RETAIL PROPERTY FOR LEASE

TRIANGLE SHOPPING CENTER

1015 Ocean Beach Hwy, Longview WA 98632

AVAILABLE SPACES	LEASE RATES	TRAFFIC COUNTS
1,400 - 20,754 SF	Call for Details	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
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Lindsay Johnson | Licensed Assistant
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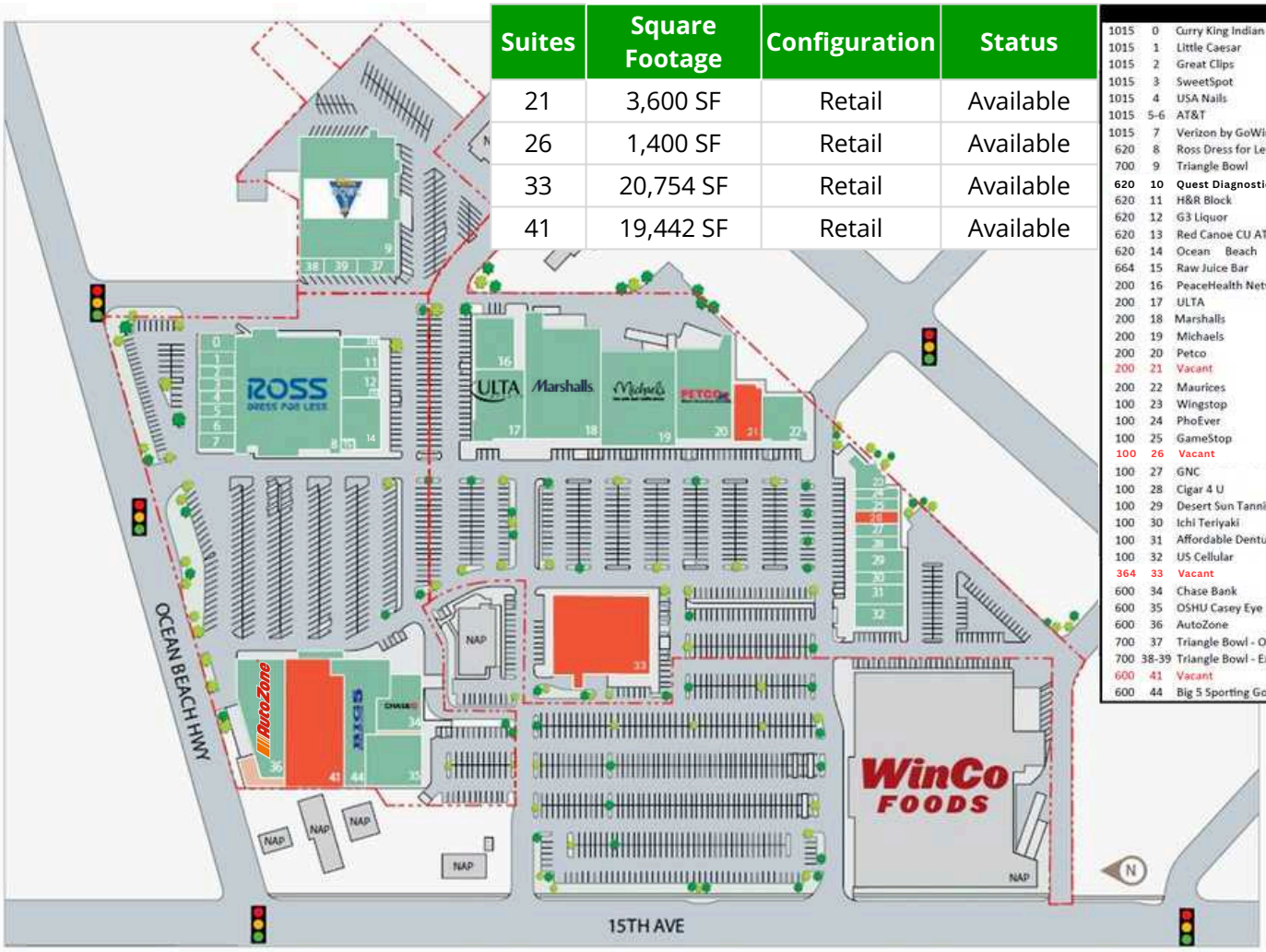
Woodford
Commercial Real Estate
www.woodfordcre.com

