

FOR LEASE

Walmart Anchored Shop Space

Longview, Washington



Location: 7th Ave & California Way, Longview, Washington

Available Space: Building A – 1,096 SF;
1,324 SF end-cap
1,662 SF end-cap with Drive-Thru
Building B – Future phase up to 6,000 SF

Comments: Emerging trade area in the southern portion of Longview. 11,400 SF of retail shop space with 2 drive-thru endcaps located at the main entrance to Walmart Supercenter. Home Depot is adjacent to the Walmart. Proximity to the Lewis & Clark bridge provides access to NW Oregon customers. The city plans to continue to encourage retail growth in the area.

Rates: \$26.00/SF

Demographics:

	1 Mile	3 Mile	5 Mile
Est. Population 2010	6,163	39,934	64,836
Projected Population 2015	6,224	40,752	66,465
2010 Average HH Income	\$38,238	\$50,255	\$54,835
Employees	7,464	27,269	32,262

Source: Regis - SitesUSA

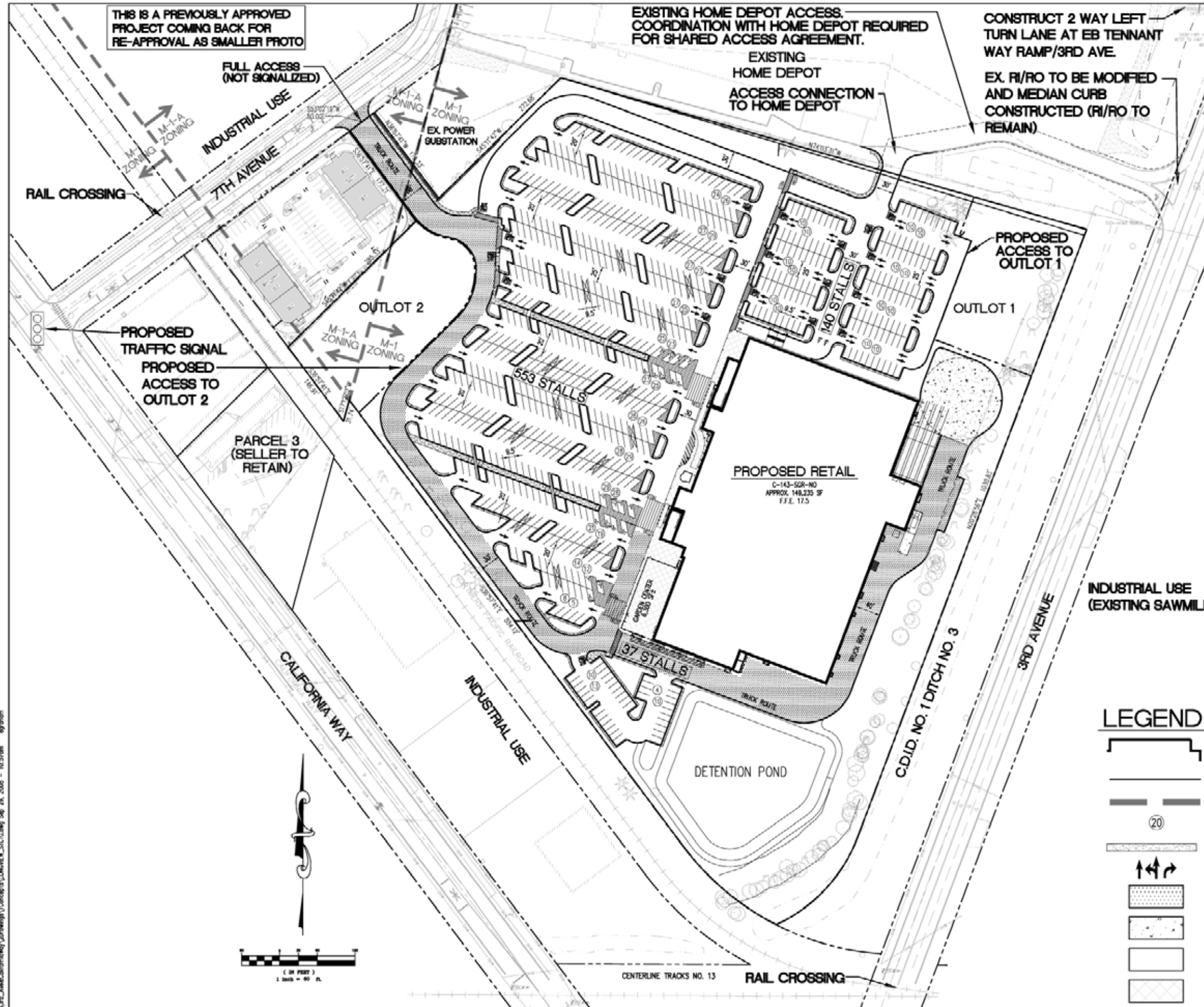


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SITE DATA

USE	LOCATION
PROPOSED RETAIL	19.65 AC±
