

2nd-Generation Restaurant Space
1,165 SF @ \$34 psf + NNN

HAZEL DELL

MARKETPLACE

SAFEWAY  **ROSS**
DRESS FOR LESS **Marshalls.**



ANCHORED SHOPPING CENTER REDEVELOPMENT - RETAIL & RESTAURANT SPACE AVAILABLE - GREAT VISIBILITY & ACCESS

HAZEL DELL MARKETPLACE
408 NE 81ST STREET,
VANCOUVER, WA 98665

MICHELLE D. ROZAKIS
503.222.1195 (O)
MROZAKIS@REIG.COM

NICHOLAS DIAMOND
503.222.2655 (O)
NDIAMOND@REIG.COM

NIKKI DIAMOND
503.222.1959 (O)
NIKKI.DIAMOND@REIG.COM

LICENSED IN
OREGON &
WASHINGTON


REAL ESTATE
INVESTMENT GROUP
503.222.1655 - REIG.COM



RETAIL SPACE
1,165 SF @ \$34 PSF + NNN

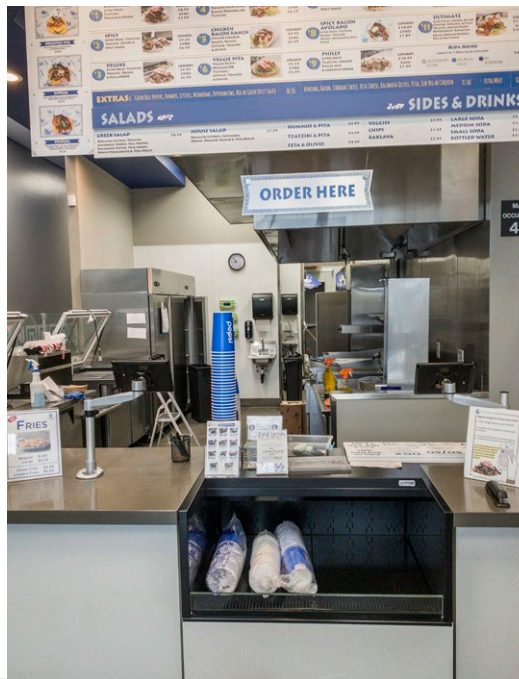
HAZEL DELL MARKETPLACE

Hazel Dell Marketplace is located just north of Vancouver in the center of the Hazel Dell retail area and adjacent to Interstate 5.

Hazel Dell Marketplace is one of the largest community shopping centers in Vancouver and currently includes over 180,000 square feet of leasable space anchored by these major tenants: Safeway, Ross Dress For Less, Tuesday Morning, Sushi Mioga, Sixth Ave Bistro, Jersey Mike's Subs, Round Table Pizza, and Wendy's. Hazel Dell Marketplace will provide specialty and service retailers with the prime location their businesses demand.

Within three miles of Hazel Dell Marketplace, close to 90,000 people reside, whose family income averages close to \$78,000 annually. The highly visible location in conjunction with direct and convenient access from the Interstate 5 Highway make Hazel Dell Marketplace an ideal location for retail as well as service tenants.

As part of the redevelopment two additional parcels are currently being built out, adding upwards to 60,000 square feet of new retail to the shopping center including Urban Waxx, Menchie's, Go Health, MOD Pizza, Parkrose Hardware, Joint Chiropractic and Twin Star. Marshalls location now open!



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SITE PLAN

ONE SPACE AVAILABLE
RESTAURANT OPPORTUNITY

1,165 SF

FOR LEASE
\$34 / SF / YR + NNN
2ND-GENERATION RESTAURANT

KEY

- AVAILABLE
- AT LOI
- AT LEASE
- LEASED



**EXCELLENT
TENANT MIX**

- SAFeway
- Marshalls
- ROSS
- PARKROSE HARDWARE
- GoHealth. URGENT CARE
- THE JOINT chiropractic
- MOD PIZZA
- DREAM DINNERS. HOMEBAKE. MADE EASY.
- Orangetheory FITNESS
- menchie's frozen yogurt
- Jersey Mike's SUBS
- URBANWAXX
- & MORE

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REAL ESTATE
INVESTMENT GROUP

