



FORMER

KLEAN TREATMENT CENTER

211 Pioneer Road W
Long Beach, WA 98631



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Former

Klean Treatment Center

211 Pioneer Road W
Long Beach, WA 98631



FORMER KLEAN TREATMENT CENTER

PROPERTY INFORMATION

Purchase Price
\$3,500,000.00

Property Address
*211 Pioneer Road W
Long Beach, WA 98631*

Year Built
1976

Property Size
18,960 Sq. Ft.

Land Size
1.97 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





PROPERTY OVERVIEW

This former drug and alcohol treatment center is an 18,960 square foot building that was licensed for 50 beds in 25 rooms. It was designed to provide a safe and secure environment for individuals seeking help with their addiction. It offered a variety of services such as individual and group counseling, educational classes, and recreational activities. It was also a coed facility which offered gender specific services. The staff was highly trained and experienced in providing quality care to those in need.

The center also provided a variety of support services such as family counseling, aftercare programs, and relapse prevention. It is located within walking distance to the beach.

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Executive Summary

Building	This single story, wood frame building was constructed in 1976 according to county records and renovated in 2013. It was designed and built as an assisted living facility, and was used through 2018 as a KLEAN Drug and Alcohol Treatment Center licensed for 50 beds, with 25 units. It is currently being leased on a month to month basis. The building is fully sprinkled, and features a commercial kitchen, and commercial laundry. The size is approximately 18,960 SF
Site Size:	There is approximately 86,000 SF of land, or 1.97 acres in total,
Assessors Tax Parcel#:	10110932112 and 74057015001 The property is located in the city of Long Beach, Pacific County, WA.
Parking:	There is abundant onsite parking with 37 spaces
Area Amenities:	The property is just 3/10 of a mile from the beach, and is situated just a short walk from Pacific Ave N, HWY 103, the main road through Long Beach. Long Beach is a tourist and resort town. In addition to its beach, it features many opportunities for recreation, including fishing, crabbing, clamming, hiking, bird watching, bicycling, and great restaurants. Long Beach is hosts to numerous festivals.
Nearby Cities:	Long Beach is 172 miles from Seattle, and 117 miles from Portland.
Zoning:	R3R, or Multi Family Zone, Restricted, City of Long Beach. A drug and alcohol treatment center is allowed in this zone with a conditional use, which is still currently in effect for this property.
Price:	\$3,500,000, terms Cash at Closing, or will lease for \$20K/Month, NNN

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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