OUTLOT 1	0.95 AC±
OUTLOT 2	1.03 AC±
TOTAL AREA	21.63 AC±

BUILDING DATA

PROPOSED RETAIL	149,235 SF±
OUTLOT 1	3,200 SF±
OUTLOT 2	11,200 SF±
TOTAL BUILDING AREA	163,635 SF±

PARKING DATA

PROPOSED RETAIL	149,235 SF
STANDARD STALLS	682 STALLS
CART CORRAL STALLS	28 STALLS
ACCESSIBLE STALLS	20 STALLS
TOTAL	730 STALLS
PARKING RATIO:	4.70/1,000 SF
(+28 CART CORRAL STALLS):	4.89/1,000 SF

NOTES:
1. ALL CALCULATIONS BASED ON TOTAL GROSS SQUARE FOOTAGE OF BUILDING.

LEGEND

- PROPOSED BUILDING
- CONCRETE CURB & GUTTER
- ZONING BOUNDARY
- NUMBER OF PARKING STALLS PER ROW
- CONCRETE SIDEWALK PAVEMENT
- DIRECTIONAL PAVEMENT MARKINGS
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- REGULAR DUTY ASPHALTIC CONCRETE PAVEMENT
- CONCRETE PER ARCHITECT

P:\Washington\Longview\Drawings\3rd_Avenue\CaliforniaWay\3rd_Avenue\Conceptual_SitePlan_SIC10.dwg Sep 28, 2008 - 10:57am epraham

No.	Date	By	Revision Description

Designed By:	Issue Date:
ED	09/29/08
Drawn By:	CONCEPTUAL SITE PLAN
ED	
Checked By:	Project No.:
MD	20-001-025

