

RETAIL PROPERTY FOR LEASE

TRIANGLE SHOPPING CENTER

1015 Ocean Beach Hwy, Longview WA 98632



AVAILABLE SPACES

1,400 - 20,754 SF

LEASE RATES

Call for Details

TRAFFIC COUNTS

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
C. 360.556.5101
chris@woodfordcre.com

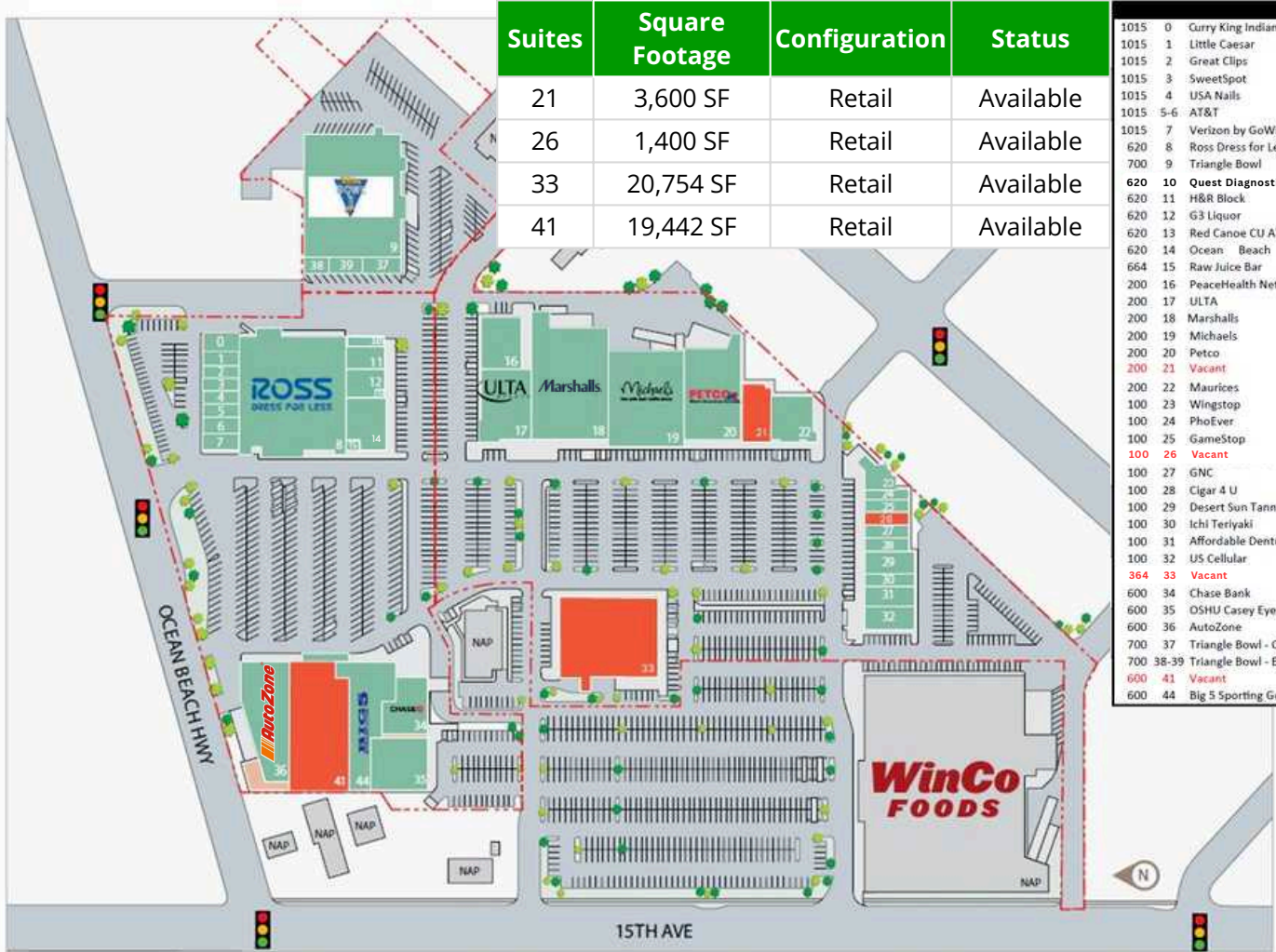
Lindsay Johnson | Licensed Assistant
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lindsay@woodfordcre.com



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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	Gurry 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

