

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

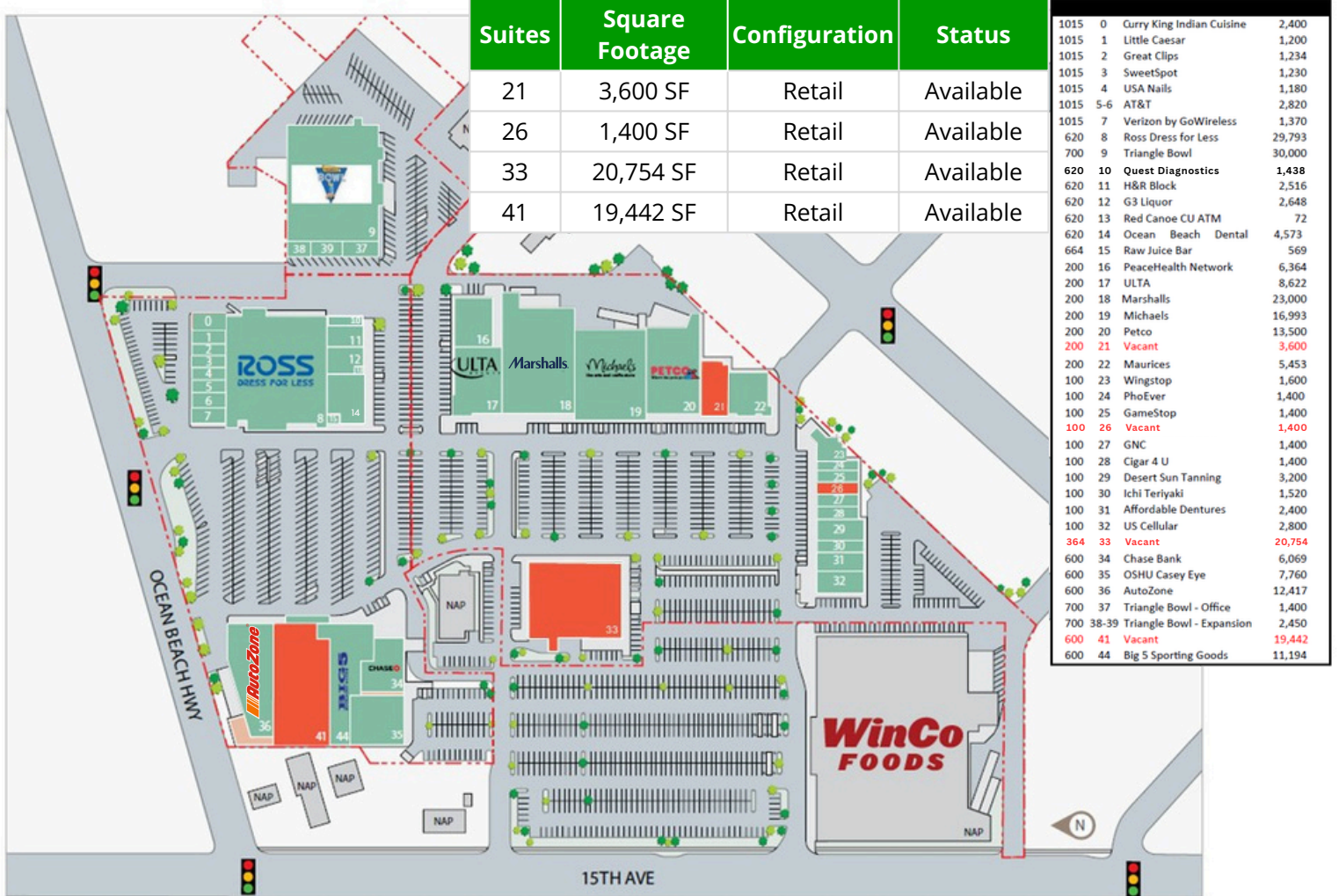
Lindsay Johnson | Licensed Assistant
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GET IN TOUCH

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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