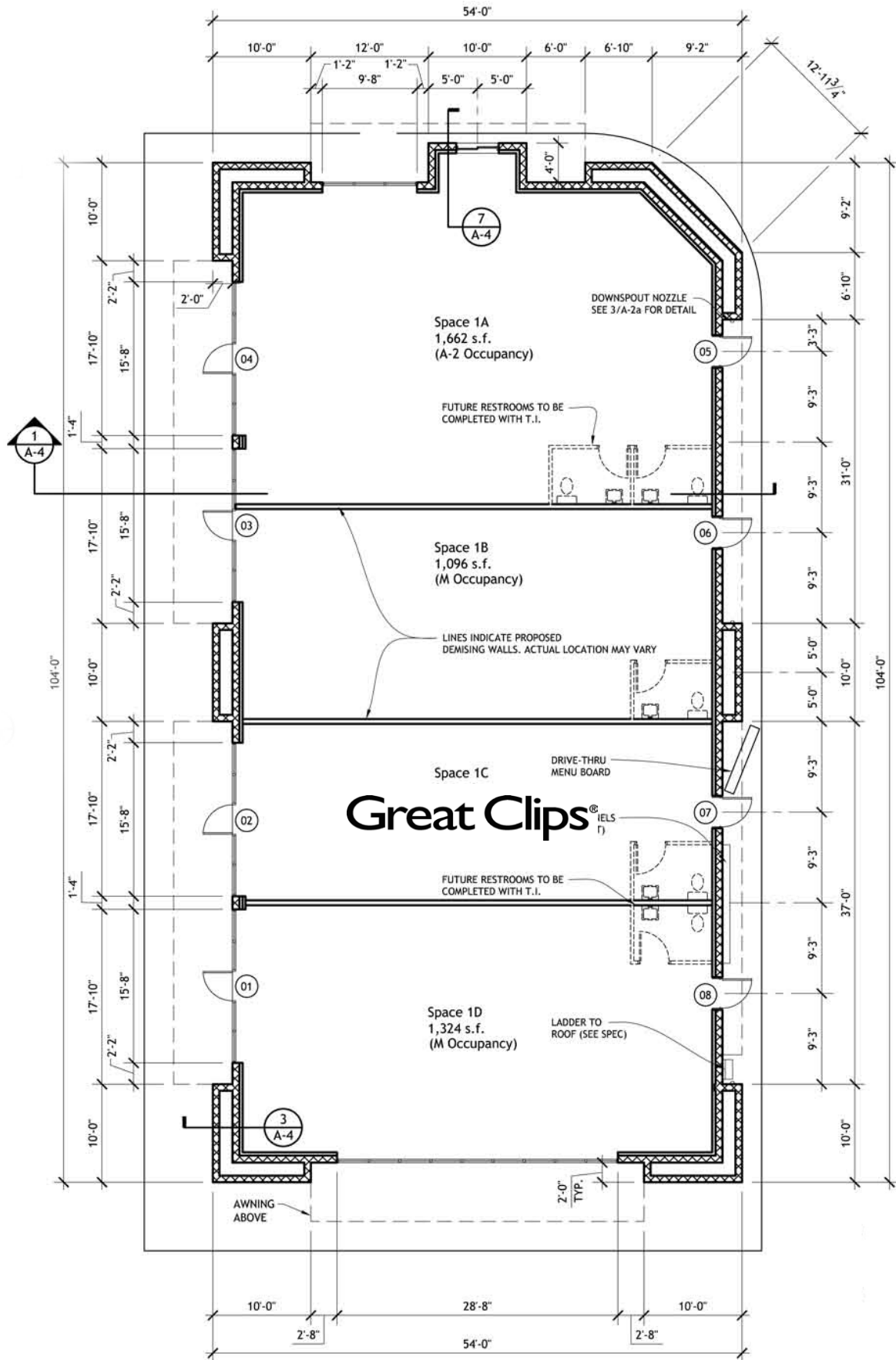
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PROPOSED RETAIL
THIRD AVENUE AND CALIFORNIA WAY
LONGVIEW, WASHINGTON

