



RETAIL
**LEASE
LOCATION**

3202 OEAN BEACJ HWY
SUITE 154
LONGVIEW WA 98632

\$ 4,774

PER
MONTH
+ NNN

**SF
+/- 2,440**

SUITE
SIZE

ABOUT THE PROPERTY

Take advantage of this excellent opportunity to lease a versatile 2,440 SF retail or office space on Ocean Beach Highway, perfectly positioned for maximum visibility and exposure with approximately 32,000 VPD. Located in a high-traffic area alongside major retailers like Fred Meyer, T-Mobile, and Red Leaf, this prime spot offers ample parking and strong customer draw. The space features a bright, open-concept layout with abundant natural light from multiple windows, as well as a private restroom and flexible zoning that accommodates a variety of uses. The asking lease rate is \$4,774 per month plus triple nets. Call today for more information or to schedule a tour.



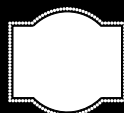
PROPERTY DETAILS



CLOSE TO
INTERSTATE 5



PRIVATE
PARKING



SIGNAGE
AVAILABLE



32,000 VPD



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GET IN TOUCH

Chris Roewe
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