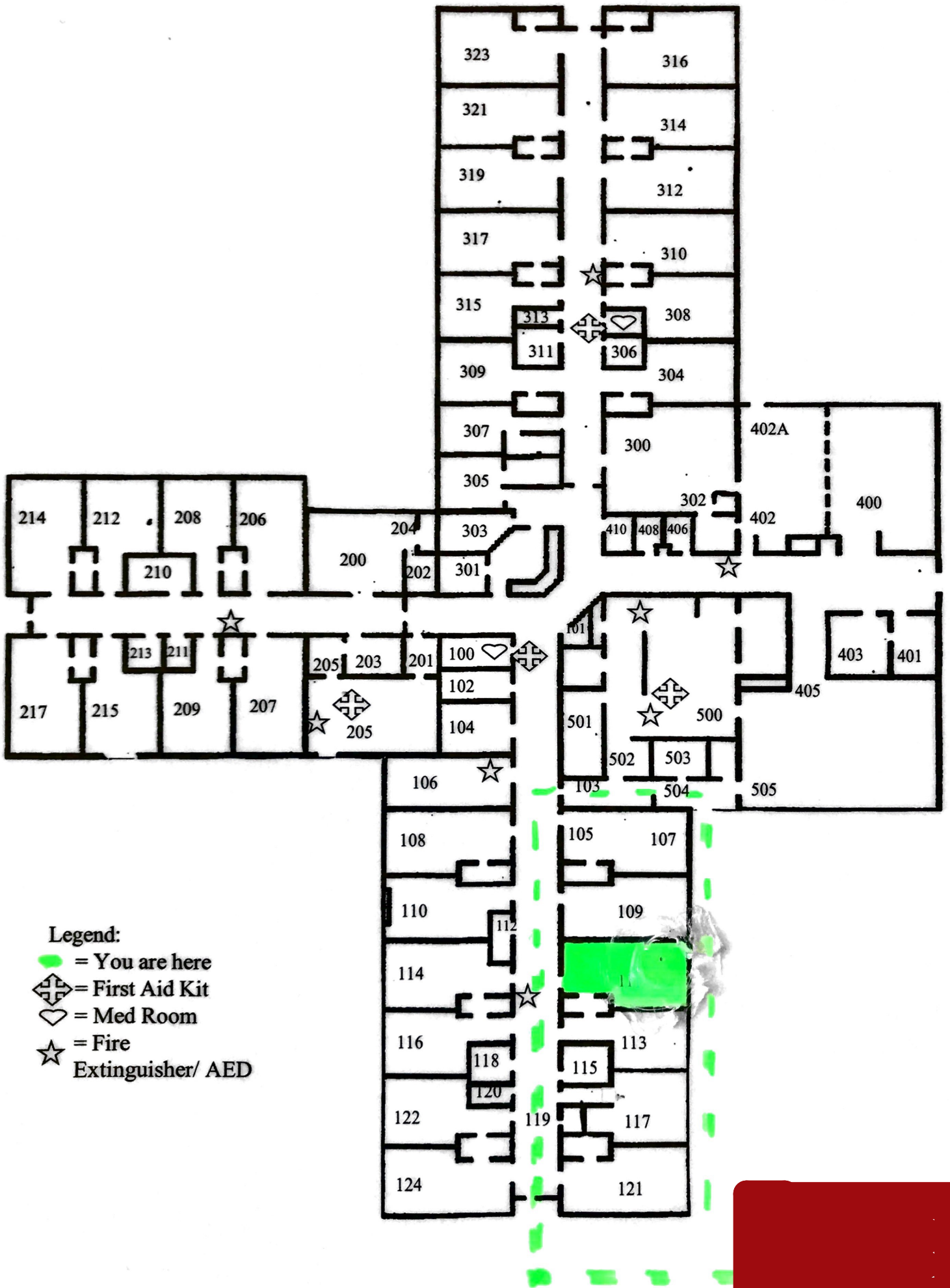
**FORMER
KLEAN TREATMENT CENTER**

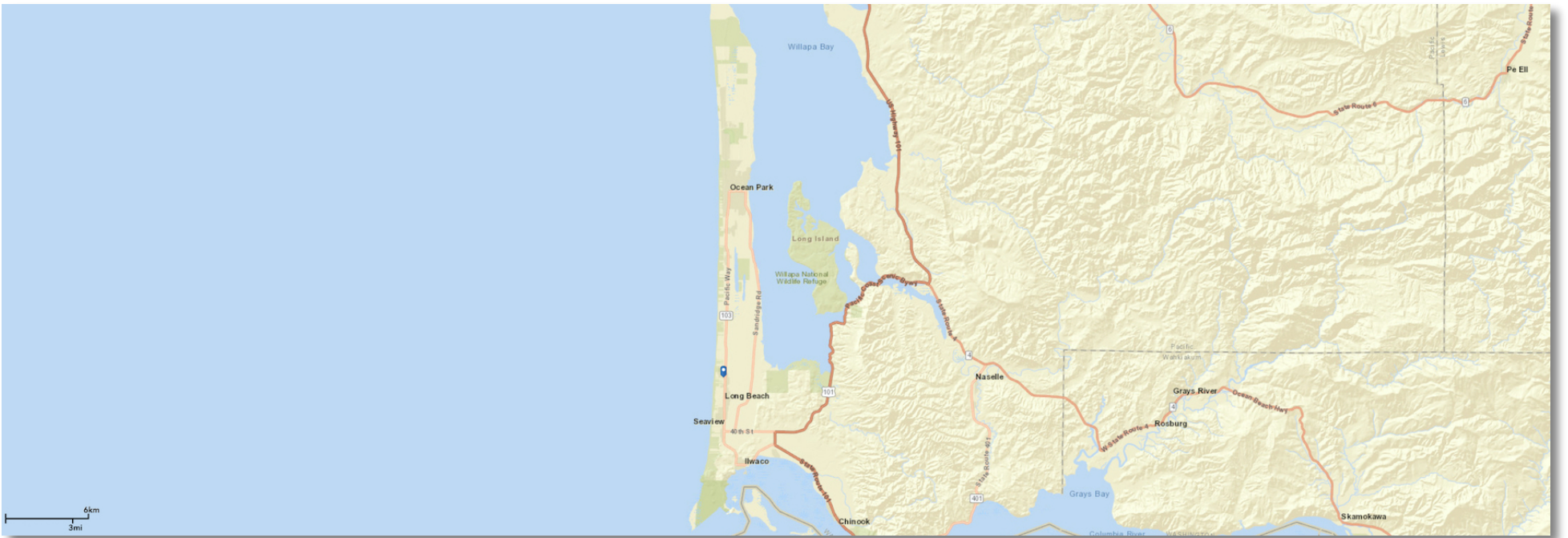


PROPERTY PHOTOS

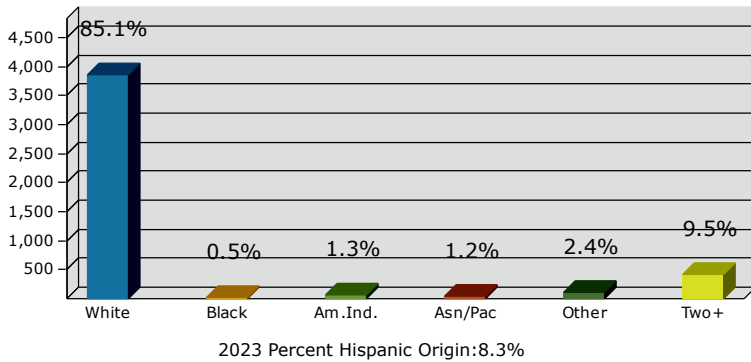


FORMER KLEAN TREATMENT CENTER

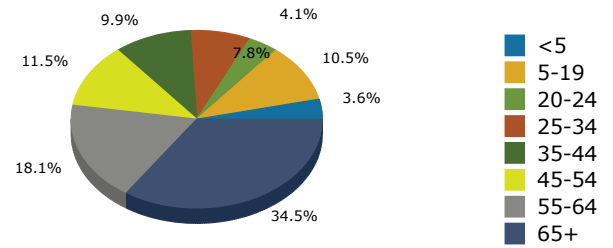




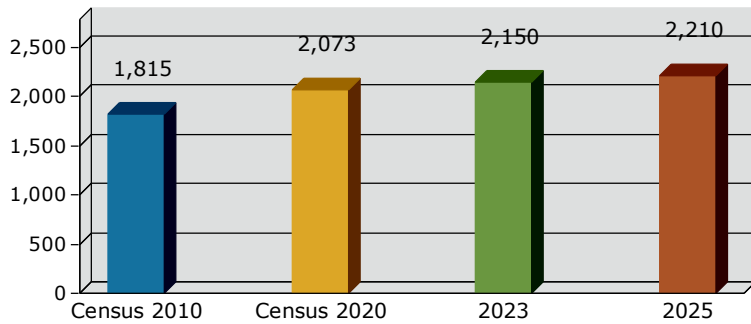
2023 Population by Race



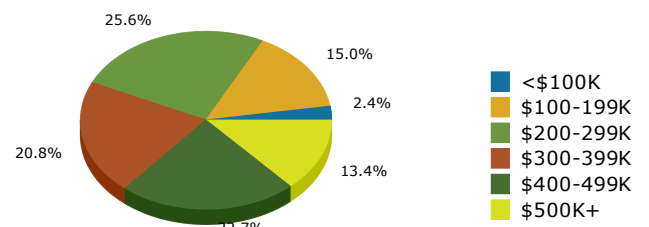
2023 Population by Age



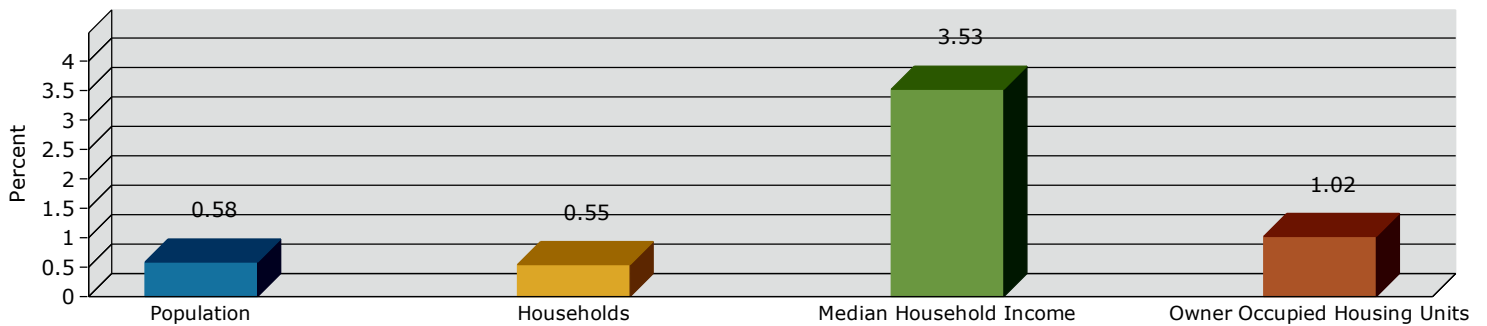
Households



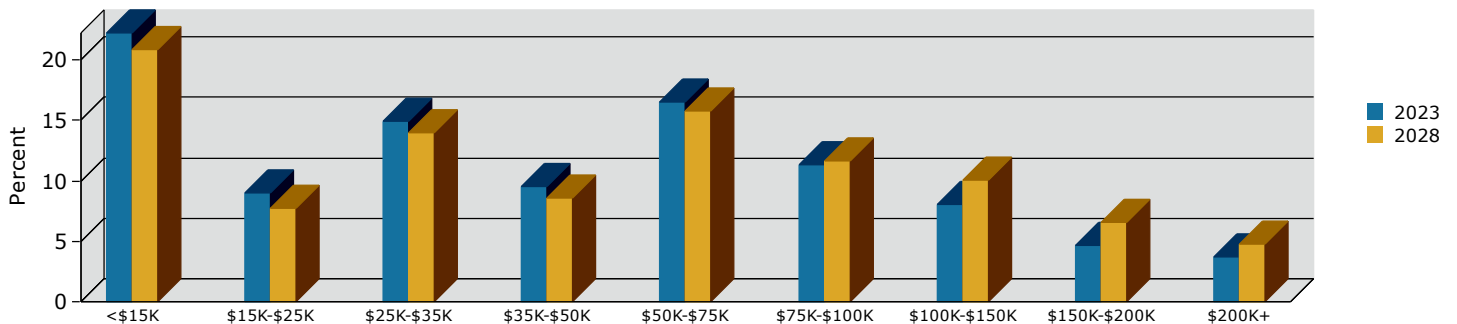
2023 Home Value



2023-2028 Annual Growth Rate

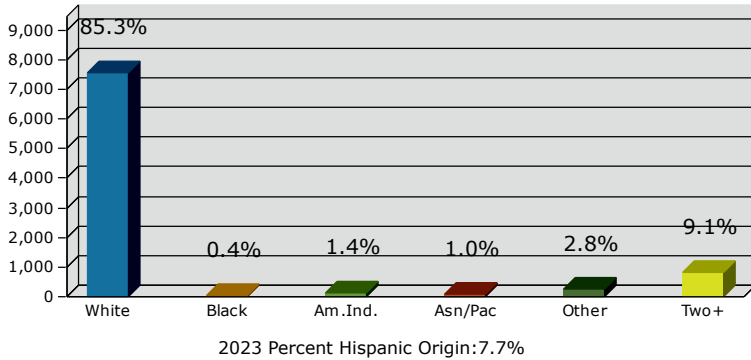


Household Income

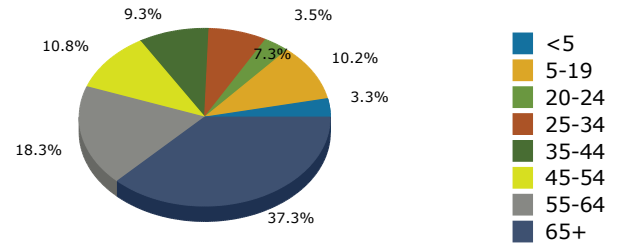