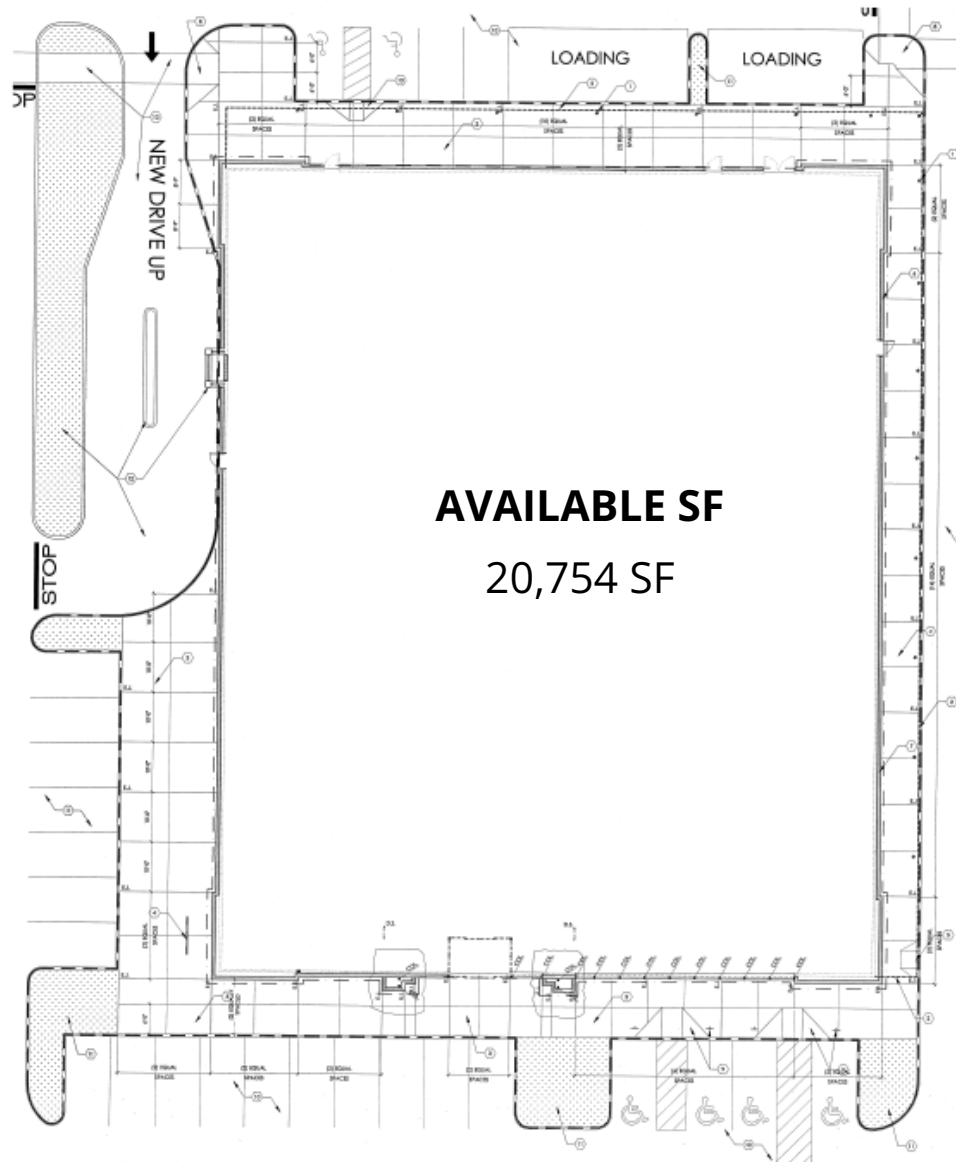
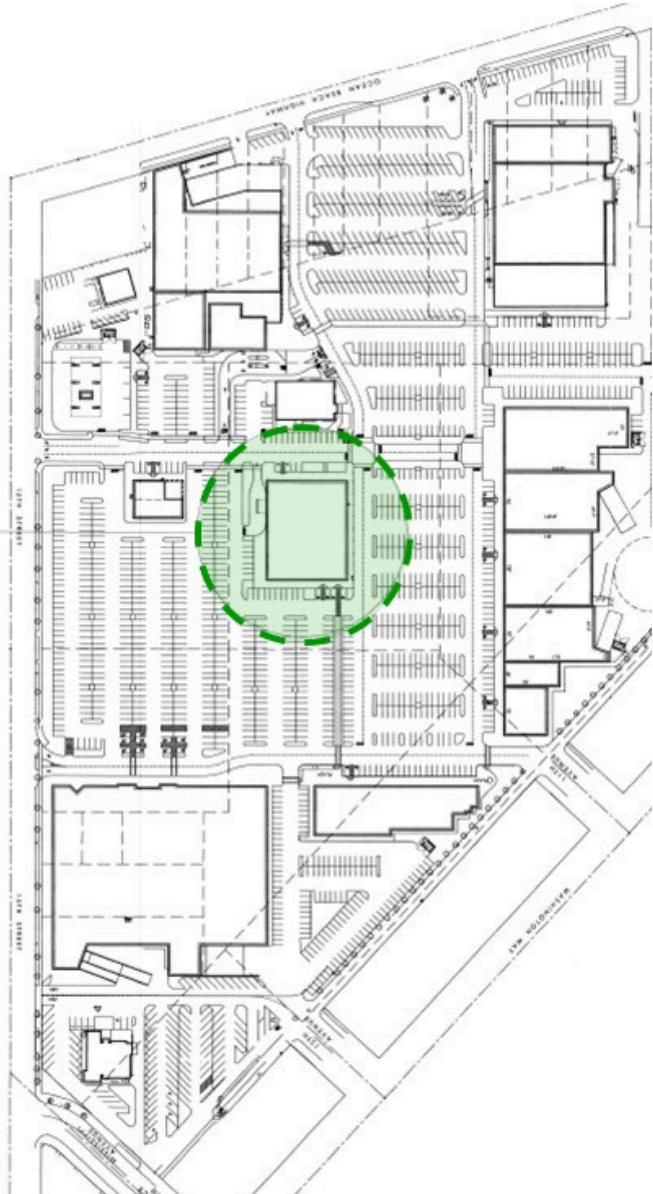
The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions,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



