



FOR SALE



**BID DUE DATE
NOVEMBER 15, 2026**

LONGVIEW RETAIL PROPERTY

Longview Retail / Restaurant / Office or Medical Property for Sale

1515 Commerce Avenue, Longview, WA 98632

- Building is approximately $\pm$ 7,688 SF Free Standing
- Site is $\pm$ 0.95 Acres ($\pm$ 41,199 SF)
- $\pm$ 37 parking stalls
- Zoning: D-C, Downtown Commercial District [Longview Municipal Code \(LMC\)](#)
- **Property to be sold with ATM Leaseback in place. Terms described in the PSA.**
- **Bid Due Date November 15, 2026**

KAREN BUSTEED

Senior Vice President | Licensed in OR

503-380-8448

kbusteed@capacitycommercial.com

NICHOLAS G. DIAMOND

Principal Broker | Licensed in OR & WA

503-222-2655

ndiamond@capacitycommercial.com



**FOR
SALE**

PROPERTY DETAILS

Address	1515 Commerce Ave Longview, WA 98632
Building Size	± 7,688 SF
Building Stories	1
Parcel Area	± 41,199 SF (± 0.95 AC)
Sale Price	Call Broker for Details
Bid Due Date	11/15/2026
Use Type	Retail, Service
Availability	Immediately
Zoning	D-C, Downtown Commercial District Longview Municipal Code (LMC)
Space Condition	Former Bank

DUE DILIGENCE

The Property is being sold via a modified sealed bid process. Buyer to do all due diligence before submitting an offer. Due Diligence materials can be found in the virtual deal room found on the auction website: <https://www.bankingcentersforsale.com>. To submit an offer, email the signed PSA (found in the Virtual Deal Room) to the listing broker by the bid due date. Bid due date is 11/15/2026

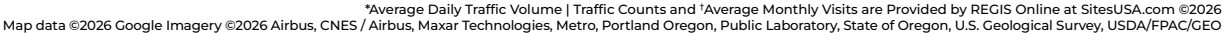
PROPERTY TOURS

To schedule a tour of the property please reach out to listing broker, Karen BuSteed at Capacity Commercial Group.

LOCATION FEATURES

- Longview is located adjacent to I-5, 1 hour north of the Portland/Vancouver metro area and 2 hours south of the Seattle market.
- This Property is centrally located in Longview just one block off Washington Way in the of Downtown Neighborhood District and situated between Vandercook Way and Maple Street.

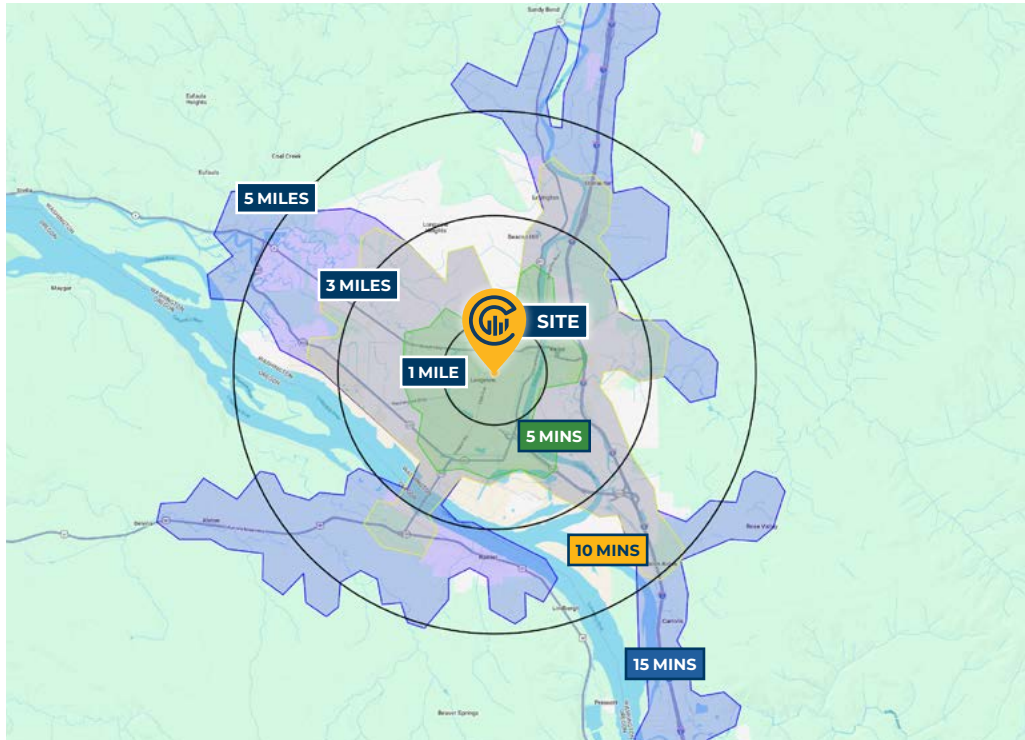
SITE PLAN



LOCAL AERIAL MAP



DRIVE TIMES & DEMOGRAPHICS



AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2026 Estimated Population	10,810	53,601	71,338
2031 Projected Population	10,804	54,105	71,950
2020 Census Population	10,591	52,901	70,546
2010 Census Population	10,654	51,022	67,536
Projected Annual Growth 2026 to 2031	-	0.2%	0.2%
Historical Annual Growth 2010 to 2026	-	0.3%	0.4%
Households & Income			
2026 Estimated Households	5,160	22,129	29,186
2026 Est. Average HH Income	\$85,659	\$94,619	\$98,372
2026 Est. Median HH Income	\$63,836	\$72,134	\$75,499
2026 Est. Per Capita Income	\$41,339	\$39,205	\$40,371
Businesses			
2026 Est. Total Businesses	1,110	2,134	2,490
2026 Est. Total Employees	11,307	26,378	28,748

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com
 ©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2026,
 TIGER Geography - R51

Neighborhood Scores

79

Walk Score®
"Very Walkable"

100

Bike Score®
"Biker's Paradise"

34

Transit Score®
"Some Transit"

Ratings provided by <https://www.walkscore.com>

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