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

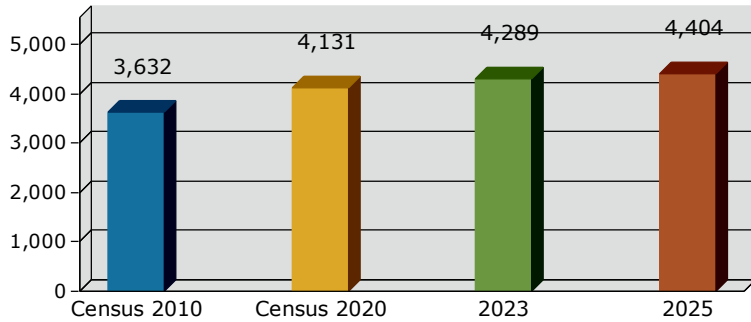
2023 Population by Race



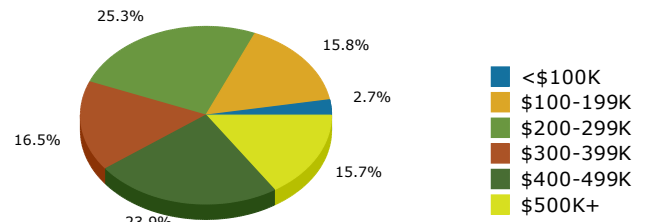
2023 Population by Age



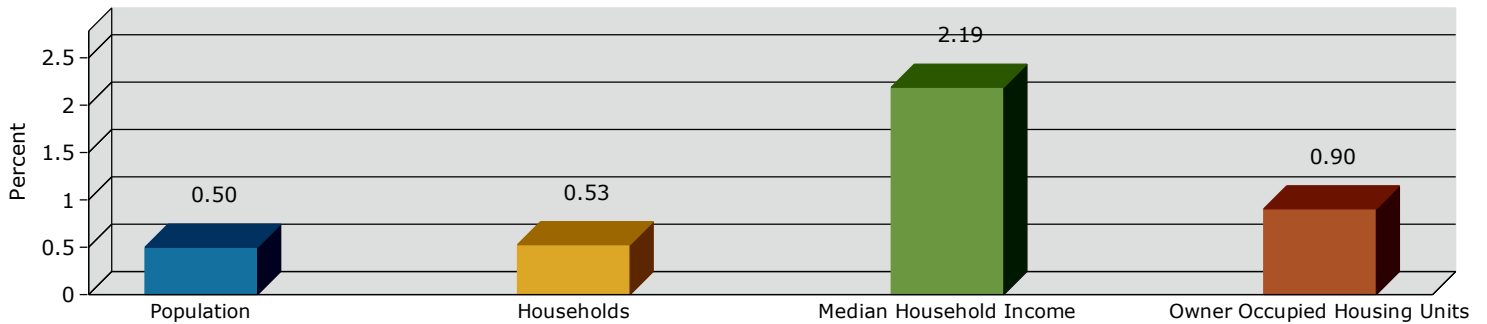
Households



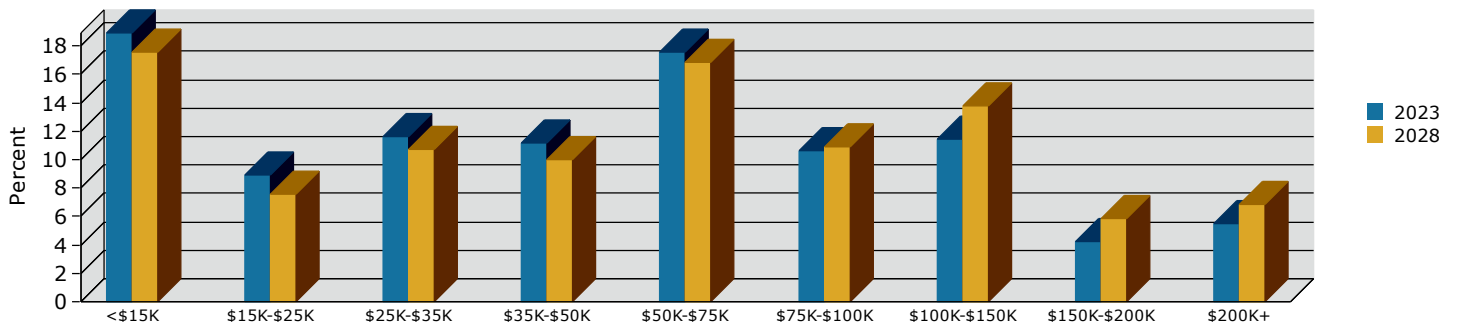
2023 Home Value



2023-2028 Annual Growth Rate

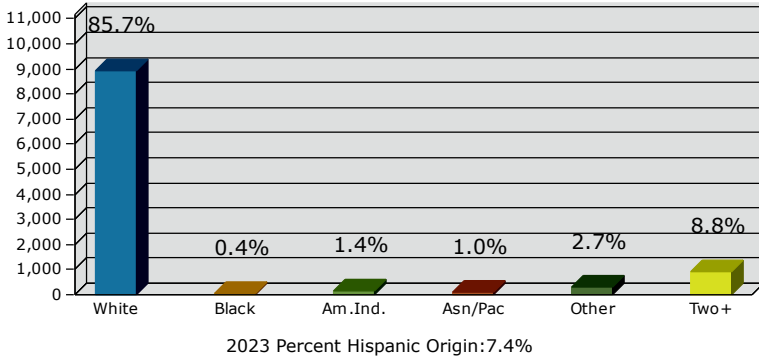


Household Income

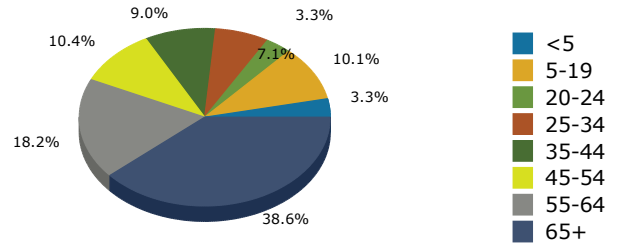


Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

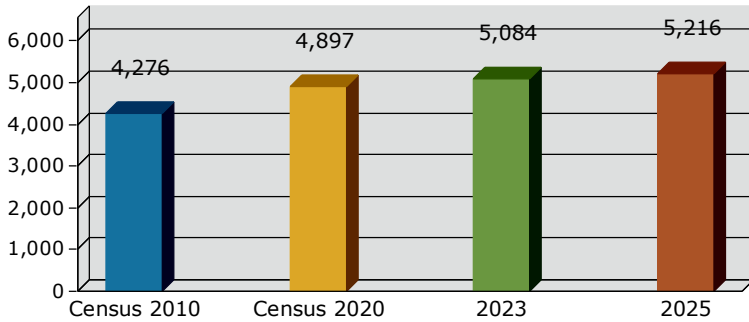
2023 Population by Race



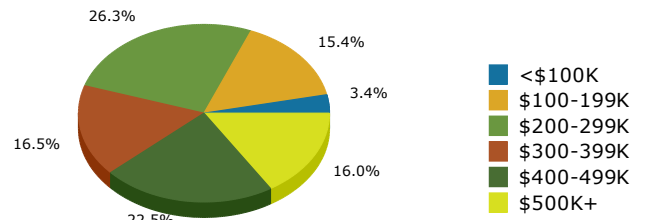
2023 Population by Age



