

**HAZEL DELL  
MARKETPLACE**

**rue21**  
 Available for Lease  
 Tuesday Morning  
 MUSIC WORLD | PERFECTION NAILS  
 PERFECT LOOK | SALLY BEAUTY  
 MODÃO RESALE | GSW BAGEL  
 BIKRAM HOT YOGA | DREAM DINNERS  
 TANS & COMPANY | JAZZ BBQ  
 Miracle Cleaners | Available for Lease

**HAZEL DELL  
MARKETPLACE**



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

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

**RYAN MANOUGIAN**  
 971.254.9531 (O)  
 503.896.9689 (C)  
 RMANOUGIAN@REIG.COM

**NICHOLAS DIAMOND**  
 503.222.2655 (O)  
 NDIAMOND@REIG.COM

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







*Find it all here.*

## 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 the specialty and service retailer the prime location their business demands.

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 joining the shopping center. Marshalls and rue21 are now open!

### HAZEL DELL MARKETPLACE

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*Our location provides*  
**CONVENIENT**  
*shopping to the community.*



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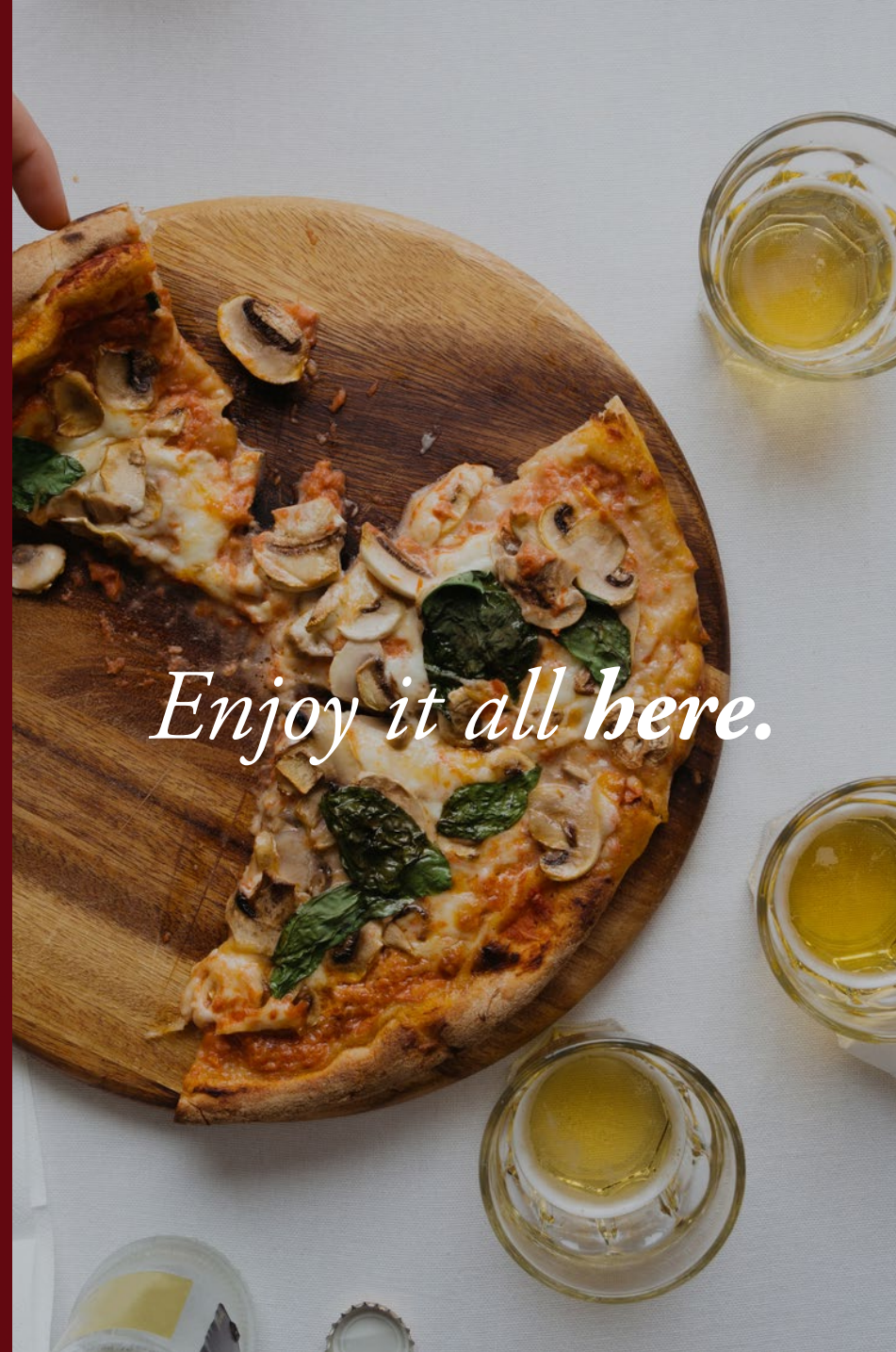
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# OVERVIEW

