



600 BROADWAY

LONGVIEW, WASHINGTON 98632

FORMER MEDICAL OFFICE COMPLEX WITH AMPLE LAND FOR DEVELOPMENT

Confidential Offering Memorandum

OFFERING HIGHLIGHTS

This exceptional opportunity boasts abundant parking facilities and unique turnaround access, facilitating smooth traffic flow and convenient drop-off points. The site combines accessibility, functionality, and future development potential with excess land.

Building Size: 87,047 sq. ft.

Stories: Three

Year Built: 1968

Parcel Size: 8.52 ac. | 371,131 sq. ft.

Parcel #: 08201

Zoning: R-4 VIEW ZONING CODE

Jurisdiction: City of Longview

Pricing: **\$9,575,000**



ABUNDANT
parking



TURNAROUND
access



EXCESS LAND
allows for potential
future development



CONVENIENT ACCESS
to amenities and major
arterial roads

DEMOGRAPHICS

POPULATION SUMMARY

	3 miles	5 miles	10 miles
2010 Total Population	50,261	66,977	85,724
2020 Total Population	52,271	69,917	90,027
2020 Group Quarters	656	749	834
2023 Total Population	52,536	70,592	91,464
2023 Group Quarters	468	557	642
2028 Total Population	52,747	70,988	92,604
2023-2028 Annual Rate	0.08%	0.11%	0.25%
2023 Total Daytime Population	63,692	76,662	92,114
Workers	32,724	35,142	38,081
Residents	30,968	41,520	54,033

2023 HOUSEHOLDS BY INCOME

	3 miles	5 miles	10 miles
Household Income Base	21,326	28,137	36,125
<\$15,000	12.70%	11.30%	10.40%
\$15,000 - \$24,999	10.00%	9.40%	8.60%
\$25,000 - \$34,999	7.00%	6.70%	6.30%
\$35,000 - \$49,999	14.80%	14.00%	13.20%
\$50,000 - \$74,999	17.00%	16.90%	16.60%
\$75,000 - \$99,999	16.80%	16.90%	16.40%
\$100,000 - \$149,999	12.80%	14.80%	16.10%
\$150,000 - \$199,999	3.60%	4.10%	5.60%
\$200,000+	5.20%	6.00%	7.00%
Average Household Income	\$79,475	\$84,553	\$91,012

2023 POPULATION BY RACE/ETHNICITY

	3 miles	5 miles	10 miles
Total	52,535	70,592	91,465
White Alone	77.6%	78.9%	80.7%
Black Alone	1.2%	1.1%	0.9%
American Indian Alone	1.8%	1.8%	1.7%
Asian Alone	2.0%	2.0%	1.8%
Pacific Islander Alone	1.0%	0.9%	0.7%
Some Other Race Alone	5.9%	5.1%	4.3%
Two or More Races	10.5%	10.2%	9.9%
Hispanic Origin	12.9%	11.9%	10.4%
Diversity Index	52.2	49.7	46.0