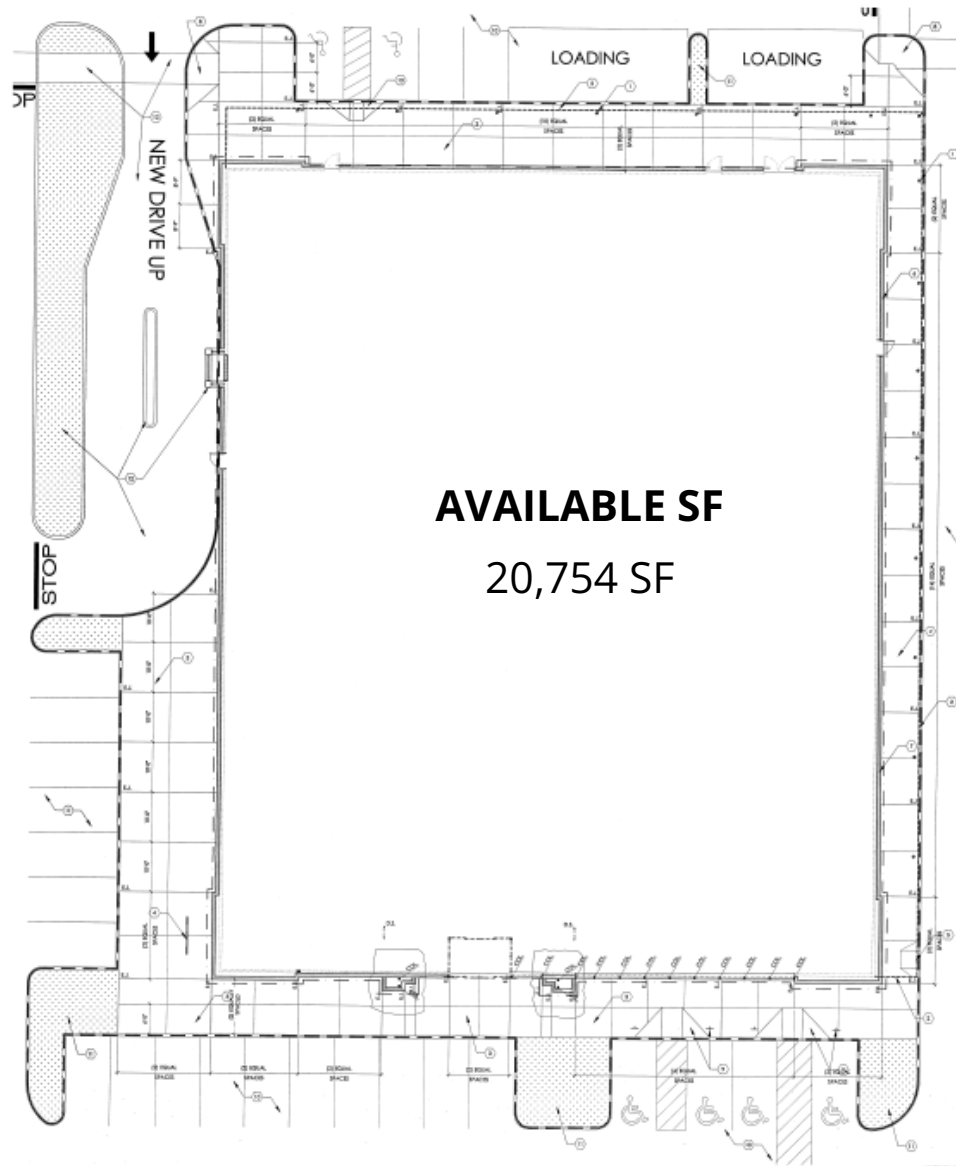
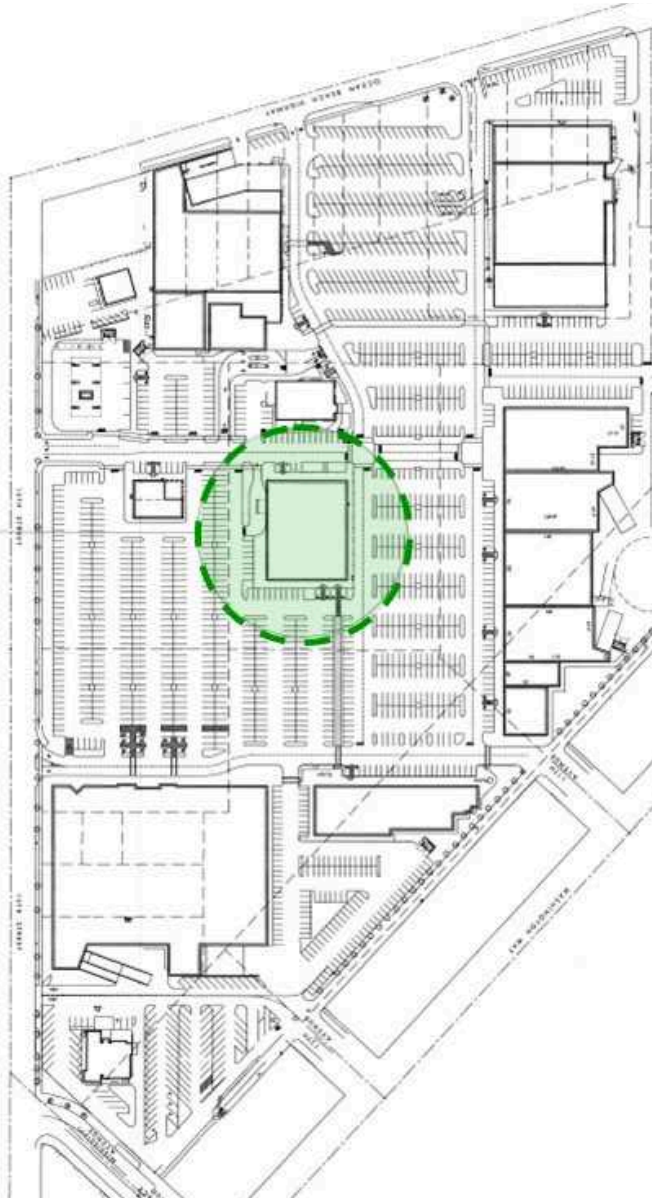
The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, 