



FOR SALE

1125 & 1133 Commerce Ave, Longview, WA 98683

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COMMERCIALSM



PROPERTY OVERVIEW

1125 & 1133 Commerce Ave, Longview, WA 98683

Parcel: 00563 & 00656

\$900,000

D-C Downtown Commerce

A rare downtown Longview retail opportunity offering two parcels totaling approximately 12,000 square feet of ground-floor retail across two storefront units that directly serves the Commerce Avenue corridor.

Zoning

D-C

Bldg Size

~12,000 SQFT

Lot(s) Size

.28 Acres

Year Built

1925

County

Cowlitz



OPERATING PRO FORMA

Suite / Tenant	SF	Rent / Mo	Annual Rent	Lease
Suite 1 – Restaurant	6,000	\$5,352	\$64,224	NNN
Suite 3 – Vacant (pro forma)	6,000	\$4,500	\$54,000	proj.
Total	12,000	\$9,852	\$118,224	

Operating Statement (Annual)

	Current	Pro Forma
INCOME		
Restaurant	\$64,224	\$64,224
Vacant Suite	—	\$54,000
Gross Scheduled Income	\$64,224	\$118,224
Vacancy / Credit Loss	\$0	\$0
Effective Gross Income	\$64,224	\$118,224
OPERATING EXPENSES		
Operating Expenses (NNN, ~7% of EGI)	\$4,496	\$8,276
Total Operating Expenses	\$4,496	\$8,276
NET OPERATING INCOME	\$59,728	\$109,948

Pro Forma:

Cap Rate: 13.1%

Current:

Cap Rate: 7.1%

Current reflects the occupied restaurant suite. Pro Forma assumes Suite 3 leases at \$4,500/mo NNN; operating expenses estimated at 7% of EGI. Occupied lease is triple-net.

Figures per Broker Opinion of Value, KW Commercial (5/19/2026); for marketing purposes, buyer to verify.



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ZONING OVERVIEW

Downtown Commerce (D-C) District

City of Longview, WA • Longview Municipal Code Ch. 19.44 (& Ch. 19.46 design standards)

Character. D-C is the historic, pedestrian-oriented core of the Central Business District — the Commerce Avenue corridor. Same purpose as the CBD, but shaped around downtown's historical heritage. Walkability and active street-front retail drive the form-based rules. The defining traits: most permissive zone dimensionally, broad by-right commercial uses, but mandatory street-fronting form, no ground-floor residential, and design review.

PERMITTED BY-RIGHT USES (P) — TABLE 19.44.020-1

CATEGORY	PERMITTED USES
RETAIL & SERVICE	Sales-oriented stores; personal/professional services (financial, insurance, real estate, beauty/barber); health care providers; repair-oriented (electronics, shoes, guns, appliances, tailor, locksmith); pet grooming; small animal clinics [†]
EATING & DRINKING	Restaurants; restaurants w/ alcohol; restaurants w/ drive-through; sidewalk/ROW seating; walk-up food (no indoor seating); bars, taverns & nightclubs; brewpubs
LODGING	Hotels, motels & lodges; bed & breakfast inns (must be above 1st floor)
AMUSEMENT / CULTURAL	Indoor entertainment (bowling, arcades, pool halls); outdoor entertainment (mini-golf, skate); indoor theaters; museums & arts studios; athletic/health/racket clubs; fraternal/membership clubs [‡]
RESIDENTIAL	Dwellings above the first story of commercial buildings only; mixed-use multifamily (lots fronting 12th & 14th Ave only); permanent supportive & transitional housing; emergency shelter/housing; residential care facilities
VEHICLE	Bicycle / motorcycle / ATV dealers (no outdoor display)
MISC.	Temporary uses; sidewalk businesses; religious assembly / community centers [‡]

SPECIAL PROPERTY USE — SPU (CITY COUNCIL APPROVAL)

SPU uses in D-C are **granted by the City Council** after an open-record public hearing, with Planning Commission recommendation (LMC 19.44.030) — a higher, more political bar than the board-of-adjustment process used in other zones.

USE	STATUS
Schools (K-12, vocational/technical, colleges)	SPU
Dance, music, art schools/studios; martial arts & sports-training	SPU
Driving school	SPU
Day care for more than 12 children	SPU
Commercial off-street parking lots & garages	SPU
Convention centers	SPU
Bus terminals / transit facilities	SPU
Stand-alone drive-in / drive-through facilities	SPU
Basic utility facilities (non-building structures)	SPU

VACANT SUITE OPPORTUNITIES



Lot #3 retail unit, approximately 6,000 square feet is currently vacant and represents the primary value-add component of this offering.