2023 POPULATION BY AGE

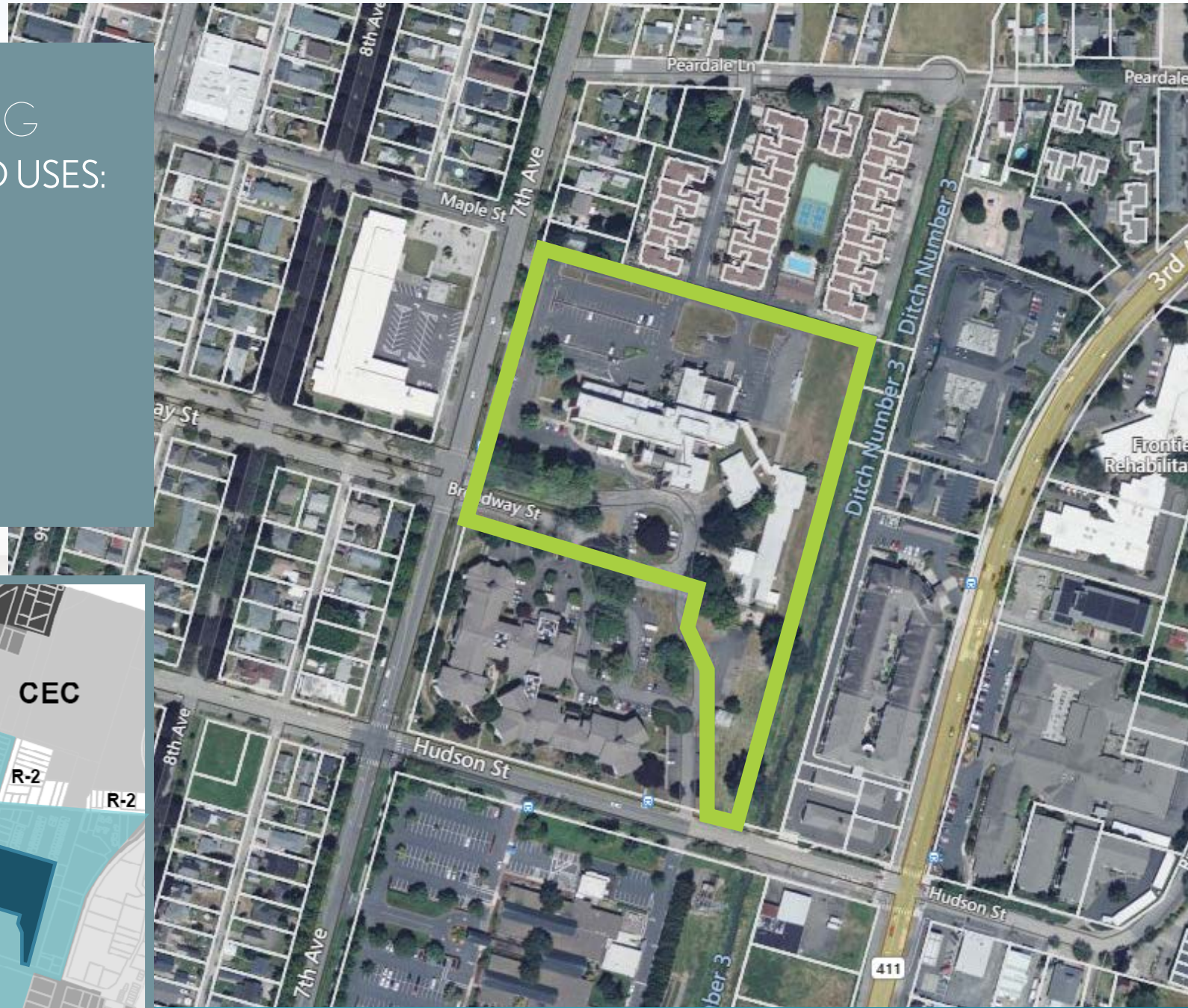
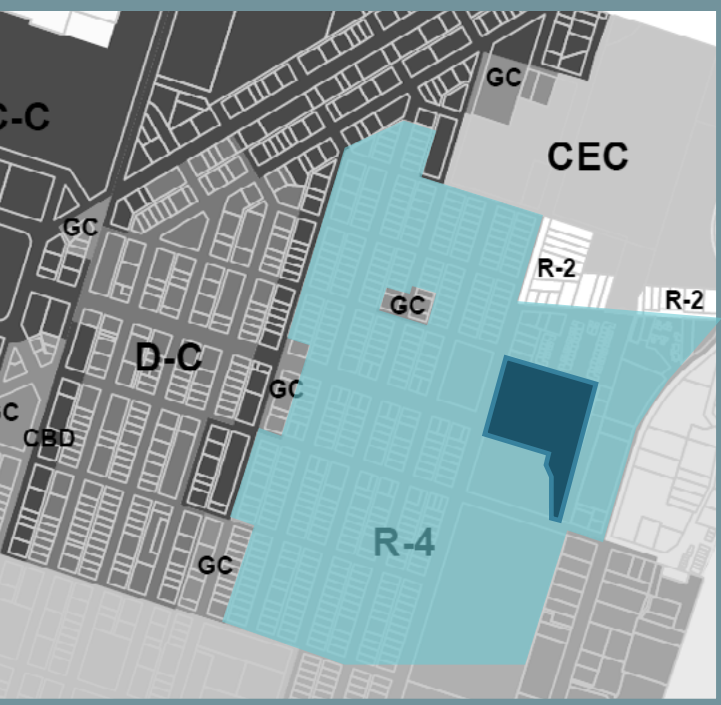
	3 miles	5 miles	10 miles
Total	52,536	70,590	91,462
0 - 4	6.40%	6.20%	5.70%
5 - 9	6.40%	6.20%	5.90%
10 - 14	6.10%	6.10%	5.90%
15 - 24	11.60%	11.40%	11.10%
25 - 34	13.40%	13.10%	12.50%
35 - 44	12.00%	11.80%	11.70%
45 - 54	10.70%	11.00%	11.50%
55 - 64	12.40%	12.90%	13.80%
65 - 74	11.50%	12.10%	12.80%
75 - 84	6.60%	6.60%	6.60%
85 +	3.00%	2.70%	2.40%
18 +	77.80%	78.10%	78.90%