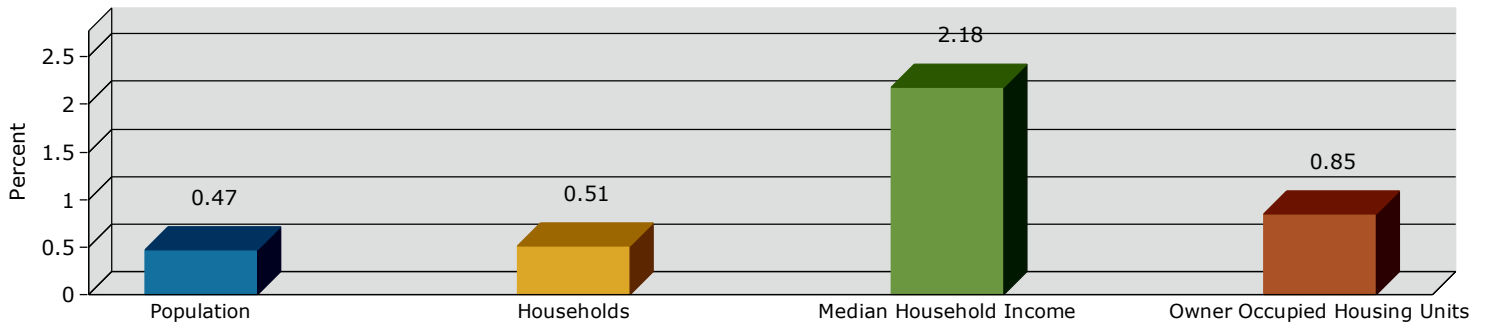
Households



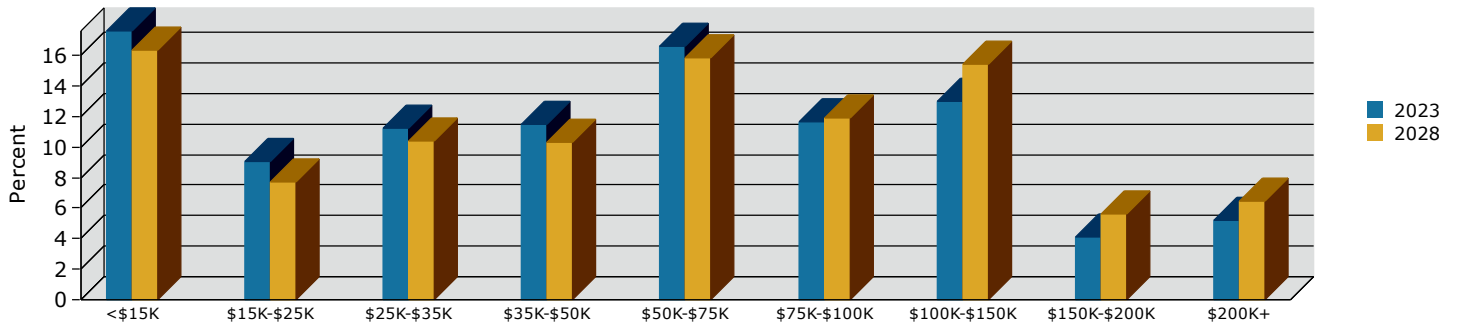
2023 Home Value



2023-2028 Annual Growth Rate



Household Income



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Civilian Labor Force Profile

211 Pioneer Rd, Long Beach, Washington, 98631
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 46.36747
 Longitude: -124.05214

2023 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	4,040	1,504	20	1.3%	37.7%	37.2%
16-24	331	180	12	6.2%	58.0%	54.4%
25-54	1,324	885	6	0.7%	67.3%	66.8%
55-64	822	317	2	0.6%	38.8%	38.6%
65+	1,564	122	0	0.0%	7.8%	7.8%
Male Age 16+	1,998	843	9	1.1%	42.6%	42.2%