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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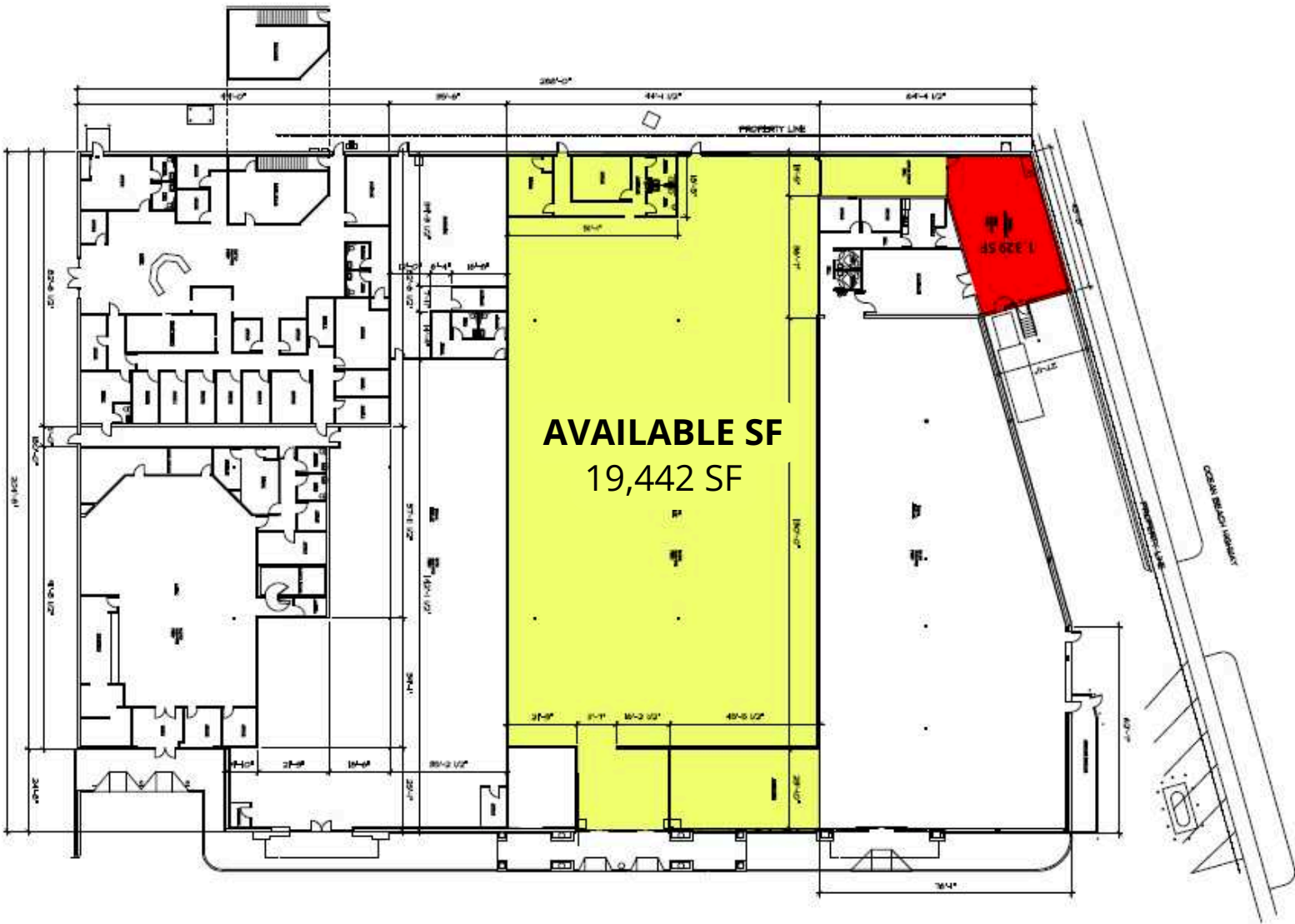