CALL FOR LEASE RATES! 360-501-5500

Suites	Square Footage	Configuration	Status
21	3,600 SF	Retail	Available
26	1,400 SF	Retail	Available
33	20,754 SF	Retail	Available
41	19,442 SF	Retail	Available



1015	0	Curry King Indian Cuisine	2,400
1015	1	Little Caesar	1,200
1015	2	Great Clips	1,234
1015	3	SweetSpot	1,230
1015	4	USA Nails	1,180
1015	5-6	AT&T	2,820
1015	7	Verizon by GoWireless	1,370
620	8	Ross Dress for Less	29,793
700	9	Triangle Bowl	30,000
620	10	Quest Diagnostics	1,438
620	11	H&R Block	2,516
620	12	G3 Liquor	2,648
620	13	Red Canoe CU ATM	72
620	14	Ocean Beach Dental	4,573
664	15	Raw Juice Bar	569
200	16	PeaceHealth Network	6,364
200	17	ULTA	8,622
200	18	Marshalls	23,000
200	19	Michaels	16,993
200	20	Petco	13,500
200	21	Vacant	3,600
200	22	Maurices	5,453
100	23	Wingstop	1,600
100	24	PhoEver	1,400
100	25	GameStop	1,400
100	26	Vacant	1,400
100	27	GNC	1,400
100	28	Cigar 4 U	1,400
100	29	Desert Sun Tanning	3,200
100	30	Ichi Teriyaki	1,520
100	31	Affordable Dentures	2,400
100	32	US Cellular	2,800
364	33	Vacant	20,754
600	34	Chase Bank	6,069
600	35	OSHU Casey Eye	7,760
600	36	AutoZone	12,417
700	37	Triangle Bowl - Office	1,400
700	38-39	Triangle Bowl - Expansion	2,450
600	41	Vacant	19,442
600	44	Big 5 Sporting Goods	11,194

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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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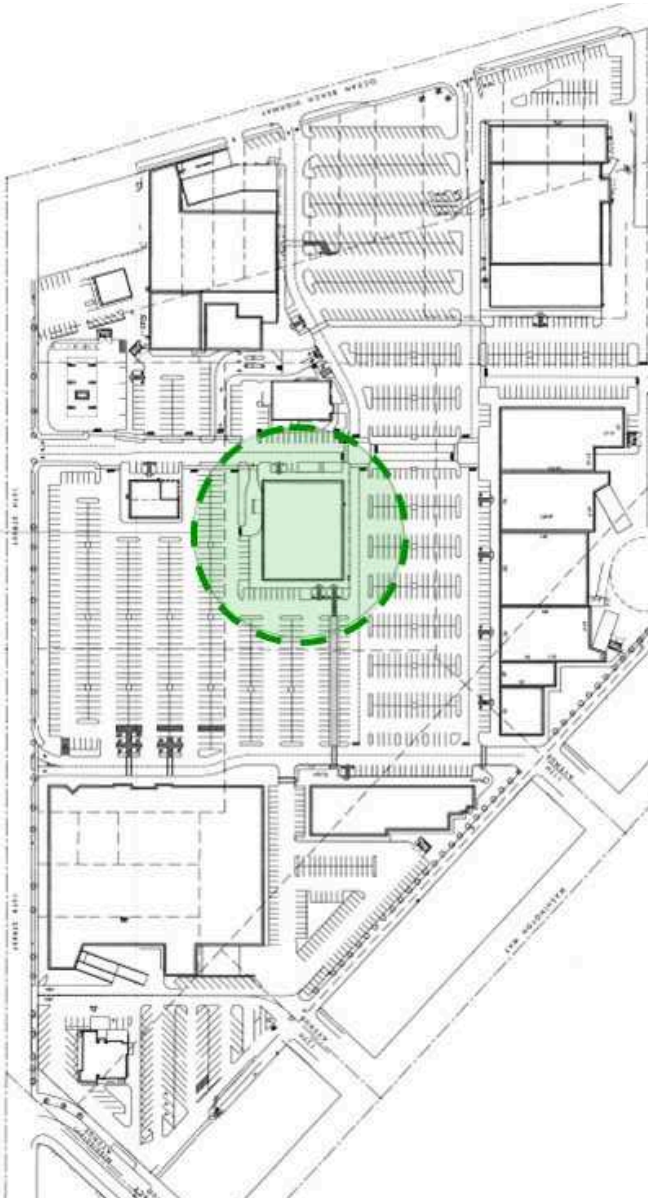

