



RETAIL
**LEASE
LOCATION**

3202 OCEAN BEACH HWY
SUITE 160
LONGVIEW WA 98632

**CALL FOR
RATES**

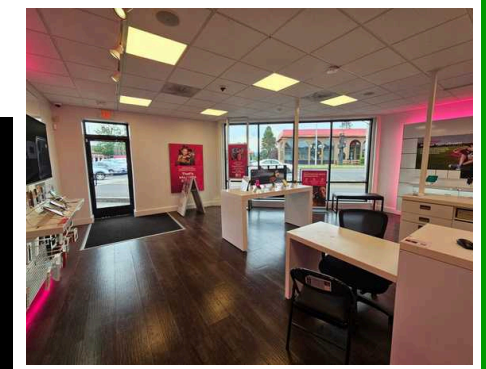
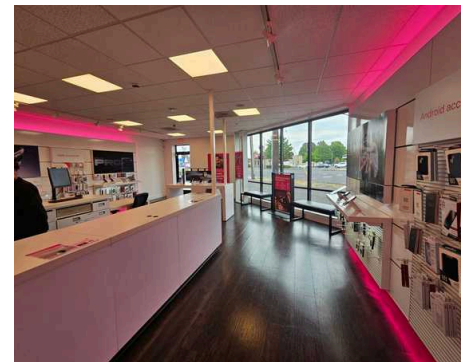
PER
MONTH
+ NNN

SF
+/- **1,321**

SUITE
SIZE

ABOUT THE PROPERTY

Take advantage of this excellent opportunity to lease a versatile 1,321 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, Papa Murphy's, and Red Leaf, this prime spot offers ample parking and strong customer draw. The corner retail 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. Contact us for pricing or a private tour.