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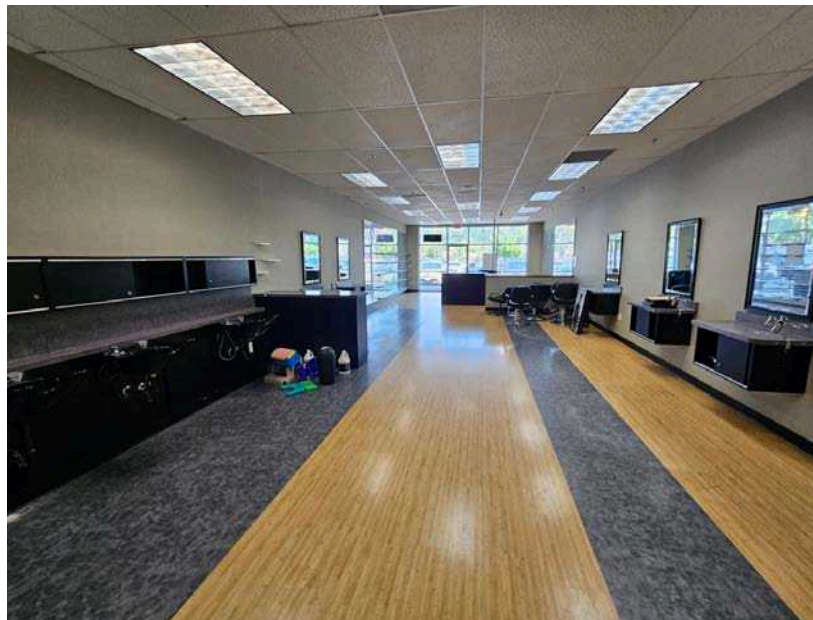
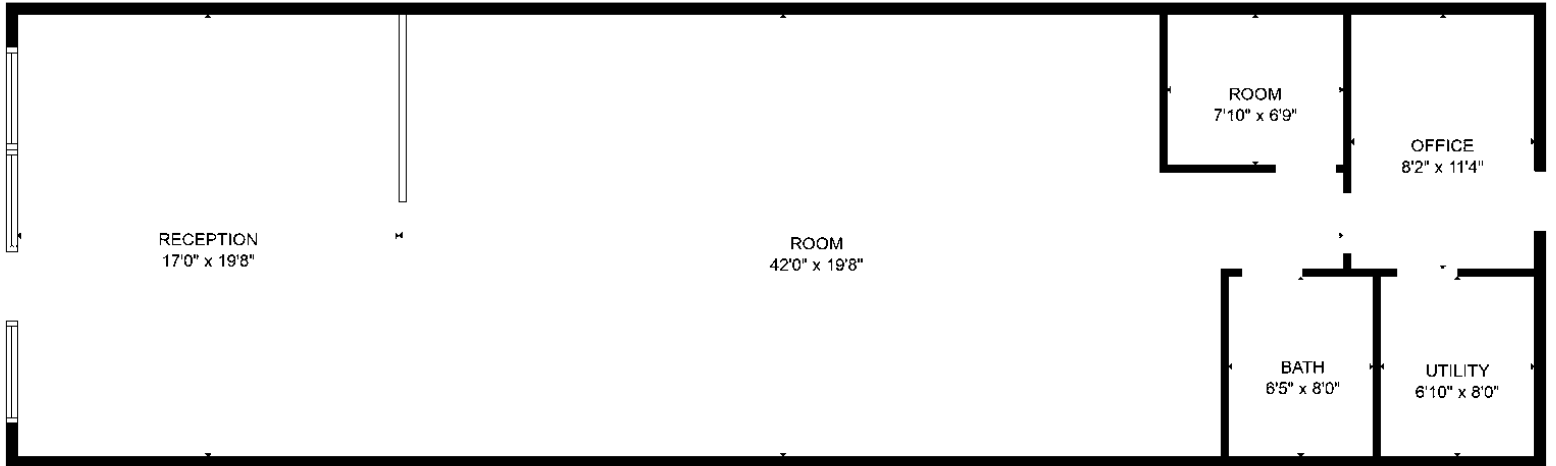


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