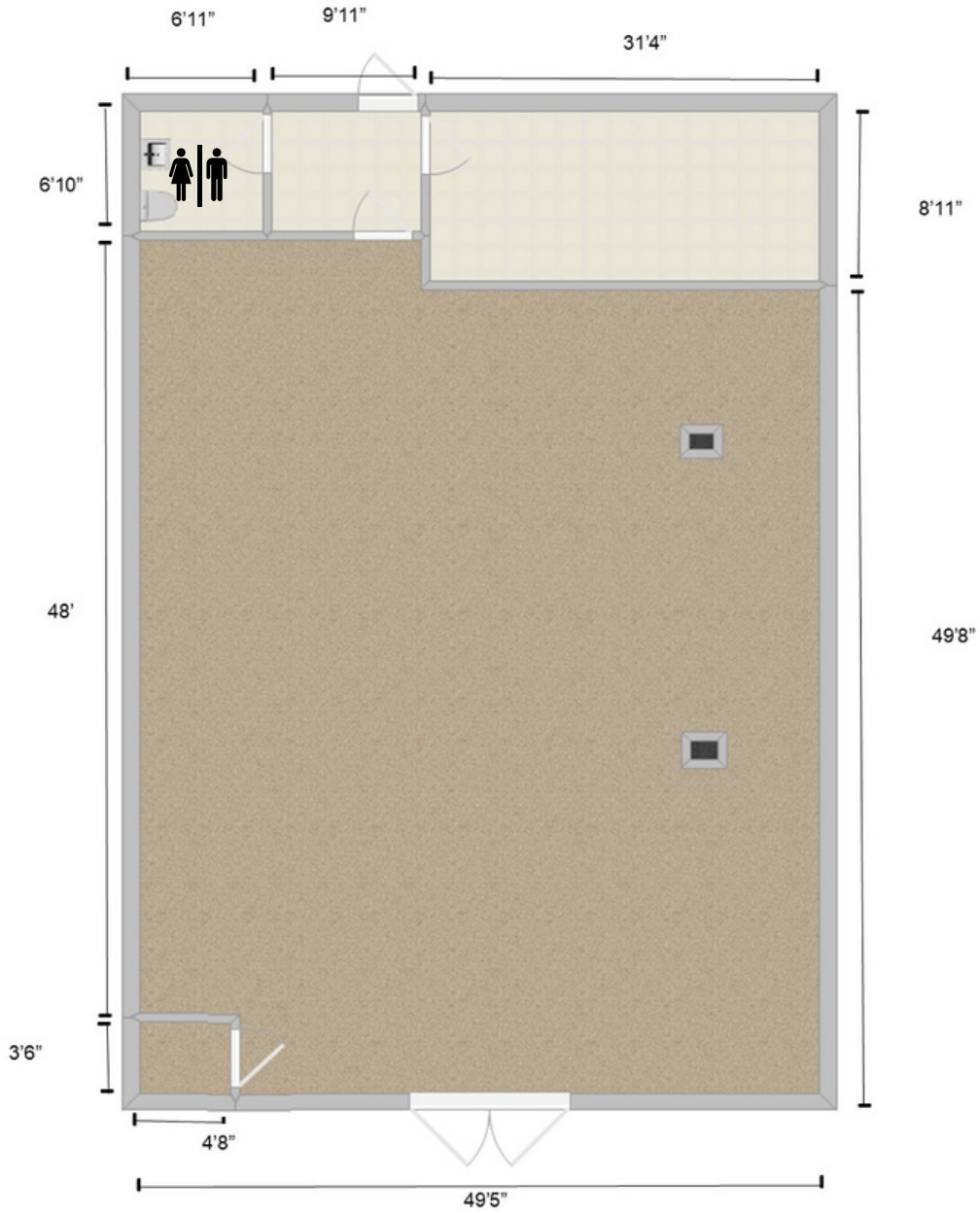


# SUITE E PHOTOS & FLOOR PLAN

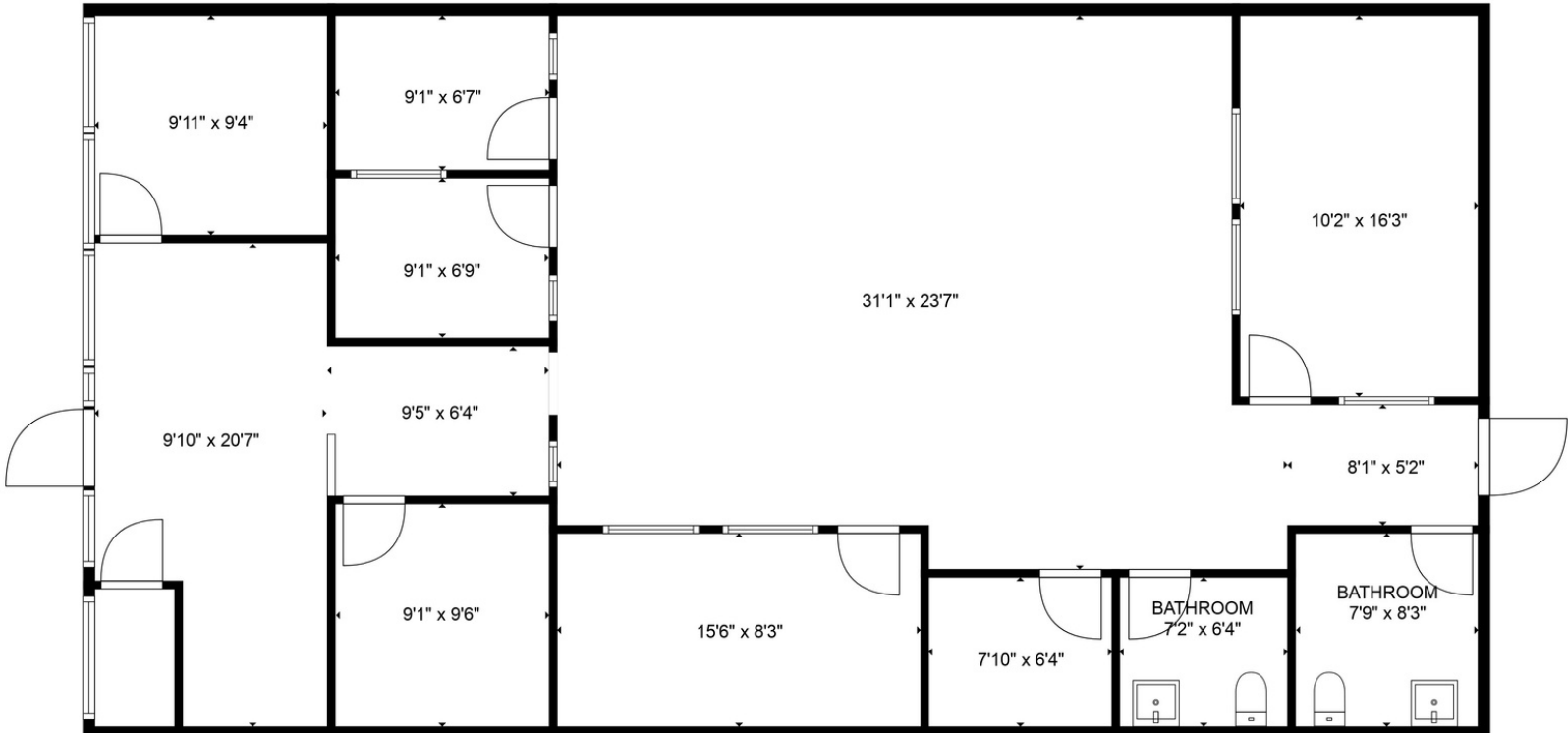




# SUITE G PHOTOS & FLOOR PLAN



# SUITE I PHOTOS & FLOOR PLAN



**TOTAL: 1783 sq. ft**  
FLOOR 1: 1783 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# SUITE M PHOTOS & FLOOR PLAN