Potential opportunities include the following:

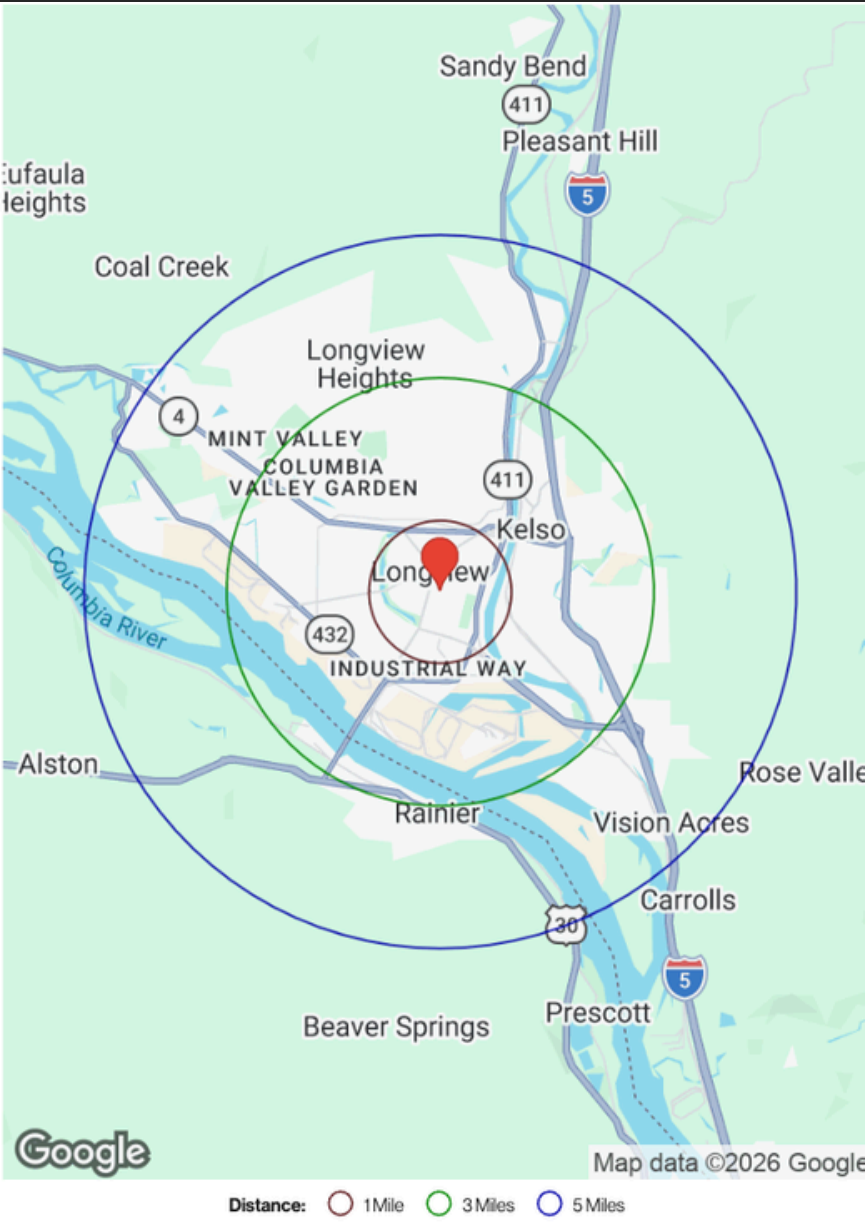
- The suite gives a new owner or owner-user the flexibility to occupy, reposition, or lease the space to a qualified tenant.
- The suite is projected to lease at approximately \$4,500 per month on a triple-net basis.
- Can be sold by itself as a vacant unit without parking for an estimated value of \$450,000



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DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,316	26,018	35,496
	Female	5,307	26,241	36,009
	Total Population	10,623	52,259	71,505
Housing	Total Units	5,440	22,922	30,981
	Occupied	5,079	21,617	29,269
	Owner Occupied	1,723	11,245	16,885
	Renter Occupied	3,356	10,372	12,384
	Vacant	360	1,305	1,712
Age	Ages 0 - 14	1,680	9,632	13,072
	Ages 15 - 24	1,194	6,222	8,385
	Ages 25 - 54	3,954	20,324	27,255
	Ages 55 - 64	1,273	5,995	8,442
	Ages 65+	2,524	10,087	14,354
Income	Median	\$50,015	\$67,981	\$72,298
	Under \$15k	726	1,995	2,378
	\$15k - \$25k	421	1,290	1,708
	\$25k - \$35k	683	1,932	2,346
	\$35k - \$50k	710	2,640	3,382
	\$50k - \$75k	791	4,073	5,398
	\$75k - \$100k	605	3,229	4,382
	\$100k - \$150k	680	3,428	5,217
	\$150k - \$200k	149	1,641	2,415
	Over \$200k	314	1,389	2,042



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