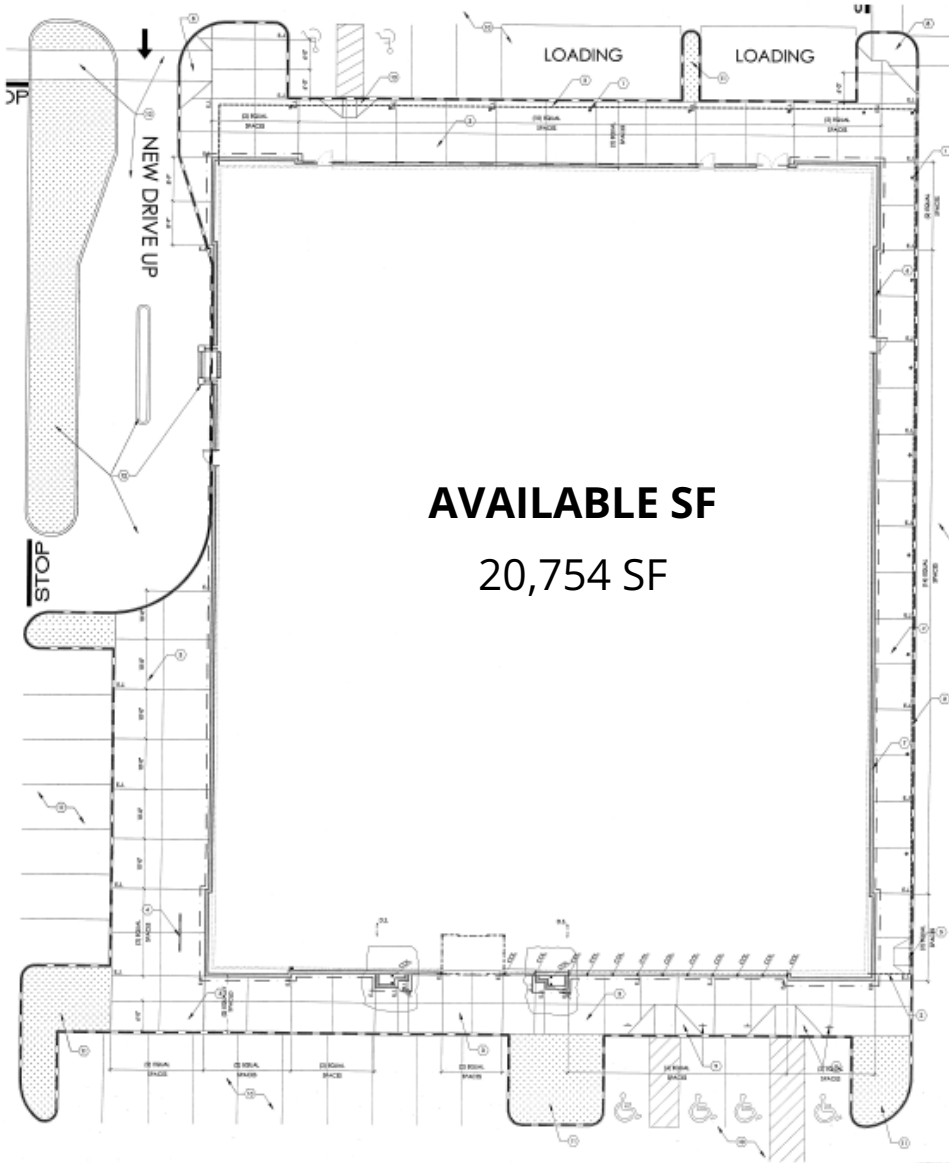

AVAILABLE SF

20,754 SF

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