

# FOR LEASE

5612 Ocean Beach Highway  
LONGVIEW WA 98632

## PROPERTY DEMOGRAPHICS

PRICE:	\$13.80 / Square Foot / Annum
LEASE TERMS:	NNN Other terms based on Lease Documentation
BUILDING SIZE:	2 x 8,000 Square Feet Buildings 1 x 2,500 Square Foot Building
SPACE AVAILABLE:	From 1,000SF to 8,000SF
POPULATION:	16,773 - 3 Mile   47,769 - 5 Mile
HOUSEHOLD:	6,482 - 3 Mile   19,053 - 5 Mile
AVE. HH INCOME:	\$63,374 - 3 Mile   \$60,908 - 5 Mile



## PROPERTY FEATURES

- Ideally positioned retail / office center in West Longview location
- Close proximity to many new housing developments
- Good local tenant mix
- Excellent signage opportunities
- New 8,000SF building available June, 2008

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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**For Further Information**

**Please Contact**

**TODD WADE** | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way

LONGVIEW WA 98632

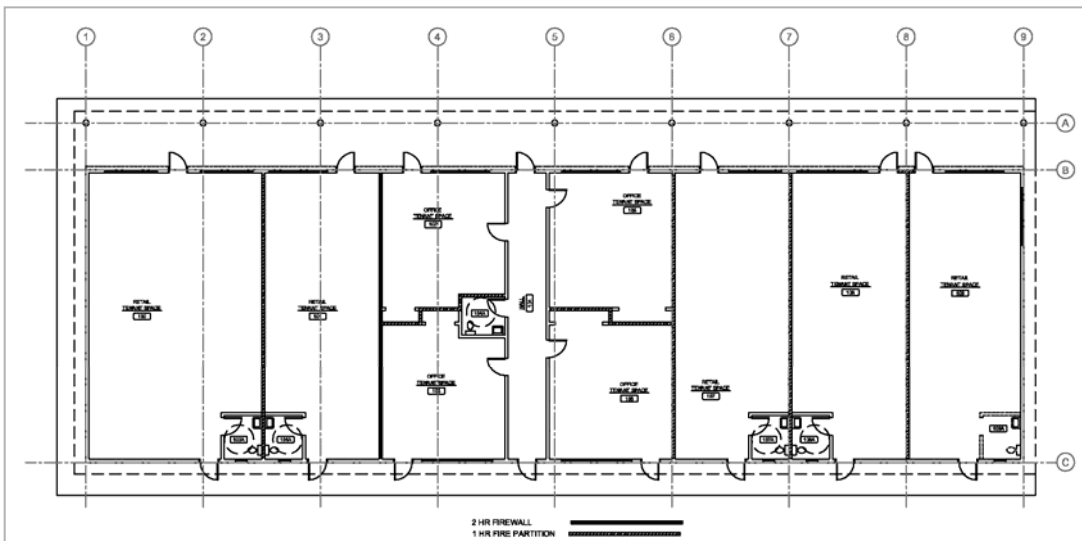
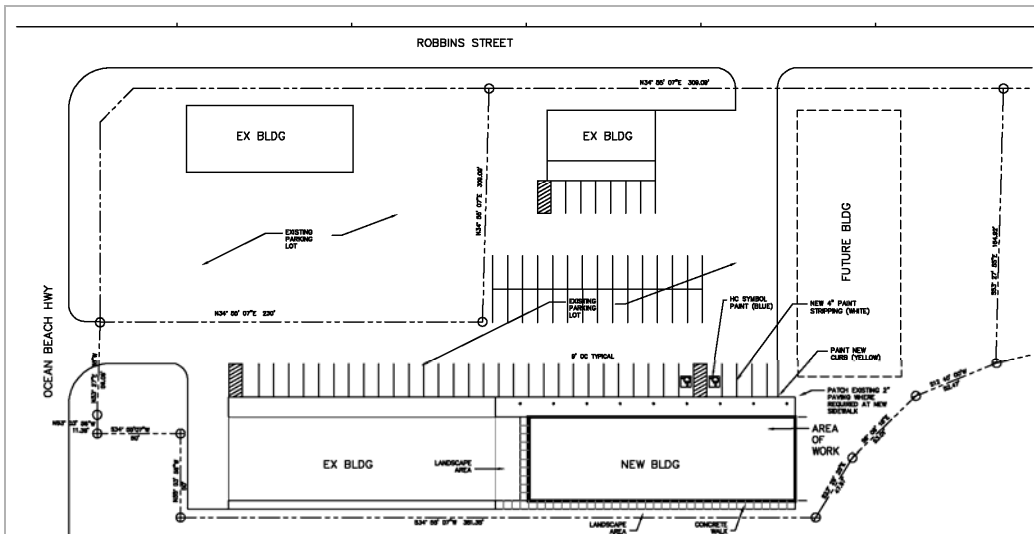
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www.woodfordcre.com

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## SITE & BUILDING PLANS



## PHOTOGRAPHIC SURVEY



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