<b>LOCATION</b>	HAZEL DELL MARKETPLACE 408 NE 81ST STREET VANCOUVER, WA 98665 360.696.0837		
<b>CURRENT SITE</b>	183,000 SF		
<b>PROJECTED ADDITIONAL SQFT</b>	60,000 SF		
<b>REDEVELOPMENT</b>	2015		
<b>OWNER</b>	HAZEL DELL MARKETPLACE, LLC 1701 SE COLUMBIA RIVER DRIVE VANCOUVER, WA 98661		
<b>DEMOGRAPHICS</b>	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	14,756	90,006	176,635
<b>MEDIAN AGE</b>	38.0	38.4	37.9
<b>AVG. HH INCOME</b>	\$67,611	\$77,695	\$74,881
<b>TRAFFIC COUNTS</b>	AVERAGE DAILY		
<b>INTERSTATE 5</b>	71,000		
<b>NE 78TH STREET EXIT</b>	27,329		
<b>NE 78TH STREET/ NE HAZEL DELL AVE</b>	29,241		



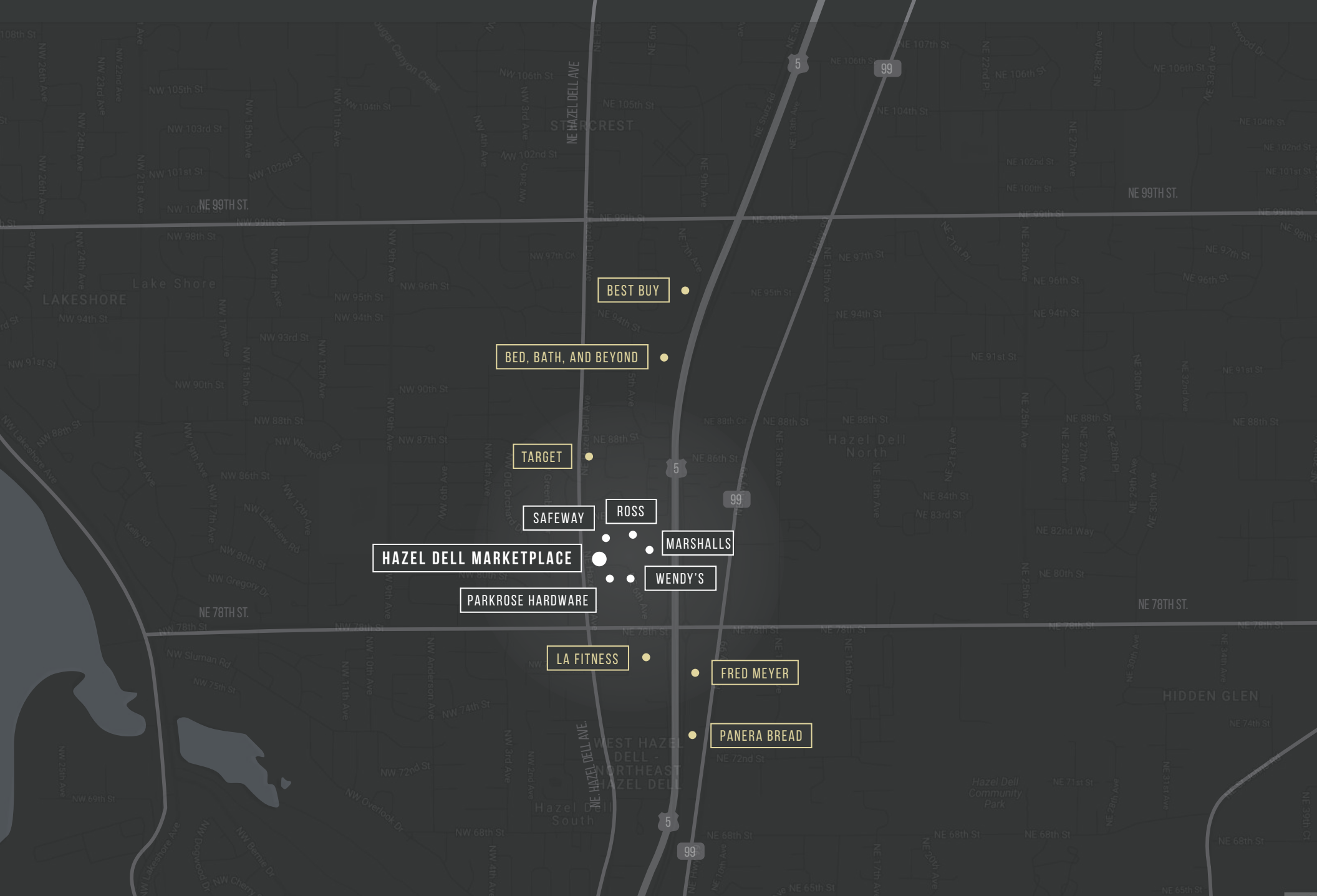
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**REAL ESTATE**  
INVESTMENT GROUP