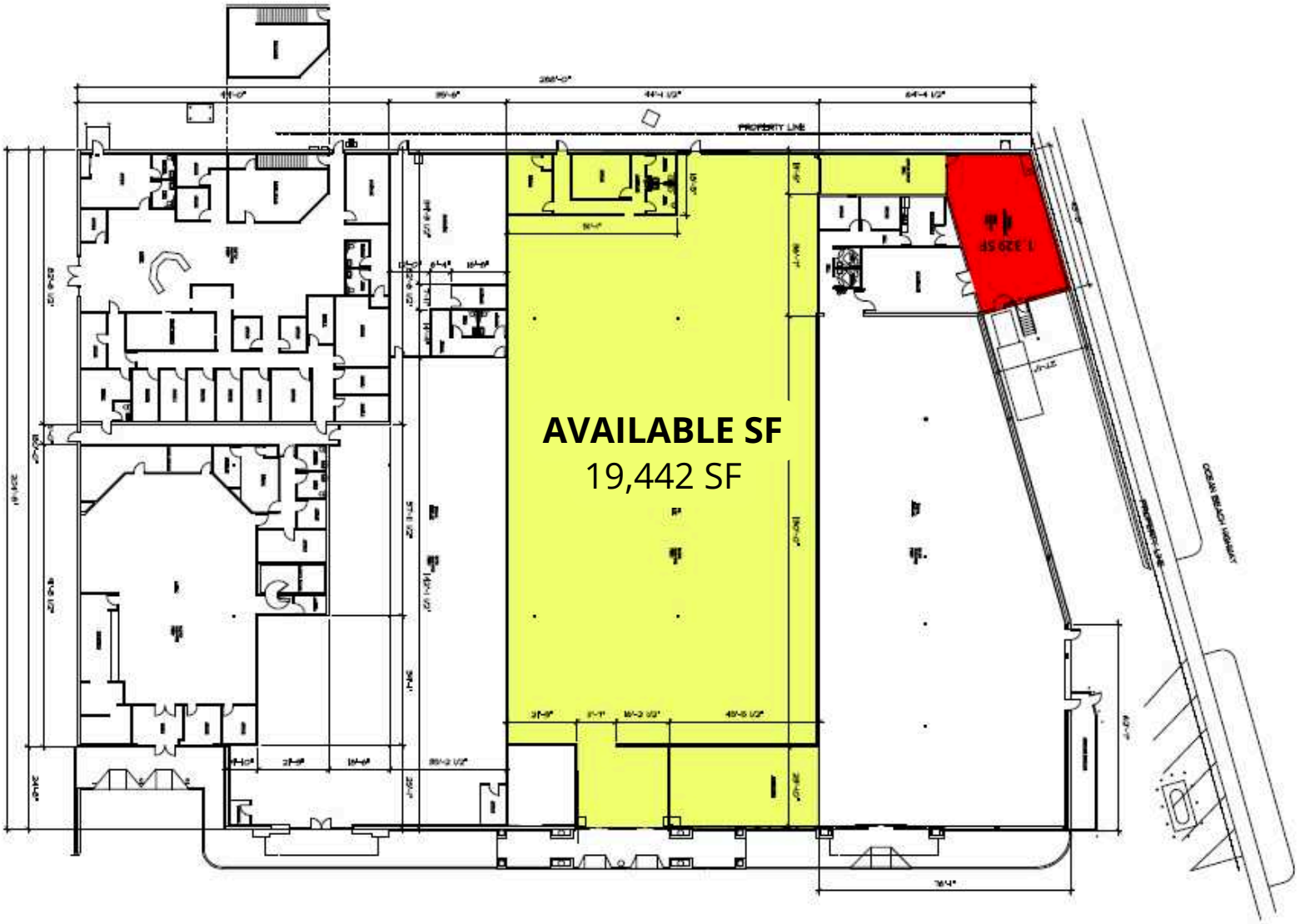

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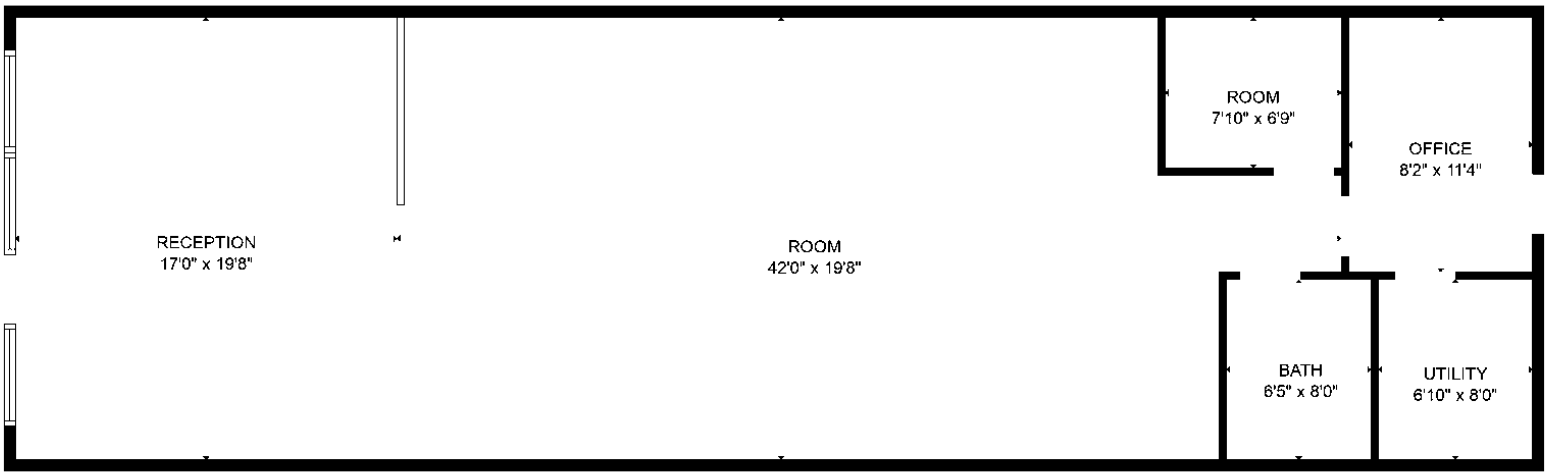