CONCEPTUAL SITE PLAN

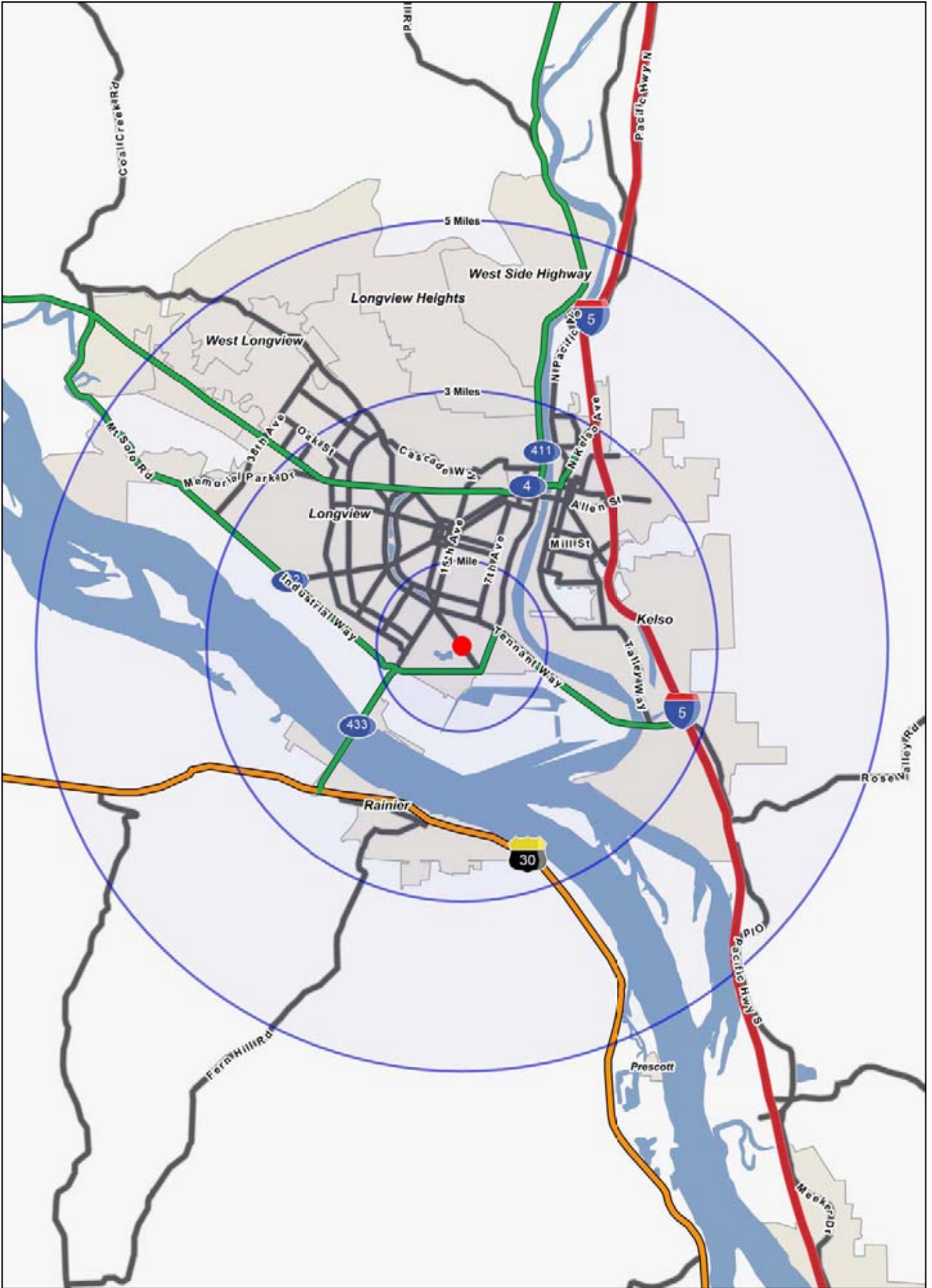
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SITE PLAN





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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 46.12005/-122.9346