2023 EMPLOYED POPULATION 16+ BY OCCUPATION

	3 miles	5 miles	10 miles
Total	21,642	29,281	37,739
White Collar	48.6%	49.0%	48.6%
Management/Business/Financial	11.2%	11.5%	11.4%
Professional	19.5%	19.0%	18.4%
Sales	8.6%	8.9%	9.1%
Administrative Support	9.3%	9.7%	9.7%
Services	18.8%	18.1%	17.3%
Blue Collar	32.6%	32.9%	34.1%
Farming/Forestry/Fishing	0.2%	0.3%	0.4%
Construction/Extraction	5.1%	5.2%	6.4%
Installation/Maintenance/Repair	3.0%	3.1%	3.6%
Production	10.7%	11.0%	10.6%
Transportation/Material Moving	13.6%	13.2%	13.1%

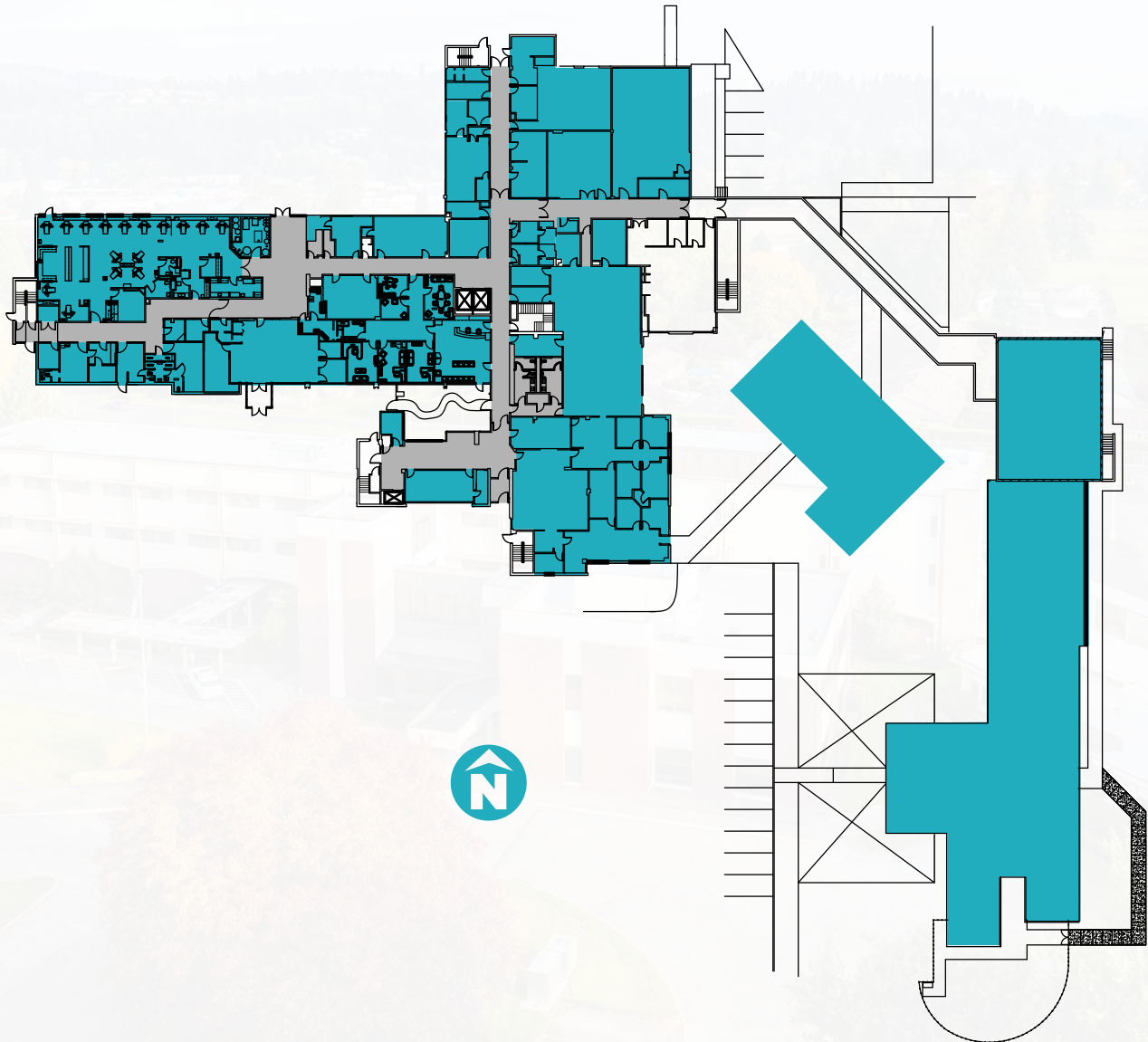
FLEXIBLE ZONING SAMPLE APPROVED USES:

