

# FOR LEASE

OFFICE / COMMERCIAL MIXED USE

1315 Commerce Ave | Longview, WA 98632

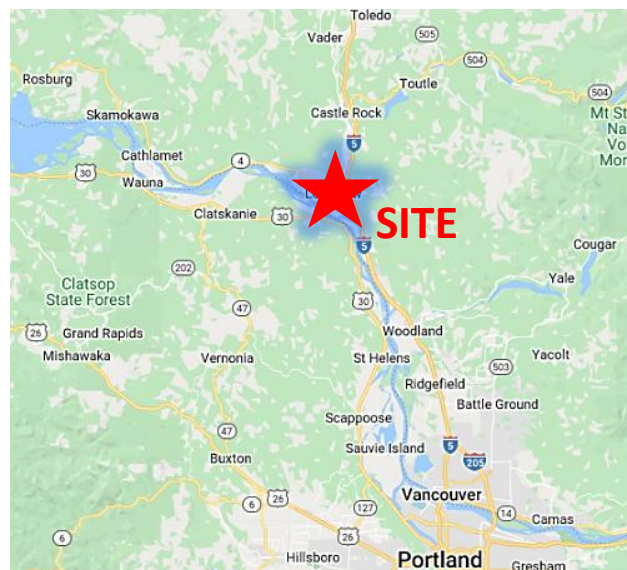


900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

- Commercial building in downtown Longview
- Available:
  - Suite 130 - 2,300+ open space, ideal for retail or creative use
  - Tall 13' high ceilings
  - Large area in the rear of the space can be used for storage or office use
  - \$2,000/month
- Large city parking lot to the rear of the building and ample street parking along Commerce
- Tenant Improvements may be available to qualified tenants



**FOR MORE INFORMATION:**

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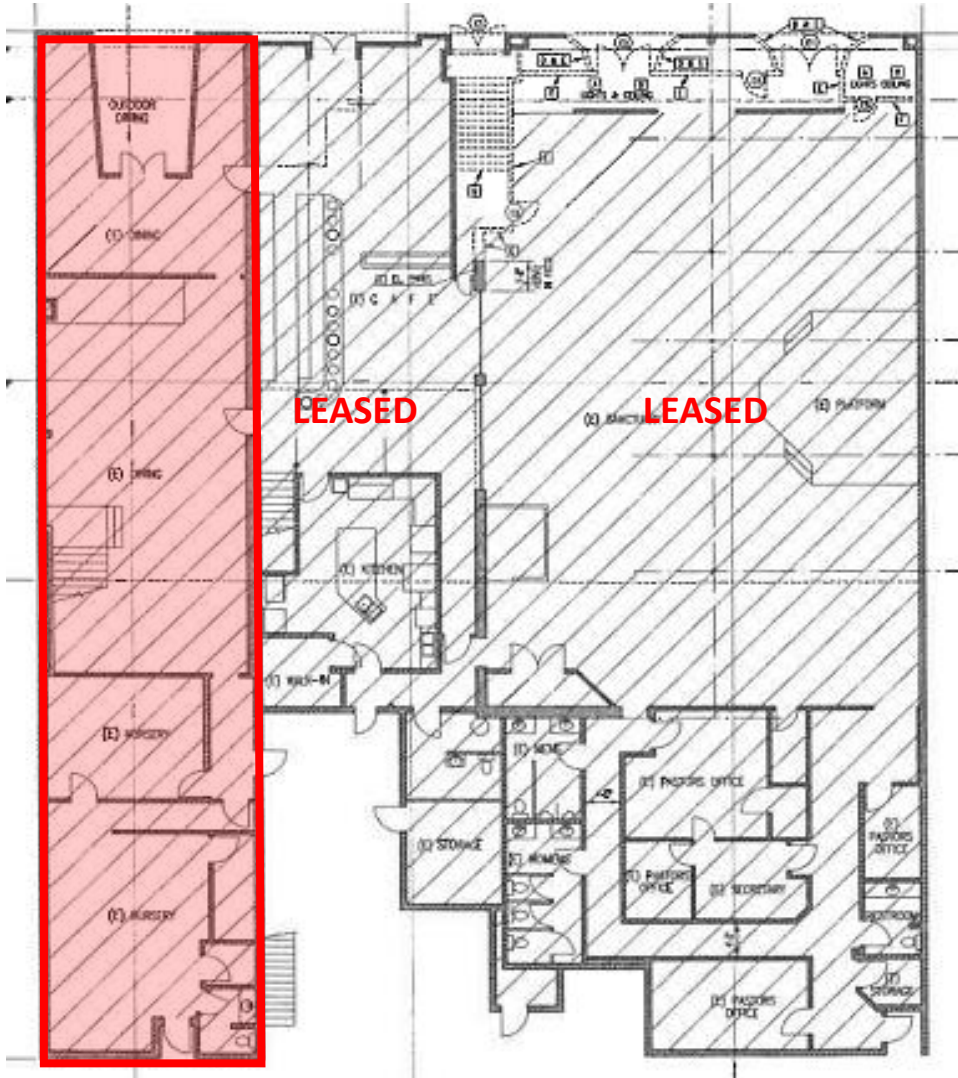
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## Suite 130