7th Ave & California Way

Longview, WA

		1 Mile	3 Miles	5 Miles
POPULATION	2010 Estimated Population	6,163	39,934	64,836
	2015 Projected Population	6,224	40,752	66,465
	2000 Census Population	5,945	38,114	60,796
	1990 Census Population	5,533	37,496	57,317
	Historical Annual Growth 1990 to 2010	0.6%	0.3%	0.7%
	Projected Annual Growth 2010 to 2015	0.2%	0.4%	0.5%
HOUSEHOLDS	2010 Est. Households	2,351	16,082	25,510
	2015 Proj. Households	2,371	16,487	26,292
	2000 Census Households	2,276	15,430	24,040
	1990 Census Households	2,322	15,400	22,709
	Historical Annual Growth 1990 to 2010	0.1%	0.2%	0.6%
	Projected Annual Growth 2010 to 2015	0.2%	0.5%	0.6%
AGE	2010 Est. Population 0 to 9 Years	16.9%	14.2%	14.0%
	2010 Est. Population 10 to 19 Years	11.6%	12.8%	13.2%
	2010 Est. Population 20 to 29 Years	17.8%	14.2%	13.2%
	2010 Est. Population 30 to 44 Years	17.9%	17.3%	17.7%
	2010 Est. Population 45 to 59 Years	15.4%	19.2%	20.0%
	2010 Est. Population 60 to 74 Years	10.9%	14.4%	14.8%
	2010 Est. Population 75 Years Plus	9.5%	8.0%	7.1%
	2010 Est. Median Age	33.5	37.4	37.7
MARITAL STATUS & SEX	2010 Est. Male Population	49.7%	49.1%	49.2%
	2010 Est. Female Population	50.3%	50.9%	50.8%
	2010 Est. Never Married	26.3%	23.5%	22.0%
	2010 Est. Now Married	35.9%	48.0%	52.8%
	2010 Est. Separated or Divorced	25.6%	19.8%	17.7%
	2010 Est. Widowed	12.2%	8.7%	7.5%
INCOME	2010 Est. HH Income \$200,000 or More	0.3%	0.8%	0.9%
	2010 Est. HH Income \$150,000 to \$199,999	0.7%	1.9%	2.0%
	2010 Est. HH Income \$100,000 to \$149,999	4.1%	8.3%	9.5%
	2010 Est. HH Income \$75,000 to \$99,999	4.2%	7.7%	10.4%
	2010 Est. HH Income \$50,000 to \$74,999	15.8%	16.5%	18.1%
	2010 Est. HH Income \$35,000 to \$49,999	16.6%	16.9%	17.1%
	2010 Est. HH Income \$25,000 to \$34,999	18.9%	15.1%	14.1%
	2010 Est. HH Income \$15,000 to \$24,999	13.5%	12.8%	12.0%
	2010 Est. HH Income \$0 to \$14,999	26.1%	20.1%	15.9%
	2010 Est. Average Household Income	\$38,238	\$50,255	\$54,835
	2010 Est. Median HH Income	\$30,892	\$40,574	\$45,121
	2010 Est. Per Capita Income	\$17,504	\$21,110	\$22,135
	2010 Est. Number of Businesses	466	2,069	2,556
	2010 Est. Total Number of Employees	7,464	27,269	32,262

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	1 Mile	3 Miles	5 Miles	
RACE	2010 Est. White Population	83.1%	86.3%	87.9%
	2010 Est. Black Population	2.4%	1.3%	1.0%
	2010 Est. Asian & Pacific Islander	2.1%	2.1%	2.0%
	2010 Est. American Indian & Alaska Native	2.7%	2.1%	1.8%
	2010 Est. Other Races Population	9.7%	8.3%	7.2%
HISPANIC	2010 Est. Hispanic Population	782	4,117	5,484
	2010 Est. Hispanic Population Percent	12.7%	10.3%	8.5%
	2015 Proj. Hispanic Population Percent	15.1%	12.3%	10.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	3,849	26,188	42,727
	2010 Est. Elementary (0 to 8)	7.3%	5.7%	4.9%
	2010 Est. Some High School (9 to 11)	16.7%	11.8%	10.6%
	2010 Est. High School Graduate (12)	29.0%	29.8%	29.8%
	2010 Est. Some College (13 to 16)	27.6%	27.7%	27.7%
	2010 Est. Associate Degree Only	9.5%	10.9%	11.6%
	2010 Est. Bachelor Degree Only	7.5%	9.1%	10.1%
	2010 Est. Graduate Degree	2.3%	5.0%	5.3%
HOUSING	2010 Est. Total Housing Units	2,648	17,716	27,822
	2010 Est. Owner Occupied Percent	30.6%	47.7%	55.6%
	2010 Est. Renter Occupied Percent	58.1%	43.1%	36.1%
	2010 Est. Vacant Housing Percent	11.2%	9.2%	8.3%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.9%	1.1%	1.9%
	2000 Homes Built 1995 to 1998	2.6%	2.8%	6.1%
	2000 Homes Built 1990 to 1994	4.5%	3.2%	4.8%
	2000 Homes Built 1980 to 1989	4.6%	4.3%	5.7%
	2000 Homes Built 1970 to 1979	16.1%	16.4%	19.4%
	2000 Homes Built 1960 to 1969	15.1%	17.2%	16.7%
	2000 Homes Built 1950 to 1959	12.7%	17.3%	15.1%
	2000 Homes Built Before 1949	43.5%	37.7%	30.3%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.2%	0.4%
	2000 Home Value \$400,000 to \$499,999	-	0.7%	0.6%
	2000 Home Value \$300,000 to \$399,999	0.1%	1.5%	1.5%
	2000 Home Value \$200,000 to \$299,999	0.7%	6.7%	9.0%
	2000 Home Value \$150,000 to \$199,999	4.4%	15.3%	18.4%
	2000 Home Value \$100,000 to \$149,999	19.6%	33.5%	38.1%
	2000 Home Value \$50,000 to \$99,999	62.5%	37.9%	28.9%
	2000 Home Value \$25,000 to \$49,999	11.8%	3.6%	2.6%
	2000 Home Value \$0 to \$24,999	0.8%	0.5%	0.4%
	2000 Median Home Value	\$87,548	\$118,769	\$127,464
	2000 Median Rent	\$408	\$382	\$408

