

RETAIL PROPERTY FOR LEASE

Twin City Shopping Center

700-780 OCEAN BEACH HIGHWAY / LONGVIEW, WA 98632

Anchored retail space in high traffic area



AVAILABLE SPACES

- 900 SF - 6,450 SF

TRAFFIC COUNTS

Ocean Beach Hwy - 18,729 ADT ('20)

LEASE RATE

Please call for details

HIGHLIGHTS

- Retail space in a high traffic area of Longview, WA in major shopping district
- Located near the newly renovated Triangle Shopping Center on Ocean Beach Highway, a major local thoroughfare.
- Co-tenants include Big Lots, Harbor Freight Tools, JoAnn Fabrics, Dollar Tree, Aaron's, Sally Beauty, Xfinity and Aspen Dental.

CONTACT

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Pylon signage opportunity



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Photo Gallery



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NAI Elliott

LONGVIEW, WASHINGTON



Site Plan



SUITE	TENANT
1	Aaron's
2	Dollar Tree
3A	AVAILABLE - 900 SF
3	AVAILABLE - 1,342 SF
4	NW Staffing
5	AVAILABLE - 3,039 SF
6	Pro Nails

SUITE	TENANT
7	AVAILABLE - 2,190 SF
8	AVAILABLE - 3,000 SF
9	Huntington Learning Center
10	Kyoto Grill
11	Sally Beauty Supply
12	AVAILABLE - 6,450 SF
13	Harbor Freight Tools

SUITE	TENANT
14	Big Lots
15	JoAnn Fabrics
16	Mattress Firm
17	Xfinity
18	Boost Wireless
19	Aspen Dental

CONTACT

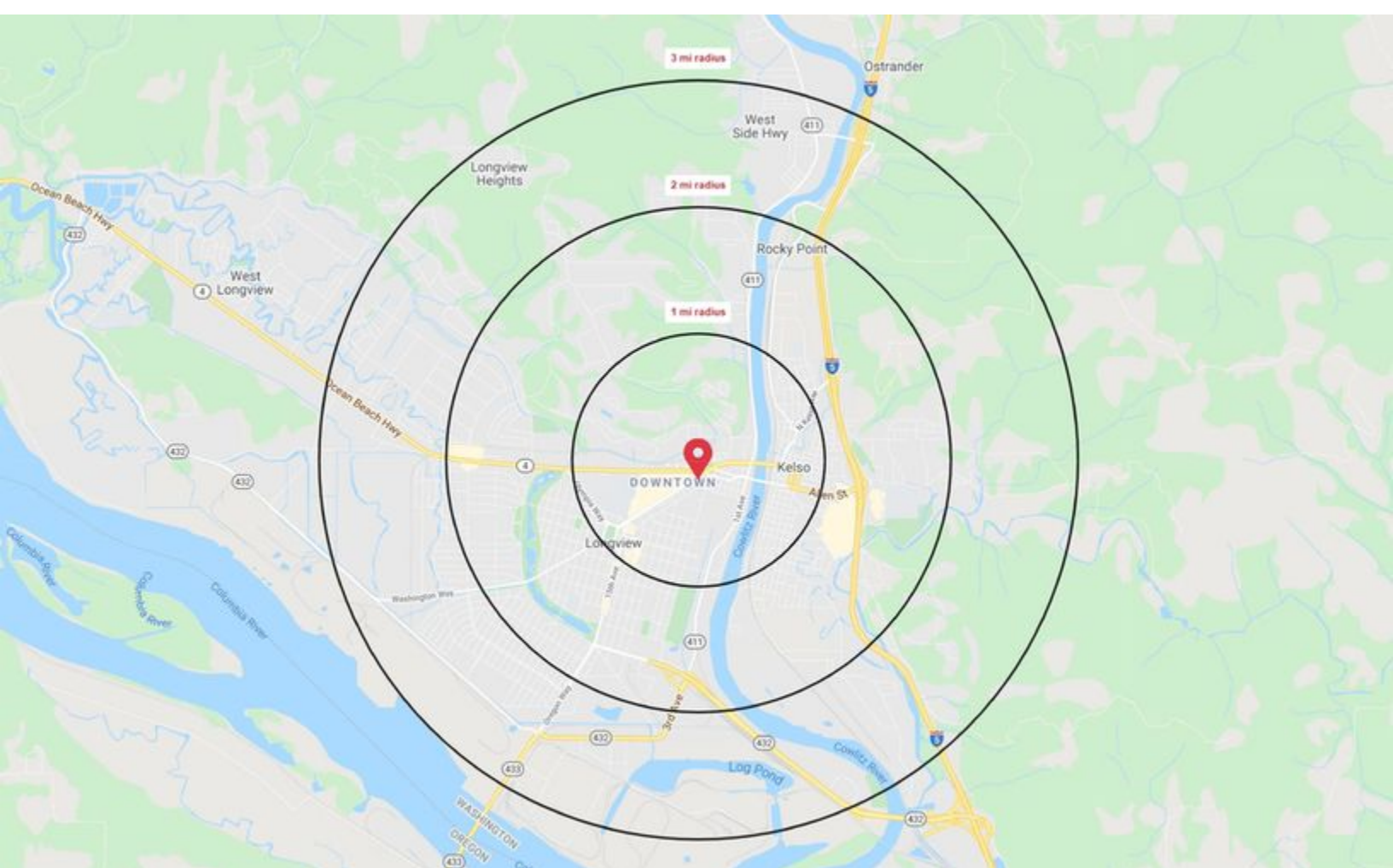
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Demographics