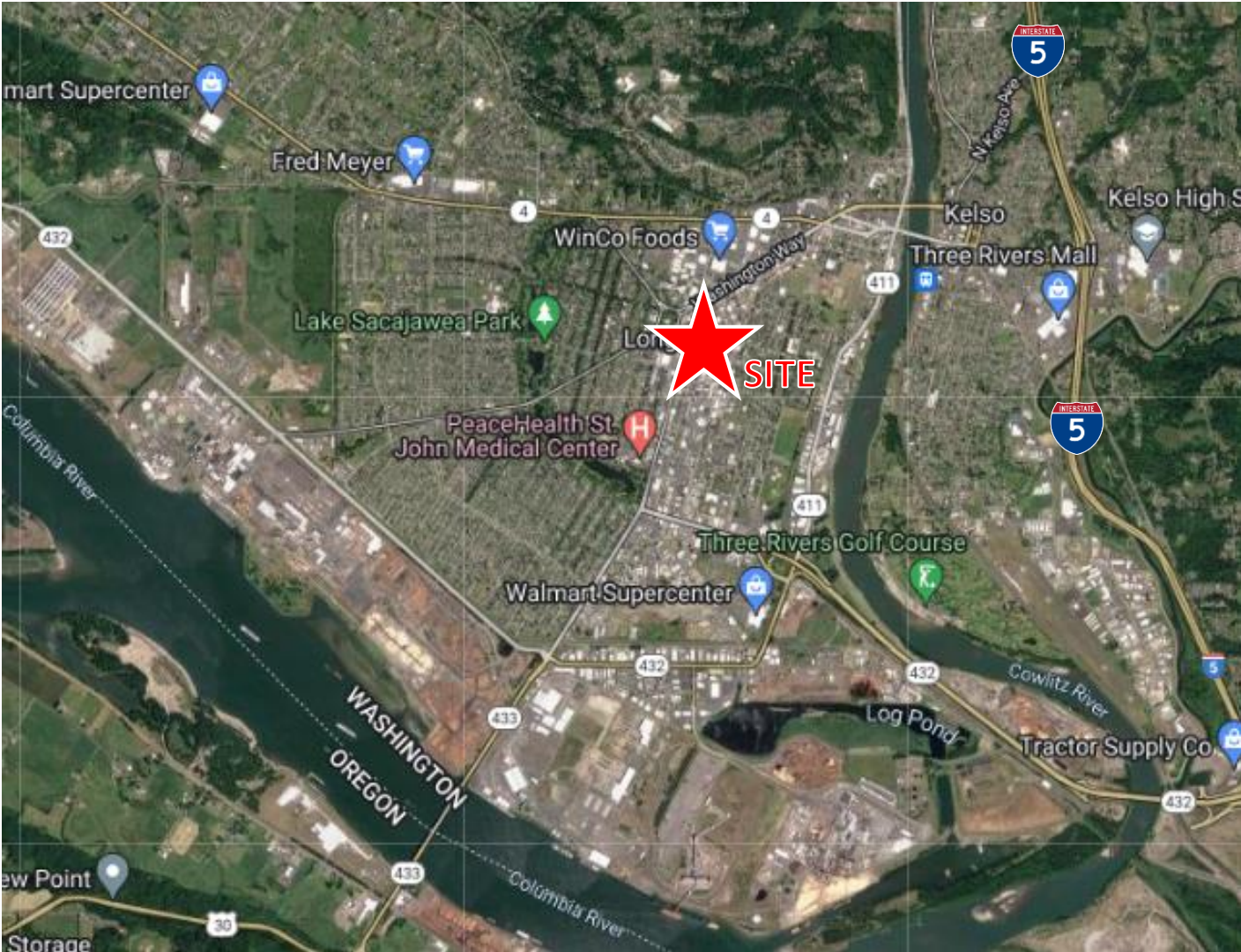
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## 2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,754	53,014	70,963
2028 Projected Population	10,895	53,900	72,145
Average Household Income	\$52,245	\$62,961	\$67,852
Est. Total Businesses	2,260	3,388	3,696
Est. Total Employees	16,884	33,454	35,553

## Traffic Counts

3<sup>rd</sup> Ave @ Hudson St S: 15,154

3<sup>rd</sup> Ave @ Hudson S N: 10,047

Catlin St @ W Cowlitz Way S: 21,930

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.