Female Age 16+	2,041	661	11	1.6%	32.9%	32.4%

Economic Dependency Ratio	
Total	200.7
Child (<16)	32.8
Working-Age (16-64)	71.9
Senior (65+)	95.9

Industry	Employed	Percent	US Percent	Location Quotient
Total	1,504	100.0%	100.0%	-
Agriculture/Forestry/Fishing	48	3.2%	1.1%	2.91
Mining/Quarrying/Oil & Gas	3	0.2%	0.4%	0.50
Construction	61	4.1%	7.0%	0.59
Manufacturing	89	5.9%	10.0%	0.59
Wholesale Trade	37	2.5%	1.9%	1.32
Retail Trade	204	13.6%	10.4%	1.31
Transportation/Warehousing	137	9.1%	5.5%	1.65
Utilities	18	1.2%	0.8%	1.50
Information	7	0.5%	1.9%	0.26
Finance/Insurance	74	4.9%	5.0%	0.98
Real Estate/Rental/Leasing	76	5.1%	1.8%	2.83
Professional/Scientific/Tech	86	5.7%	8.6%	0.66
Management of Companies	0	0.0%	0.1%	0.00
Admin/Support/Waste Management	54	3.6%	4.4%	0.82
Educational Services	131	8.7%	9.2%	0.95
Health Care/Social Assistance	129	8.6%	13.6%	0.63
Arts/Entertainment/Recreation	43	2.9%	2.2%	1.32
Accommodation/Food Services	171	11.4%	6.7%	1.70
Other Services (Excluding Public)	66	4.4%	4.7%	0.94
Public Administration	69	4.6%	4.8%	0.98

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Explore the Esri Labor Force Learn Lesson for more information on how to use and interpret the estimates in this report.

Source: Esri forecasts for 2023 and 2028.



