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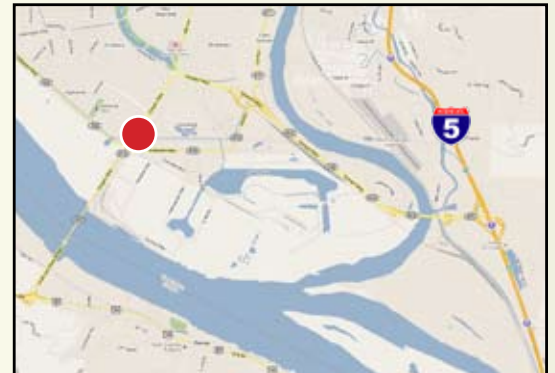
# Lewis & Clark Center



94 Oregon Way, Longview WA 98632

## Location • Location • Location

Lewis & Clark Center is strategically located at the intersection of Oregon Way and Industrial Way on the north side of the Lewis & Clark Bridge. Industrial Way (via Hwy. 432/411) is the main arterial to I-5. Oregon Way is the main street from the Lewis & Clark Bridge to Downtown Longview. The Lewis & Clark Bridge is the only bridge from Oregon to Washington from Astoria to Portland. This is a very visible location with combined traffic counts of 39,000 cars per day at this intersection



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For More Information or a Property Tour, Please Contact:

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toddv@norris-stevens.com

**TCN**  
WORLDWIDE

# Highlights

## Starbucks:

Starbucks occupies 30% of the center and includes a drive-thru. Starbucks has  $\pm$  16,858 stores. 2010 was a record year with revenues of \$10.7 billion with an operating margin of 13.3% and a 40% increase in stock price.

## Subway:

Subway occupies 28% of the center. There are more than  $\pm$  32,800 Subway franchises in 92 countries. Subway recently extended lease for five more years.

## Vacancy:

$\pm$  2,500 sq. ft. available to an Owner/User or Tenant.

### INVESTMENT SUMMARY

#### PRICE

- \$1,350,000

#### CAP RATE (STABILIZED):

- 8.19%

#### BUILDING SIZE:

- $\pm$  6,000 SqFt

#### PRICE PER SqFt

- \$225.00

#### LAND AREA:

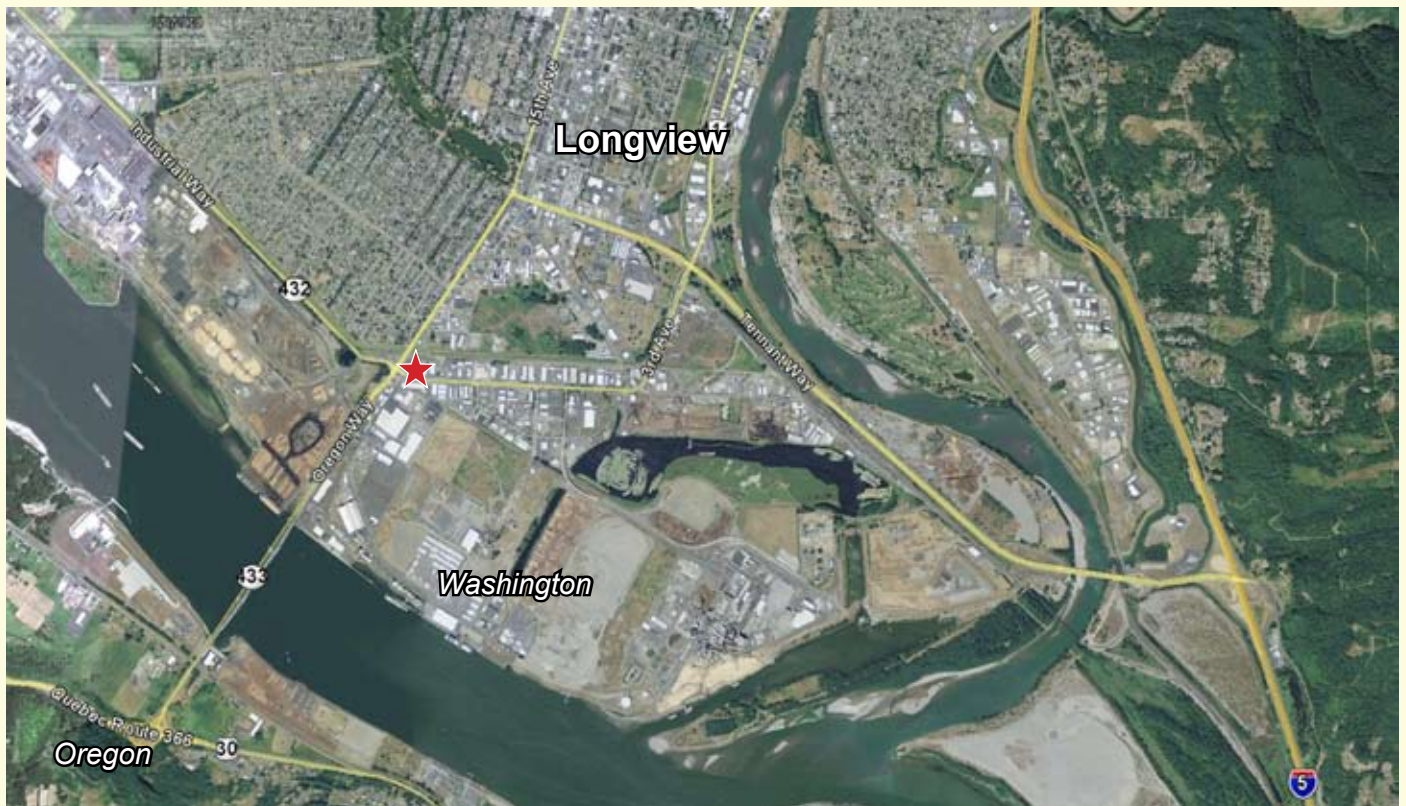
- $\pm$  .90 Acres

#### ZONING

- Mixed-Use Commercial

#### YEAR BUILT

- 2006



*Information contained herein has been obtained from others and is considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*