- Assisted Living
- Senior Living
- Medical
- Congregate Care
- Mental Health
- Office

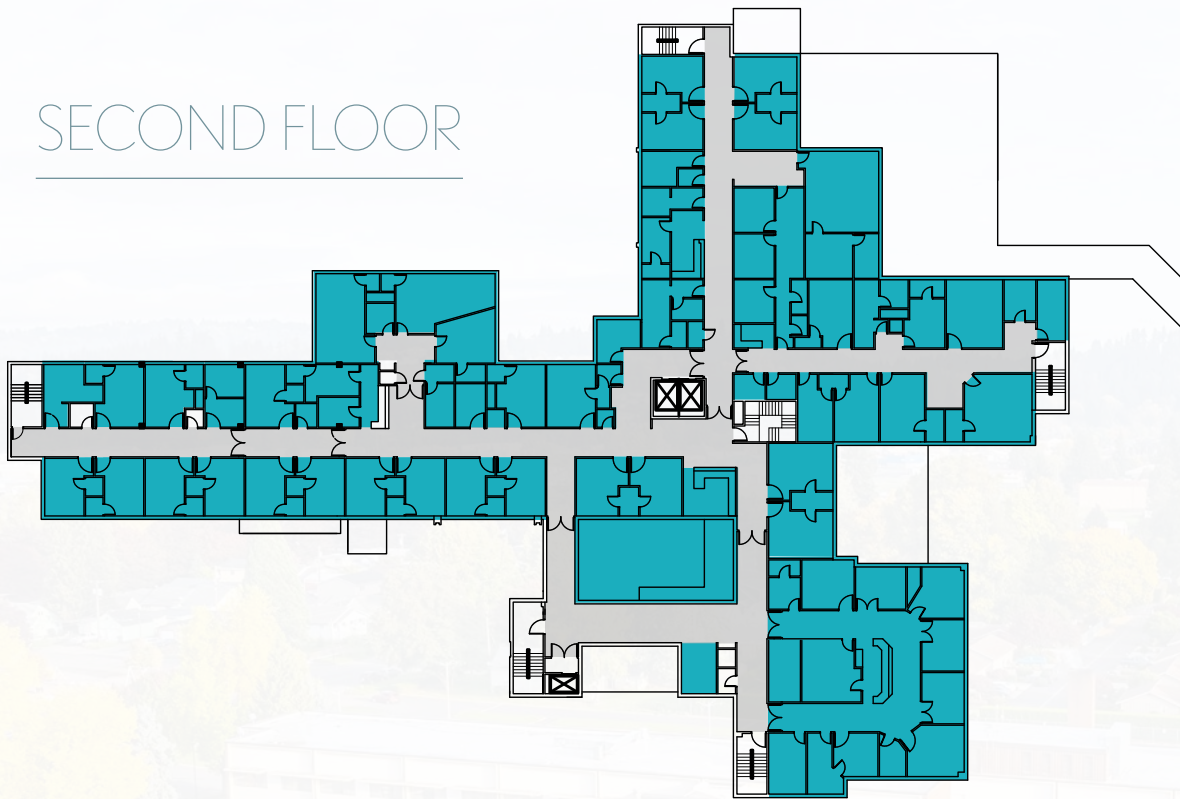


[View Assessor's Map](#)

