

FOR SALE



1338 Commerce Ave | Longview, WA 98632



Paul Young

Windermere Northwest Living

paulyoung@windermere.com
360-560-3165
paulyoung.withwre.com

**PROMINENT DOWNTOWN LOCATION WITH
EXCELLENT VISIBILITY AND EASY I-5 ACCESS.**

FOR SALE

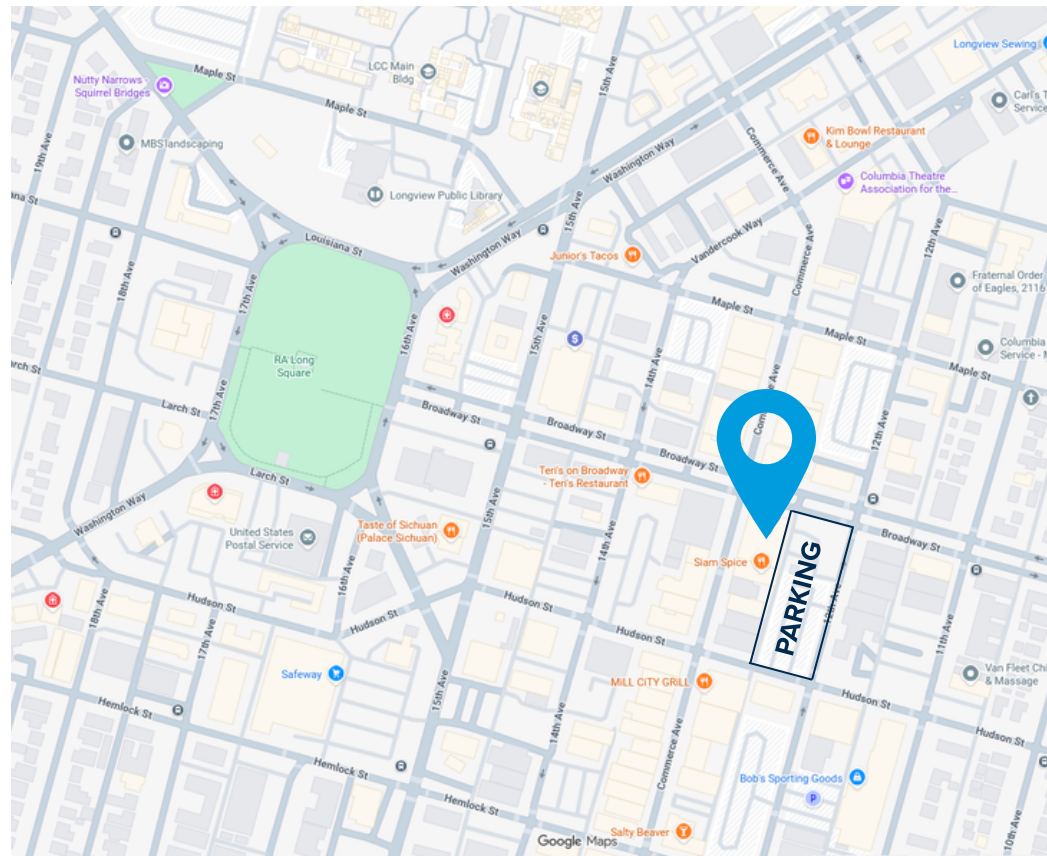


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PROPERTY FEATURES

- Rare opportunity to purchase a mixed-use building (office/retail) in downtown Longview.
- The Bowers Building is strategically located on the corner of Commerce Ave and Broadway St, which considered the historic “First and Main” for Longview’s commercial core.
- With approx. 47,700 SF of rentable space, the current tenant mix includes national, regional and local tenants occupying a variety of sizes with most occupying less than 5% of the GLA of the building.
- The property also features an 18,000 SF private parking lot in the rear of the building, which is a rarity in downtown Longview.
- The vacancy rate for office space in Longview currently sits below 5%, well below both the national average and the greater Portland area.
- Priced at \$7,700,000 (or approximately \$161/SF)
- Contact Listing Broker for current Rent Roll and Financials.



Radius	1 Mile	5 Mile	10 Mile
Population			
2029 Projection	11,191	73,524	95,472
2024 Estimate	10,782	71,016	92,067
2020 Census	10,529	70,555	90,921
Growth 2024 - 2029	3.79%	3.53%	3.70%
Growth 2020 - 2024	2.40%	0.65%	1.26%

Households			
2029 Projection	5,209	29,192	37,473
2024 Estimate	5,008	28,174	36,118
2020 Census	4,853	27,968	35,682
Growth 2024 - 2029	4.01%	3.61%	3.75%
Growth 2020 - 2024	3.19%	0.74%	1.22%

Radius	1 Mile	5 Mile	10 Mile
2024 Households by HH Income			
<\$25,000	1,452 28.99%	5,712 20.27%	6,793 18.81%
\$25,000 - \$50,000	1,224 24.44%	5,910 20.98%	7,169 19.85%
\$50,000 - \$75,000	692 13.82%	4,813 17.08%	5,969 16.53%
\$75,000 - \$100,000	766 15.30%	4,863 17.26%	5,939 16.44%
\$100,000 - \$125,000	230 4.59%	2,336 8.29%	3,406 9.43%
\$125,000 - \$150,000	363 7.25%	1,854 6.58%	2,521 6.98%
\$150,000 - \$200,000	71 1.42%	1,162 4.12%	1,944 5.38%
\$200,000+	210 4.19%	1,525 5.41%	2,377 6.58%

CENTRALLY LOCATED IN LONGVIEW

Located in the heart of downtown Longview, this property offers excellent visibility on a high-traffic corner with easy access to shops, restaurants, and services. Conveniently close to Tennant Way and I-5, the site combines walkability with strong regional connectivity.