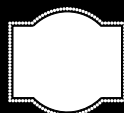
PROPERTY DETAILS



CLOSE TO
INTERSTATE 5



PRIVATE
PARKING



SIGNAGE
AVAILABLE



32,000 VPD



woodfordcre.com



chris@woodfordcre.com

GET IN TOUCH

Chris Roewe
Owner/Broker

Lindsay Johnson
Licensed Assistant



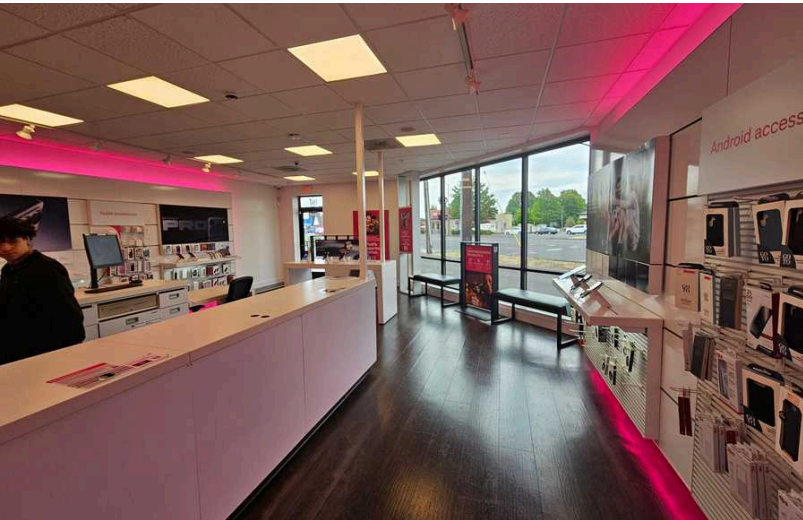
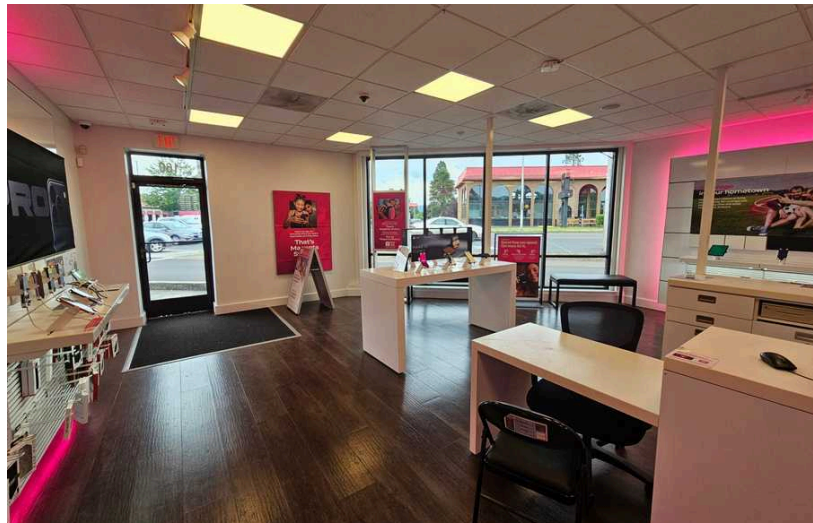
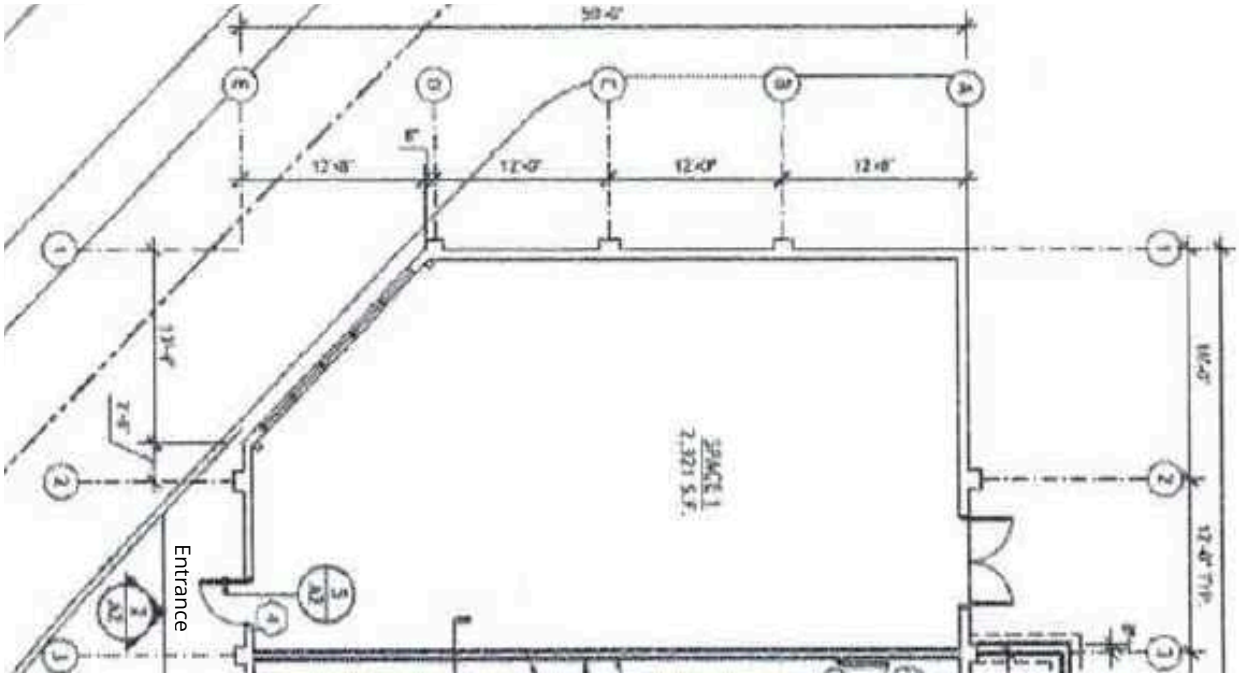
(360) 501-5500



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RETAIL FOR LEASE



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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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