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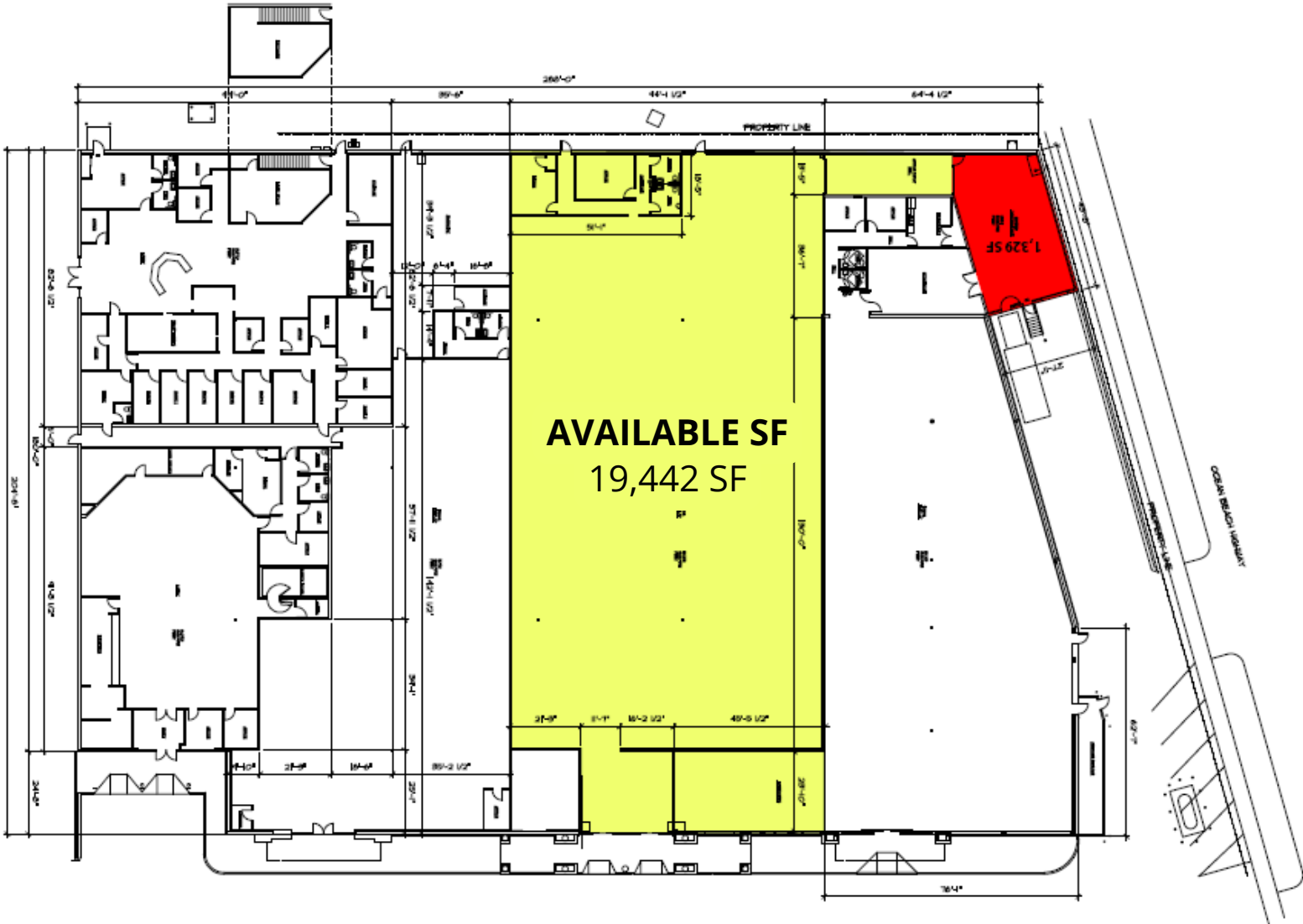