Civilian Labor Force Profile

211 Pioneer Rd, Long Beach, Washington, 98631
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 46.36747
 Longitude: -124.05214

Occupation	Employed	Percent	US Percent	Location Quotient
Total	1,504	100.0%	100.0%	-
White Collar	814	54.1%	62.3%	0.87
Management	184	12.2%	12.0%	1.02
Business/Financial	14	0.9%	5.9%	0.15
Computer/Mathematical	4	0.3%	4.0%	0.07
Architecture/Engineering	36	2.4%	2.4%	1.00
Life/Physical/Social Sciences	16	1.1%	1.3%	0.85
Community/Social Service	44	2.9%	1.9%	1.53
Legal	0	0.0%	1.2%	0.00
Education/Training/Library	85	5.7%	6.2%	0.92
Arts/Design/Entertainment	10	0.7%	2.2%	0.32
Healthcare Practitioner	94	6.2%	6.2%	1.02
Sales and Sales Related	199	13.2%	8.6%	1.53
Office/Administrative Support	128	8.5%	10.4%	0.82
Blue Collar	361	24.0%	21.5%	1.12
Farming/Fishing/Forestry	23	1.5%	0.5%	3.00
Construction/Extraction	56	3.7%	5.0%	0.74
Installation/Maintenance/Repair	31	2.1%	2.9%	0.72
Production	77	5.1%	5.4%	0.94
Transportation/Material Moving	174	11.6%	7.8%	1.49
Services	329	21.9%	16.2%	1.35
Healthcare Support	109	7.2%	3.1%	2.32
Protective Service	16	1.1%	2.1%	0.52
Food Preparation/Serving	127	8.4%	5.2%	1.62
Building Maintenance	64	4.3%	3.3%	1.30
Personal Care/Service	13	0.9%	2.5%	0.36

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Source: Esri forecasts for 2023 and 2028.

Civilian Labor Force Profile

211 Pioneer Rd, Long Beach, Washington, 98631
Drive time: 15 minute radius

Prepared by Esri
Latitude: 46.36747
Longitude: -124.05214

2023 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	7,919	2,971	115	3.7%	39.0%	37.5%
16-24	565	240	58	19.5%	52.7%	42.5%
25-54	2,427	1,702	11	0.6%	70.6%	70.1%
55-64	1,624	720	46	6.0%	47.2%	44.3%
65+	3,303	310	0	0.0%	9.4%	9.4%
Male Age 16+	3,945	1,657	45	2.6%	43.1%	42.0%
Female Age 16+	3,975	1,314	70	5.1%	34.8%	33.1%
Economic Dependency Ratio						
Total						197.4
Child (<16)						31.6
Working-Age (16-64)						65.1
Senior (65+)						100.8
Industry	Employed	Percent	US Percent	Location Quotient		
Total	2,971	100.0%	100.0%	-		
Agriculture/Forestry/Fishing	184	6.2%	1.1%	5.64		
Mining/Quarrying/Oil & Gas	23	0.8%	0.4%	2.00		
Construction	105	3.5%	7.0%	0.50		
Manufacturing	150	5.0%	10.0%	0.50		
Wholesale Trade	57	1.9%	1.9%	1.00		
Retail Trade	386	13.0%	10.4%	1.25		
Transportation/Warehousing	305	10.3%	5.5%	1.87		
Utilities	34	1.1%	0.8%	1.38		
Information	15	0.5%	1.9%	0.26		
Finance/Insurance	122	4.1%	5.0%	0.82		
Real Estate/Rental/Leasing	95	3.2%	1.8%	1.78		
Professional/Scientific/Tech	145	4.9%	8.6%	0.57		
Management of Companies	0	0.0%	0.1%	0.00		
Admin/Support/Waste Management	132	4.4%	4.4%	1.00		
Educational Services	276	9.3%	9.2%	1.01		
Health Care/Social Assistance	297	10.0%	13.6%	0.74		
Arts/Entertainment/Recreation	89	3.0%	2.2%	1.36		
Accommodation/Food Services	276	9.3%	6.7%	1.39		
Other Services (Excluding Public)	115	3.9%	4.7%	0.83		
Public Administration	165	5.6%	4.8%	1.19		

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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Source: Esri forecasts for 2023 and 2028.



Civilian Labor Force Profile

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 Drive time: 15 minute radius

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 Latitude: 46.36747
 Longitude: -124.05214

Occupation	Employed	Percent	US Percent	Location Quotient
Total	2,971	100.0%	100.0%	-
White Collar	1,660	55.9%	62.3%	0.90
Management	401	13.5%	12.0%	1.12
Business/Financial	20	0.7%	5.9%	0.12
Computer/Mathematical	31	1.0%	4.0%	0.25
Architecture/Engineering	59	2.0%	2.4%	0.83
Life/Physical/Social Sciences	35	1.2%	1.3%	0.92
Community/Social Service	80	2.7%	1.9%	1.42
Legal	0	0.0%	1.2%	0.00
Education/Training/Library	208	7.0%	6.2%	1.13
Arts/Design/Entertainment	45	1.5%	2.2%	0.68
Healthcare Practitioner	196	6.6%	6.2%	1.06
Sales and Sales Related	347	11.7%	8.6%	1.36
Office/Administrative Support	238	8.0%	10.4%	0.77
Blue Collar	681	22.9%	21.5%	1.07
Farming/Fishing/Forestry	94	3.2%	0.5%	6.40
Construction/Extraction	95	3.2%	5.0%	0.64
Installation/Maintenance/Repair	41	1.4%	2.9%	0.48
Production	102	3.4%	5.4%	0.63
Transportation/Material Moving	349	11.7%	7.8%	1.50
Services	630	21.2%	16.2%	1.31
Healthcare Support	220	7.4%	3.1%	2.39
Protective Service	65	2.2%	2.1%	1.05
Food Preparation/Serving	190	6.4%	5.2%	1.23
Building Maintenance	132	4.4%	3.3%	1.33
Personal Care/Service	23	0.8%	2.5%	0.32