	1 MILE	2 MILE	3 MILE
Estimated Total Population 2020	10,312	35,353	56,011
Projected Total Population 2025	11,266	38,496	61,107
Average HH Income	\$55,745	\$68,193	\$69,258
Median Home Value	\$225,955	\$225,897	\$220,543
Estimated Total Households	4,378	14,694	22,413
Daytime Demographics 16+	15,347	36,984	52,504

Source: Regis – SitesUSA (2020)



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Demographics-Full Profile

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups / Lat/Lon: 46.1476/-122.9242

Twin City Shopping Center Longview, WA 98632		1 mi radius	2 mi radius	3 mi radius
POPULATION	2020 Estimated Population	10,312	35,353	56,011
	2025 Projected Population	11,266	38,496	61,107
	2010 Census Population	9,825	33,352	52,853
	2000 Census Population	9,573	32,416	50,913
	Projected Annual Growth 2020 to 2025	1.9%	1.8%	1.8%
	Historical Annual Growth 2000 to 2020	0.4%	0.5%	0.5%
HOUSEHOLDS	2020 Estimated Households	4,378	14,694	22,413
	2025 Projected Households	4,600	15,316	23,369
	2010 Census Households	4,196	14,022	21,398
	2000 Census Households	3,898	13,330	20,284
	Projected Annual Growth 2020 to 2025	1.0%	0.8%	0.9%
	Historical Annual Growth 2000 to 2020	0.6%	0.5%	0.5%
AGE	2020 Est. Population Under 10 Years	11.1%	12.1%	13.0%
	2020 Est. Population 10 to 19 Years	10.7%	11.3%	12.1%
	2020 Est. Population 20 to 29 Years	14.9%	13.8%	13.9%
	2020 Est. Population 30 to 44 Years	17.5%	17.6%	18.2%
	2020 Est. Population 45 to 59 Years	17.6%	17.5%	17.1%
	2020 Est. Population 60 to 74 Years	15.9%	17.2%	16.6%
	2020 Est. Population 75 Years or Over	12.4%	10.5%	9.1%
	2020 Est. Median Age	42.3	40.8	38.9
MARITAL STATUS & GENDER	2020 Est. Male Population	49.4%	48.6%	48.7%
	2020 Est. Female Population	50.6%	51.4%	51.3%
	2020 Est. Never Married	27.9%	31.4%	33.3%
	2020 Est. Now Married	36.8%	39.7%	38.9%
	2020 Est. Separated or Divorced	26.8%	21.6%	20.8%
	2020 Est. Widowed	8.5%	7.3%	7.1%
INCOME	2020 Est. HH Income \$200,000 or More	3.4%	3.6%	3.4%
	2020 Est. HH Income \$150,000 to \$199,999	2.4%	4.1%	3.9%
	2020 Est. HH Income \$100,000 to \$149,999	6.3%	10.1%	11.2%
	2020 Est. HH Income \$75,000 to \$99,999	10.0%	12.4%	12.6%
	2020 Est. HH Income \$50,000 to \$74,999	18.3%	18.7%	18.9%
	2020 Est. HH Income \$35,000 to \$49,999	14.2%	12.3%	13.4%
	2020 Est. HH Income \$25,000 to \$34,999	11.8%	11.3%	11.2%
	2020 Est. HH Income \$15,000 to \$24,999	12.7%	12.5%	11.5%
	2020 Est. HH Income Under \$15,000	21.0%	15.0%	13.8%
	2020 Est. Average Household Income	\$55,745	\$68,193	\$69,258
	2020 Est. Median Household Income	\$41,378	\$52,439	\$53,486
	2020 Est. Per Capita Income	\$24,999	\$28,808	\$28,021
	2020 Est. Total Businesses	860	1,677	2,145
	2020 Est. Total Employees	10,436	22,100	30,194

