RETAIL PROPERTY FOR LEASE

TWIN CITY SHOPPING CENTER

700-780 Ocean Beach Hwy, Longview WA 98632



AVAILABLE SPACES	LEASE RATES	TRAFFIC COUNTS
900 SF - 25, 017SF	Call for Details	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 900 SF to 25,017 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.

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

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

Woodford
Commercial Real Estate
www.woodfordcre.com

CALL FOR LEASE RATES! 360-501-5500

Suites Available	Square Footage
780 - Ste B	900 SF
760 - Ste C	3,039 SF
700 - Ste B	25,017 SF



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



ANCHORED RETAIL SPACE IN HIGH TRAFFIC AREA



2023 Demographics	1-Mile	3-Mile	5-Mile
Estimated Population	27,500	73,600	86,300
Avg. Household Income	$56,300	$65,900	$68,500
Number of Employees	22,600	58,800	69,500

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.

Woodford
Commercial Real Estate

PYLON & BUILDING SIGN OPPORTUNITIES





GET IN TOUCH

woodfordcre.com

chris@woodfordcre.com

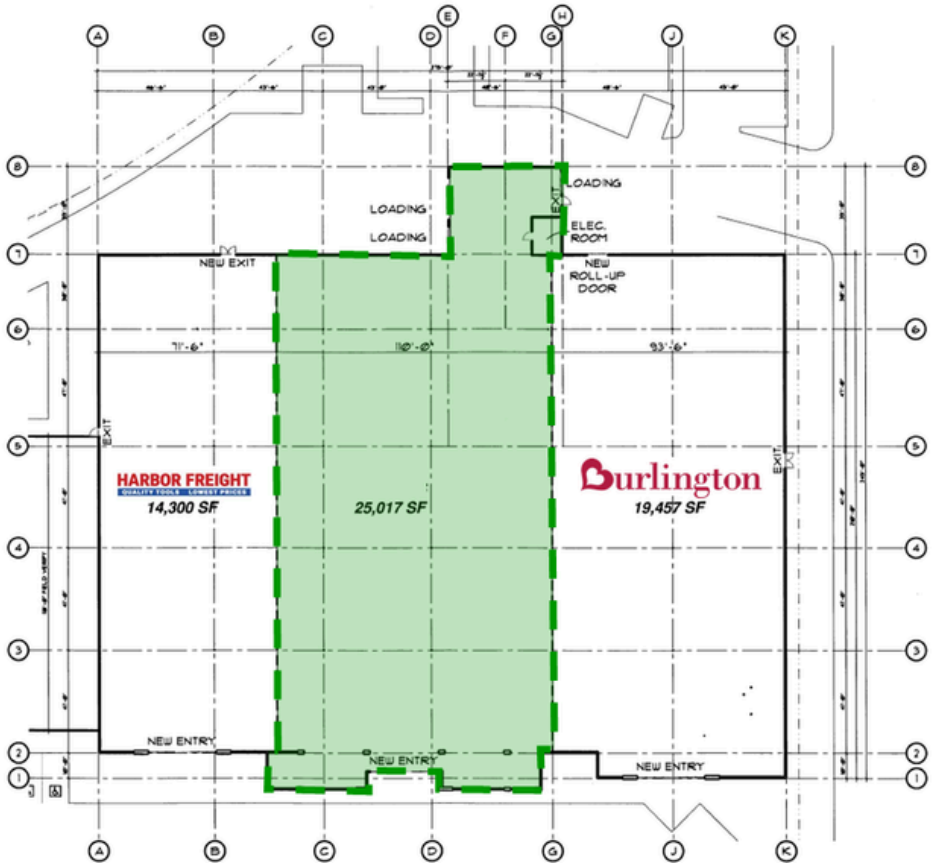
Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant

(360) 501-5500

(360) 556-5101

SUITE 700-B | PHOTOS & FLOOR PLAN











GET IN TOUCH

woodfordcre.com

chris@woodfordcre.com

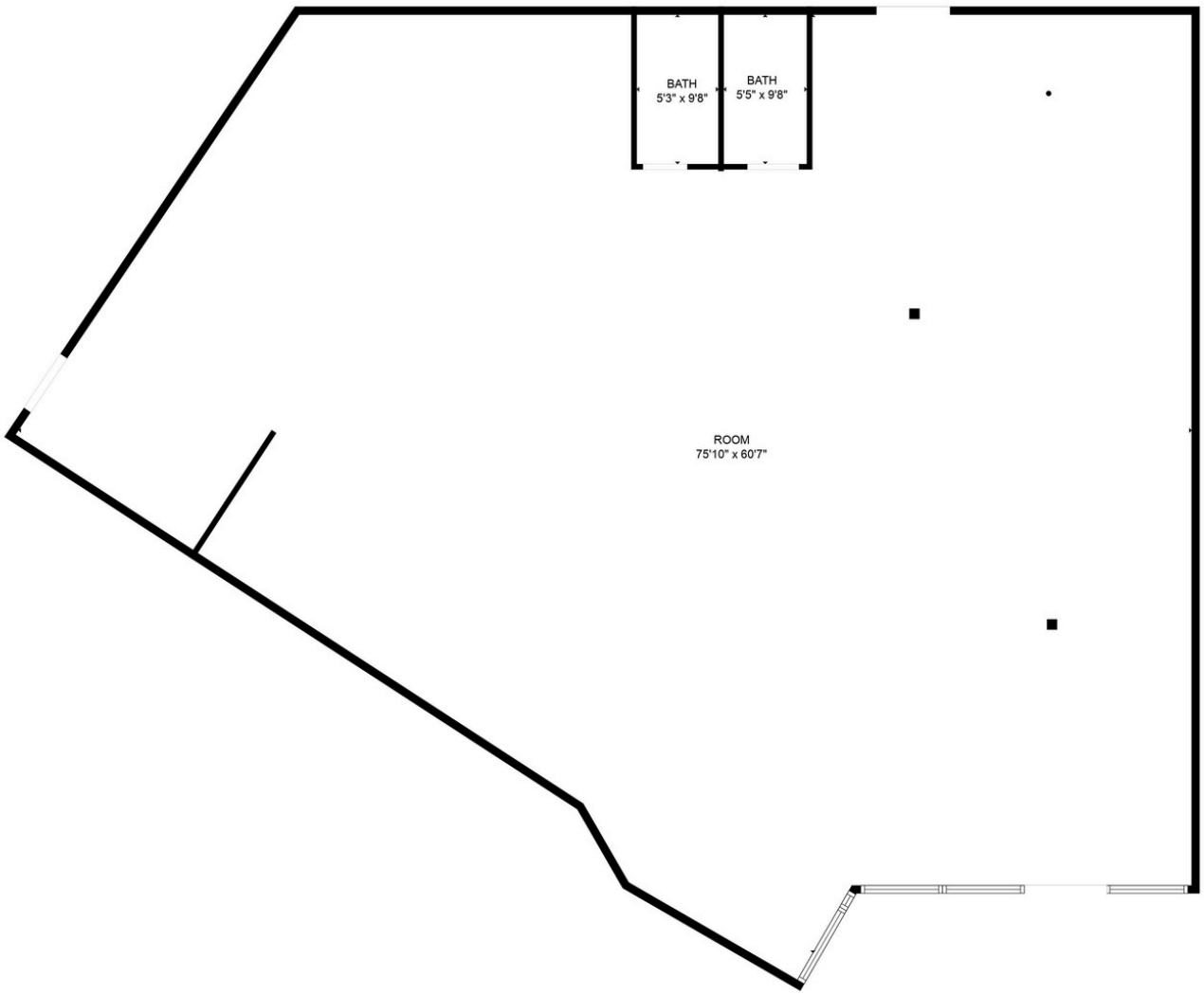
Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant

(360) 501-5500

(360) 556-5101

SUITE 760-C | PHOTOS & FLOOR PLAN







GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant

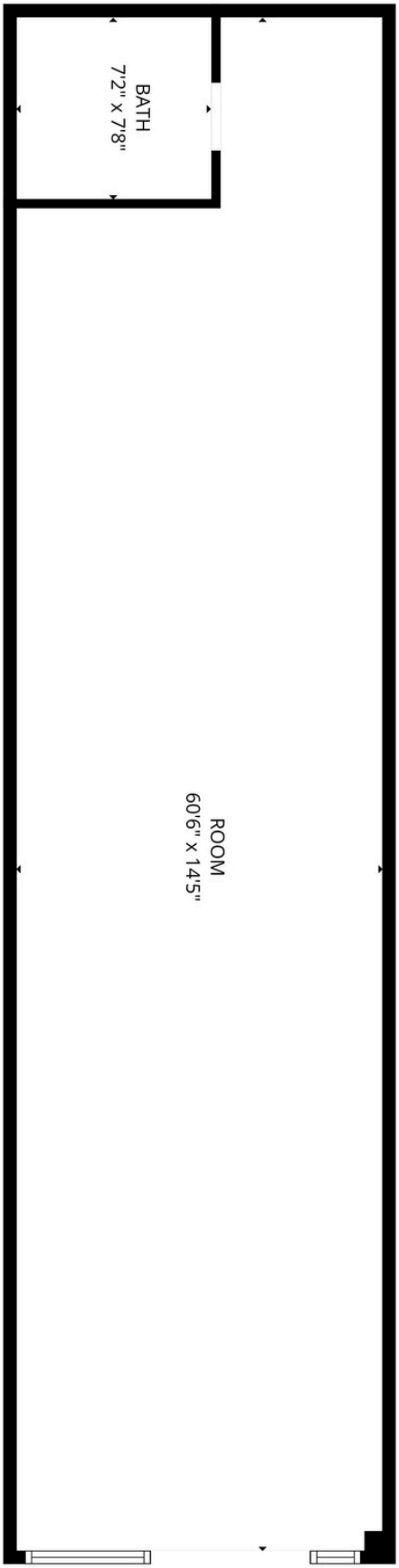
woodfordcre.com

chris@woodfordcre.com

(360) 501-5500

(360) 556-5101

SUITE 780-B | PHOTOS







GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant

woodfordcre.com
chris@woodfordcre.com
(360) 501-5500
(360) 556-5101