OVERVIEW

LOCATION

HAZEL DELL MARKETPLACE
408 NE 81ST STREET
VANCOUVER, WA 98665
360.696.0837

CURRENT SITE

183,000 SF

PROJECTED ADDITIONAL SQFT

60,000 SF

REDEVELOPMENT

2015

OWNER

HAZEL DELL MARKETPLACE, LLC
1701 SE COLUMBIA RIVER DRIVE
VANCOUVER, WA 98661

DEMOGRAPHICS

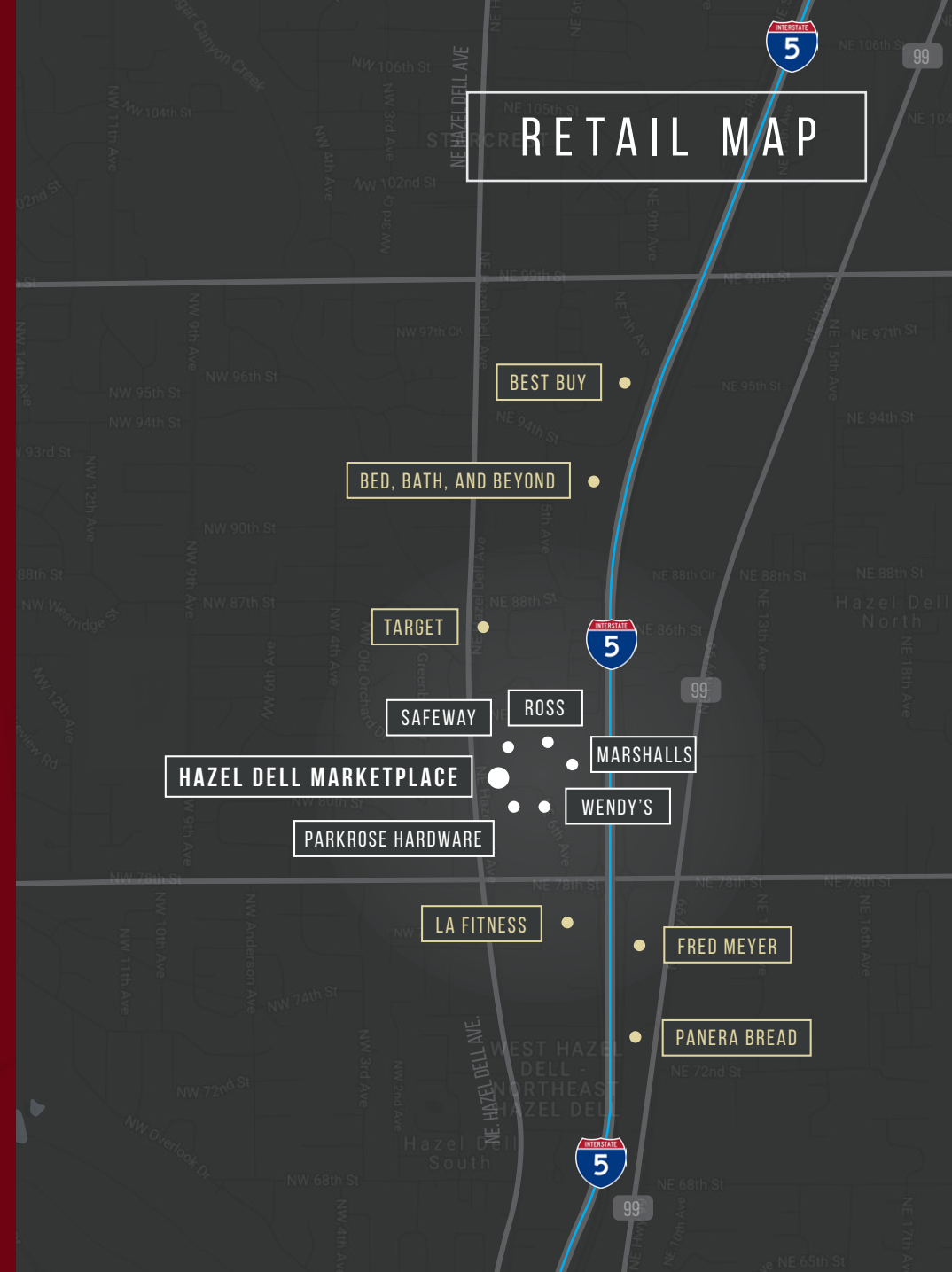
	1 MILE	3 MILE	5 MILE
POPULATION	14,756	90,006	176,635
MEDIAN AGE	38.0	38.4	37.9
AVG. HH INCOME	\$67,611	\$77,695	\$74,881

TRAFFIC COUNTS

AVERAGE DAILY

INTERSTATE 5	71,000
NE 78TH STREET EXIT	27,329
NE 78TH STREET/ NE HAZEL DELL AVE	29,241

RETAIL MAP



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