This report is produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.
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Twin City Shopping Center Longview, WA 98632		1 mi radius	2 mi radius	3 mi radius
RACE	2020 Est. White	84.9%	84.8%	83.4%
	2020 Est. Black	1.8%	1.6%	1.7%
	2020 Est. Asian or Pacific Islander	2.2%	2.1%	2.3%
	2020 Est. American Indian or Alaska Native	2.0%	1.7%	1.7%
	2020 Est. Other Races	9.1%	9.8%	11.0%
HISPANIC	2020 Est. Hispanic Population	1,055	3,702	6,627
	2020 Est. Hispanic Population	10.2%	10.5%	11.8%
	2025 Proj. Hispanic Population	11.2%	11.3%	12.8%
	2010 Hispanic Population	8.4%	8.6%	9.8%
EDUCATION (Adults 25 or older)	2020 Est. Adult Population (25 Years or Over)	7,309	24,767	38,265
	2020 Est. Elementary (Grade Level 0 to 8)	4.2%	3.6%	3.9%
	2020 Est. Some High School (Grade Level 9 to 11)	11.3%	8.7%	8.2%
	2020 Est. High School Graduate	34.0%	31.1%	31.6%
	2020 Est. Some College	29.1%	29.1%	29.1%
	2020 Est. Associate Degree Only	8.8%	10.8%	10.7%
	2020 Est. Bachelor Degree Only	7.6%	9.2%	9.4%
	2020 Est. Graduate Degree	5.0%	7.5%	7.0%
HOUSING	2020 Est. Total Housing Units	4,654	15,450	23,565
	2020 Est. Owner-Occupied	37.0%	49.3%	51.2%
	2020 Est. Renter-Occupied	57.0%	45.8%	43.9%
	2020 Est. Vacant Housing	5.9%	4.9%	4.9%
HOMES BUILT BY YEAR	2020 Homes Built 2010 or later	0.9%	0.7%	1.3%
	2020 Homes Built 2000 to 2009	7.1%	6.9%	7.3%
	2020 Homes Built 1990 to 1999	9.5%	9.8%	10.4%
	2020 Homes Built 1980 to 1989	5.4%	5.3%	5.5%
	2020 Homes Built 1970 to 1979	16.6%	14.5%	16.3%
	2020 Homes Built 1960 to 1969	11.6%	13.9%	13.5%
	2020 Homes Built 1950 to 1959	10.9%	13.4%	11.7%
	2020 Homes Built Before 1949	32.2%	30.7%	29.2%
HOME VALUES	2020 Home Value \$1,000,000 or More	0.3%	0.3%	0.3%
	2020 Home Value \$500,000 to \$999,999	5.4%	5.4%	5.5%
	2020 Home Value \$400,000 to \$499,999	8.5%	5.3%	4.6%
	2020 Home Value \$300,000 to \$399,999	8.9%	14.3%	13.4%
	2020 Home Value \$200,000 to \$299,999	36.6%	34.4%	34.1%
	2020 Home Value \$150,000 to \$199,999	20.4%	21.6%	23.3%
	2020 Home Value \$100,000 to \$149,999	11.0%	10.9%	10.5%
	2020 Home Value \$50,000 to \$99,999	4.9%	3.6%	3.9%
	2020 Home Value \$25,000 to \$49,999	0.6%	0.6%	0.5%
	2020 Home Value Under \$25,000	3.5%	3.5%	3.9%
	2020 Median Home Value	\$225,955	\$225,897	\$220,543
	2020 Median Rent	\$729	\$732	\$734