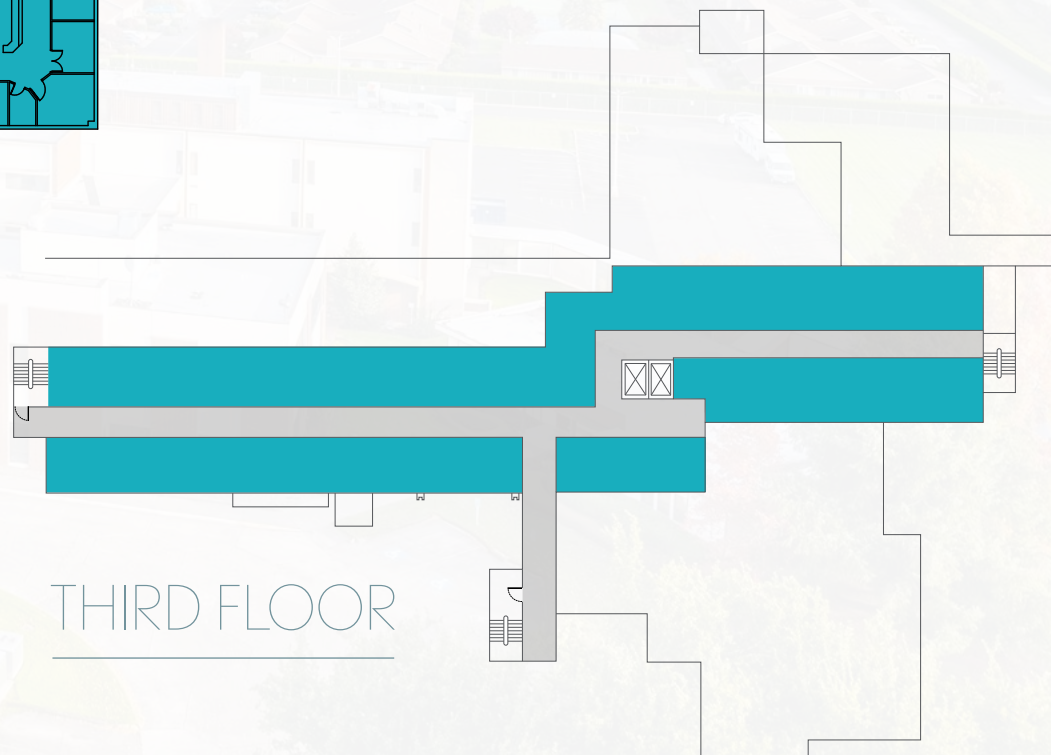
FIRST FLOOR



SECOND FLOOR



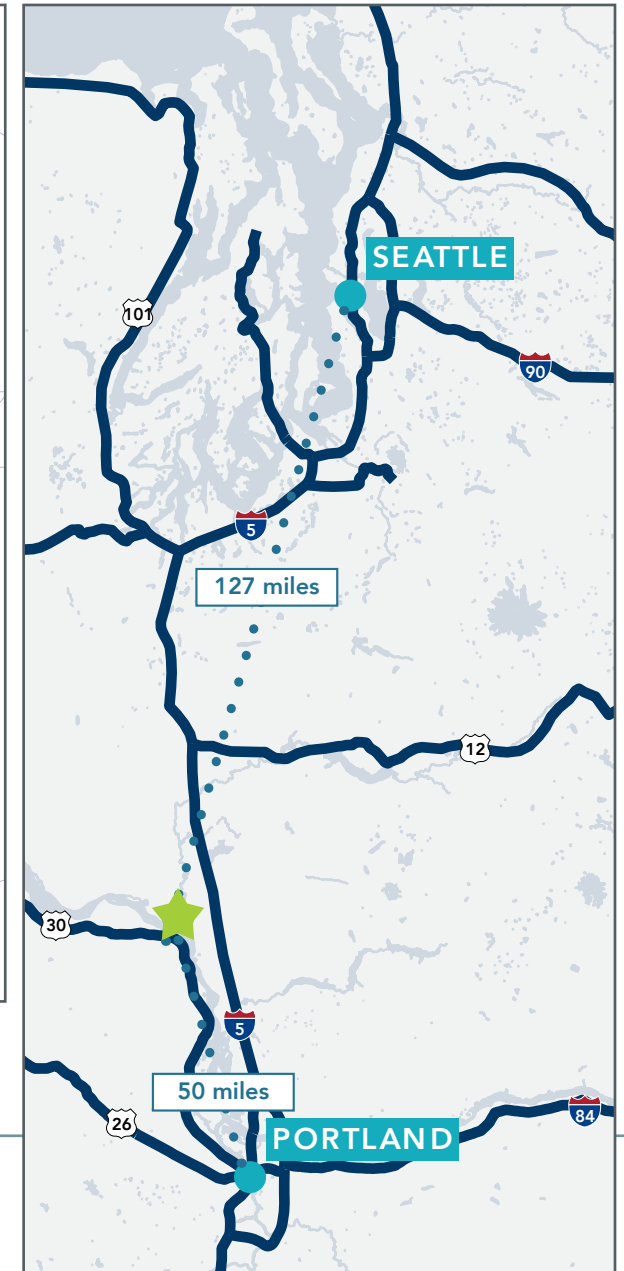
THIRD FLOOR



STRATEGICALLY LOCATED



Situated in the heart of Longview, this site offers convenient access to various amenities, key local and regional arterial roads, and within proximity to various healthcare facilities.





CONTACTS

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