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*A VARIETY  
of options abound.*



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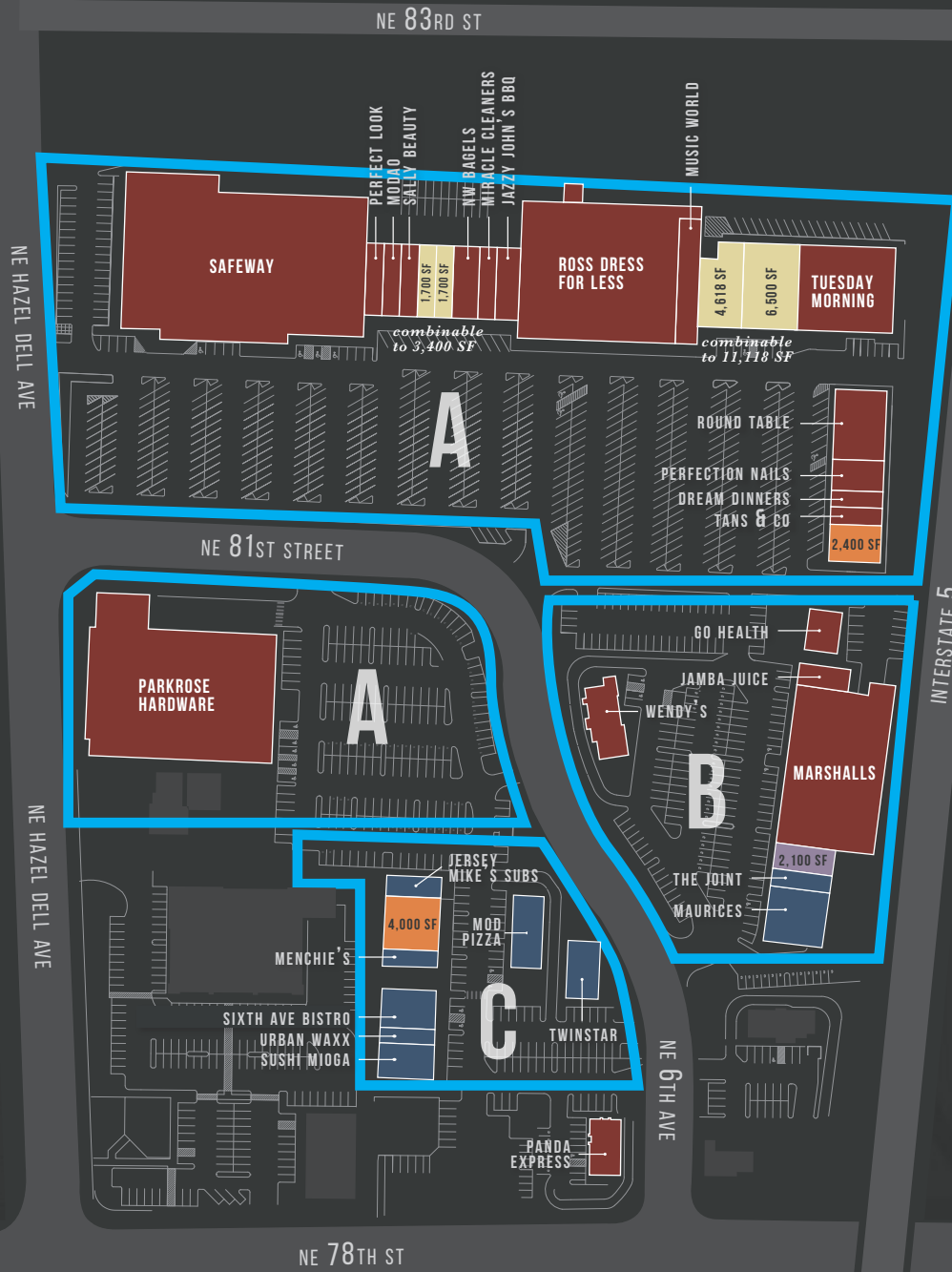
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# SITE PLAN



## KEY

- AVAILABLE
- AT LOI
- AT LEASE
- LEASED
- IN CONSTRUCTION
- IN CONSTRUCTION: DELIVERING 8/1/17

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# HAZEL DELL

MARKETPLACE

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VANCOUVER, WA 98665

*A*

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*Property*

*Brought to you by:*



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