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LABOR FORCE	2020 Est. Labor Population Age 16 Years or Over	8,539	28,718	44,652
	2020 Est. Civilian Employed	42.3%	48.1%	49.9%
	2020 Est. Civilian Unemployed	4.7%	4.7%	4.7%
	2020 Est. in Armed Forces	0.2%	-	0.1%
	2020 Est. not in Labor Force	52.8%	47.1%	45.2%
	2020 Labor Force Males	49.4%	48.2%	48.3%
	2020 Labor Force Females	50.6%	51.8%	51.7%
OCCUPATION	2020 Occupation: Population Age 16 Years or Over	3,616	13,808	22,298
	2020 Mgmt, Business, & Financial Operations	8.3%	10.2%	10.1%
	2020 Professional, Related	11.0%	14.2%	13.5%
	2020 Service	20.0%	20.7%	21.7%
	2020 Sales, Office	22.6%	21.7%	21.1%
	2020 Farming, Fishing, Forestry	1.8%	1.2%	1.0%
	2020 Construction, Extraction, Maintenance	13.1%	12.1%	12.2%
	2020 Production, Transport, Material Moving	23.1%	19.9%	20.4%
	2020 White Collar Workers	42.0%	46.1%	44.7%
	2020 Blue Collar Workers	58.0%	53.9%	55.3%
TRANSPORTATION TO WORK	2020 Drive to Work Alone	76.4%	77.7%	78.5%
	2020 Drive to Work in Carpool	13.2%	12.1%	12.0%
	2020 Travel to Work by Public Transportation	1.0%	0.5%	0.4%
	2020 Drive to Work on Motorcycle	-	0.1%	0.2%
	2020 Walk or Bicycle to Work	6.0%	4.7%	3.9%
	2020 Other Means	0.4%	0.5%	0.6%
	2020 Work at Home	3.0%	4.4%	4.5%
TRAVEL TIME	2020 Travel to Work in 14 Minutes or Less	36.2%	40.1%	40.1%
	2020 Travel to Work in 15 to 29 Minutes	25.7%	27.5%	29.8%
	2020 Travel to Work in 30 to 59 Minutes	14.8%	16.2%	16.3%
	2020 Travel to Work in 60 Minutes or More	9.7%	11.4%	10.8%
	2020 Average Travel Time to Work	15.1	16.2	16.2
CONSUMER EXPENDITURE	2020 Est. Total Household Expenditure	\$202.82 M	\$783 M	\$1.21 B
	2020 Est. Apparel	\$7.03 M	\$27.23 M	\$42.17 M
	2020 Est. Contributions, Gifts	\$11.14 M	\$43.34 M	\$66.7 M
	2020 Est. Education, Reading	\$6.15 M	\$23.76 M	\$36.48 M
	2020 Est. Entertainment	\$11.1 M	\$43.43 M	\$67.2 M
	2020 Est. Food, Beverages, Tobacco	\$31.65 M	\$121.49 M	\$188.13 M
	2020 Est. Furnishings, Equipment	\$6.9 M	\$27 M	\$41.79 M
	2020 Est. Health Care, Insurance	\$18.9 M	\$72.99 M	\$112.81 M
	2020 Est. Household Operations, Shelter, Utilities	\$67.24 M	\$256.8 M	\$396.73 M
	2020 Est. Miscellaneous Expenses	\$3.82 M	\$14.74 M	\$22.77 M
	2020 Est. Personal Care	\$2.72 M	\$10.5 M	\$16.24 M
	2020 Est. Transportation	\$36.19 M	\$141.71 M	\$220.17 M

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