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LABOR FORCE	2010 Est. Labor: Population Age 16+	4,733	31,304	50,696
	2010 Est. Civilian Employed	45.3%	50.6%	53.1%
	2010 Est. Civilian Unemployed	7.6%	6.9%	6.3%
	2010 Est. in Armed Forces	-	-	0.1%
	2010 Est. not in Labor Force	47.1%	42.4%	40.6%
	2010 Labor Force: Males	49.2%	48.7%	48.9%
	2010 Labor Force: Females	50.8%	51.3%	51.1%
OCCUPATION	2000 Occupation: Population Age 16+	2,095	15,353	25,584
	2000 Mgmt, Business, & Financial Operations	5.6%	8.0%	7.9%
	2000 Professional & Related	8.6%	14.3%	15.9%
	2000 Service	25.5%	20.8%	18.7%
	2000 Sales and Office	21.9%	22.2%	23.2%
	2000 Farming, Fishing, and Forestry	1.9%	1.4%	1.2%
	2000 Construction, Extraction, & Maintenance	11.7%	11.7%	12.1%
	2000 Production, Transport, & Material Moving	24.8%	21.5%	21.0%
	2000 Percent White Collar Workers	36.1%	44.5%	47.0%
	2000 Percent Blue Collar Workers	63.9%	55.5%	53.0%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	78.6%	79.7%	81.9%
	2000 Drive to Work in Carpool	13.6%	12.5%	11.5%
	2000 Travel to Work by Public Transportation	0.4%	0.6%	0.4%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	4.1%	4.3%	3.2%
	2000 Other Means	1.1%	0.8%	0.5%
	2000 Work at Home	2.2%	2.1%	2.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	61.0%	57.5%	51.5%
	2000 Travel to Work in 15 to 29 Minutes	20.4%	26.8%	32.8%
	2000 Travel to Work in 30 to 59 Minutes	12.9%	10.2%	10.1%
	2000 Travel to Work in 60 Minutes or More	5.7%	5.5%	5.7%
	2000 Average Travel Time to Work	17.1	17.0	17.7
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$86.6 M	\$702 M	\$1.18 B
	2010 Est. Apparel	\$4.13 M	\$33.5 M	\$56.3 M
	2010 Est. Contributions & Gifts	\$4.91 M	\$41.9 M	\$70.8 M
	2010 Est. Education & Reading	\$2.15 M	\$18.1 M	\$30.3 M
	2010 Est. Entertainment	\$4.71 M	\$38.7 M	\$65.4 M
	2010 Est. Food, Beverages & Tobacco	\$14.5 M	\$115 M	\$193 M
	2010 Est. Furnishings & Equipment	\$3.51 M	\$29.7 M	\$50.6 M
	2010 Est. Health Care & Insurance	\$6.56 M	\$51.9 M	\$86.7 M
	2010 Est. Household Operations & Shelter & Utilities	\$26.0 M	\$210 M	\$353 M
	2010 Est. Miscellaneous Expenses	\$1.51 M	\$12.0 M	\$20.1 M
	2010 Est. Personal Care	\$1.28 M	\$10.3 M	\$17.3 M
	2010 Est. Transportation	\$17.3 M	\$141 M	\$239 M

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