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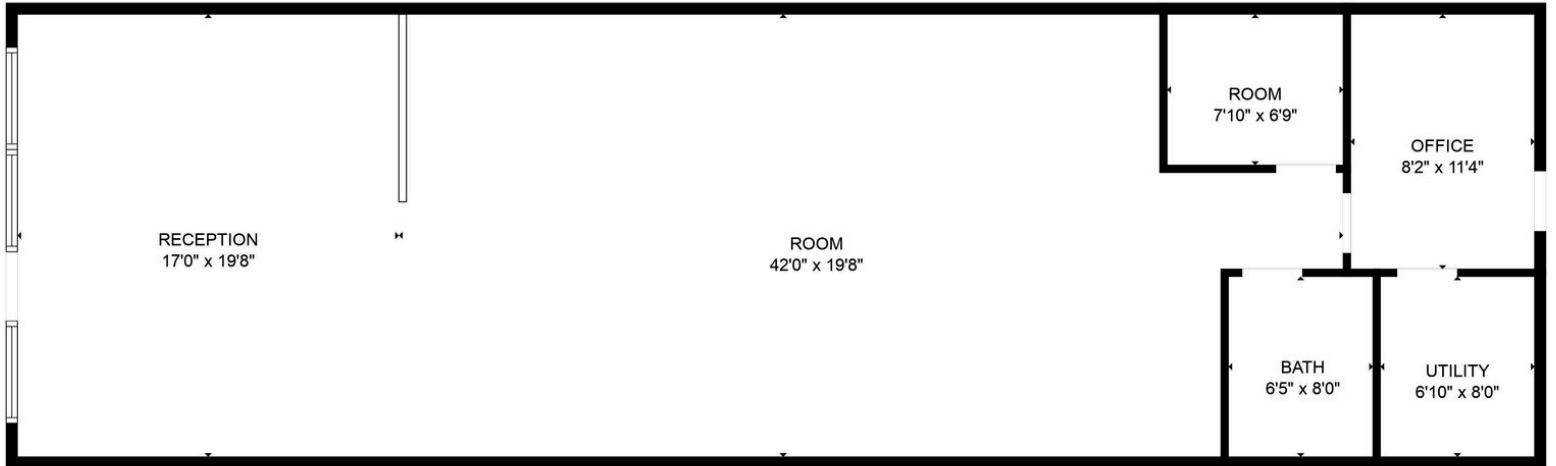


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