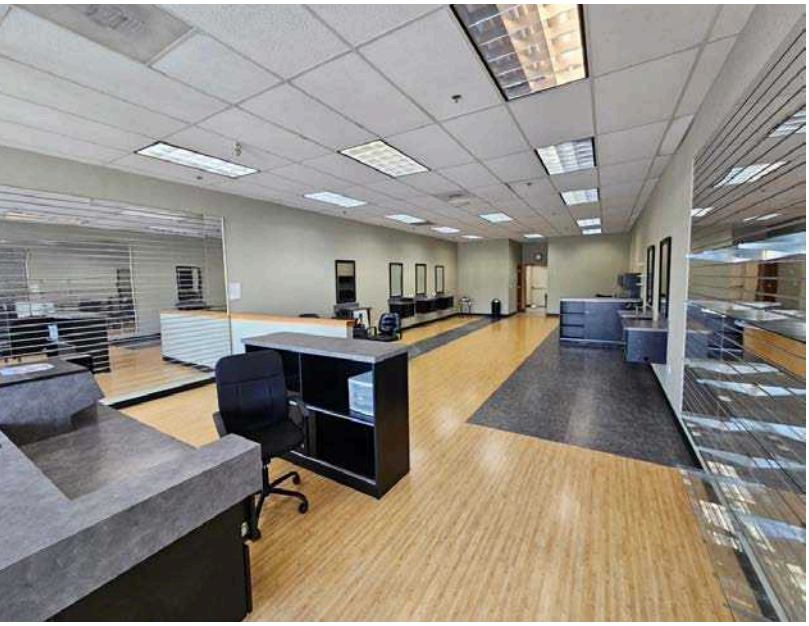

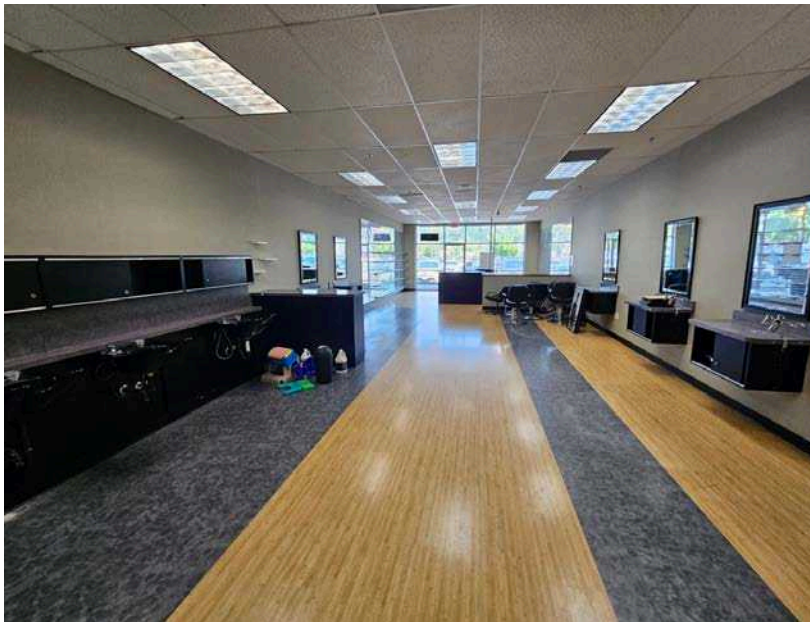

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