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Civilian Labor Force Profile

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Drive time: 20 minute radius

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Longitude: -124.05214

2023 Labor Force						
Age Group	Population	Employed	Unemployed	Unemployment Rate	Labor Force Participation Rate	Employment-Population Ratio
16+	9,328	3,502	172	4.7%	39.4%	37.5%
16-24	635	279	80	22.3%	56.5%	43.9%
25-54	2,768	1,967	16	0.8%	71.6%	71.1%
55-64	1,896	852	76	8.2%	48.9%	44.9%
65+	4,030	404	1	0.2%	10.0%	10.0%
Male Age 16+	4,645	1,908	71	3.6%	42.6%	41.1%
Female Age 16+	4,684	1,594	101	6.0%	36.2%	34.0%
Economic Dependency Ratio						
Total						197.1
Child (<16)						31.4
Working-Age (16-64)						62.2
Senior (65+)						103.5
Industry	Employed	Percent	US Percent	Location Quotient		
Total	3,502	100.0%	100.0%	-		
Agriculture/Forestry/Fishing	272	7.8%	1.1%	7.09		
Mining/Quarrying/Oil & Gas	23	0.7%	0.4%	1.75		
Construction	123	3.5%	7.0%	0.50		
Manufacturing	165	4.7%	10.0%	0.47		
Wholesale Trade	58	1.7%	1.9%	0.89		
Retail Trade	434	12.4%	10.4%	1.19		
Transportation/Warehousing	336	9.6%	5.5%	1.75		
Utilities	37	1.1%	0.8%	1.38		
Information	15	0.4%	1.9%	0.21		
Finance/Insurance	150	4.3%	5.0%	0.86		
Real Estate/Rental/Leasing	96	2.7%	1.8%	1.50		
Professional/Scientific/Tech	156	4.5%	8.6%	0.52		
Management of Companies	0	0.0%	0.1%	0.00		
Admin/Support/Waste Management	163	4.7%	4.4%	1.07		
Educational Services	335	9.6%	9.2%	1.04		
Health Care/Social Assistance	373	10.7%	13.6%	0.79		
Arts/Entertainment/Recreation	100	2.9%	2.2%	1.32		
Accommodation/Food Services	303	8.7%	6.7%	1.30		
Other Services (Excluding Public)	141	4.0%	4.7%	0.85		
Public Administration	221	6.3%	4.8%	1.34		

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Civilian Labor Force Profile

211 Pioneer Rd, Long Beach, Washington, 98631
 Drive time: 20 minute radius

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 Latitude: 46.36747
 Longitude: -124.05214

Occupation	Employed	Percent	US Percent	Location Quotient
Total	3,502	100.0%	100.0%	-
White Collar	1,982	56.6%	62.3%	0.91
Management	482	13.8%	12.0%	1.15
Business/Financial	36	1.0%	5.9%	0.17
Computer/Mathematical	31	0.9%	4.0%	0.23
Architecture/Engineering	59	1.7%	2.4%	0.71
Life/Physical/Social Sciences	40	1.1%	1.3%	0.85
Community/Social Service	97	2.8%	1.9%	1.47
Legal	1	0.0%	1.2%	0.00
Education/Training/Library	252	7.2%	6.2%	1.16
Arts/Design/Entertainment	65	1.9%	2.2%	0.86
Healthcare Practitioner	252	7.2%	6.2%	1.16
Sales and Sales Related	390	11.1%	8.6%	1.29
Office/Administrative Support	277	7.9%	10.4%	0.76
Blue Collar	810	23.1%	21.5%	1.07
Farming/Fishing/Forestry	146	4.2%	0.5%	8.40
Construction/Extraction	117	3.3%	5.0%	0.66
Installation/Maintenance/Repair	44	1.3%	2.9%	0.45
Production	117	3.3%	5.4%	0.61
Transportation/Material Moving	386	11.0%	7.8%	1.41
Services	710	20.3%	16.2%	1.25
Healthcare Support	253	7.2%	3.1%	2.32
Protective Service	66	1.9%	2.1%	0.90
Food Preparation/Serving	215	6.1%	5.2%	1.17
Building Maintenance	150	4.3%	3.3%	1.30
Personal Care/Service	26	0.7%	2.5%	0.28

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