

**HAZEL DELL
MARKETPLACE**

Sola
SALON STUDIOS

Available for Lease

Tuesday Morning

MUSIC WORKS	PERFECTION NAILS
PERFECT LOOK	SALLY BEAUTY
MODÃO RESALE	CSW BAGEL
Killer BURGER	DREAM DINNERS
TANS & COMPANY	JOHN'S BBQ
Miracle Cleaners	Available for Lease

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

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CE JOHN

SINCE 1947



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INVESTMENT GROUP

503.222.1655 - 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 location now open!

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Our location provides
CONVENIENT
shopping to the community.



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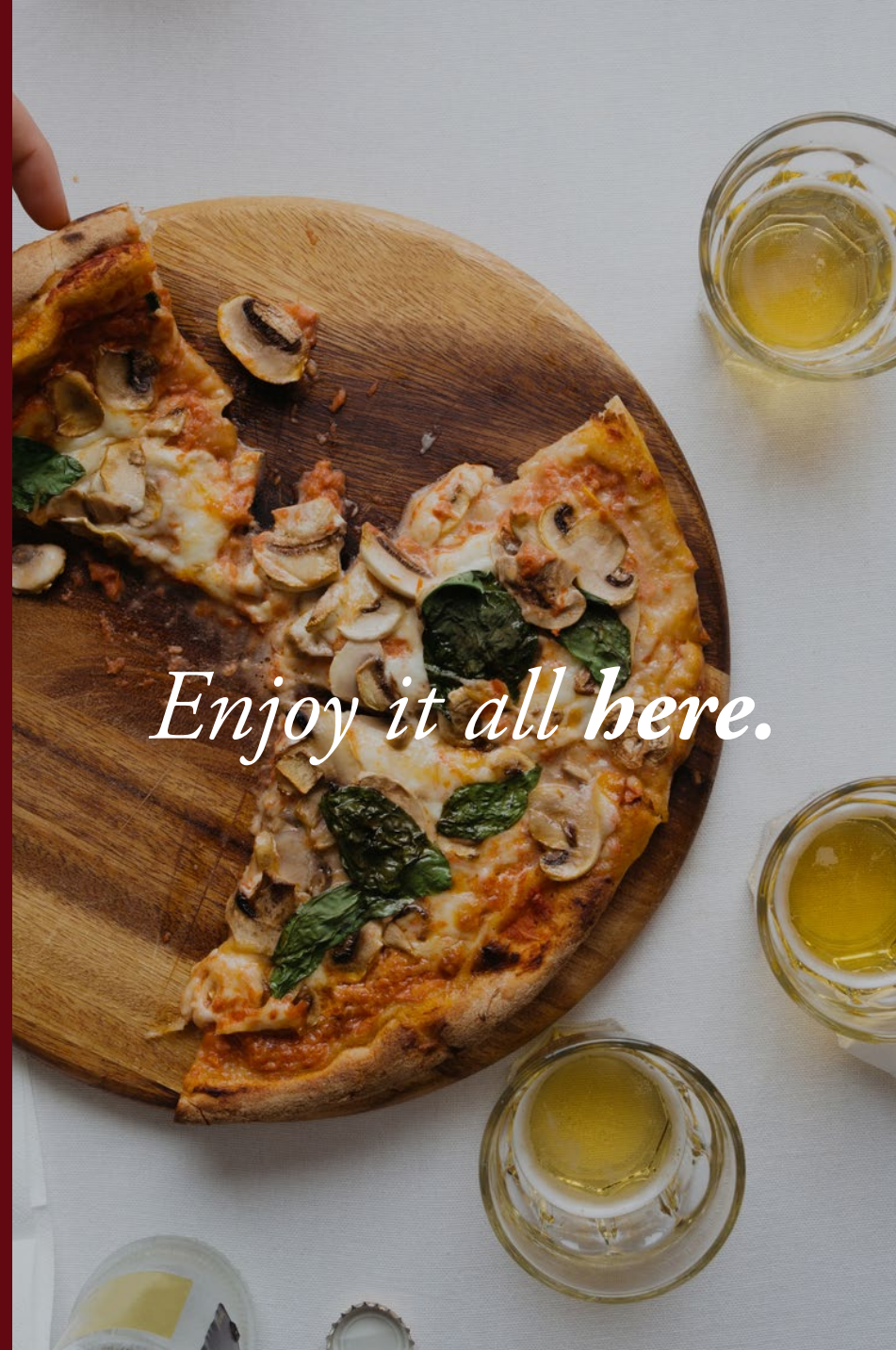
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OVERVIEW

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		



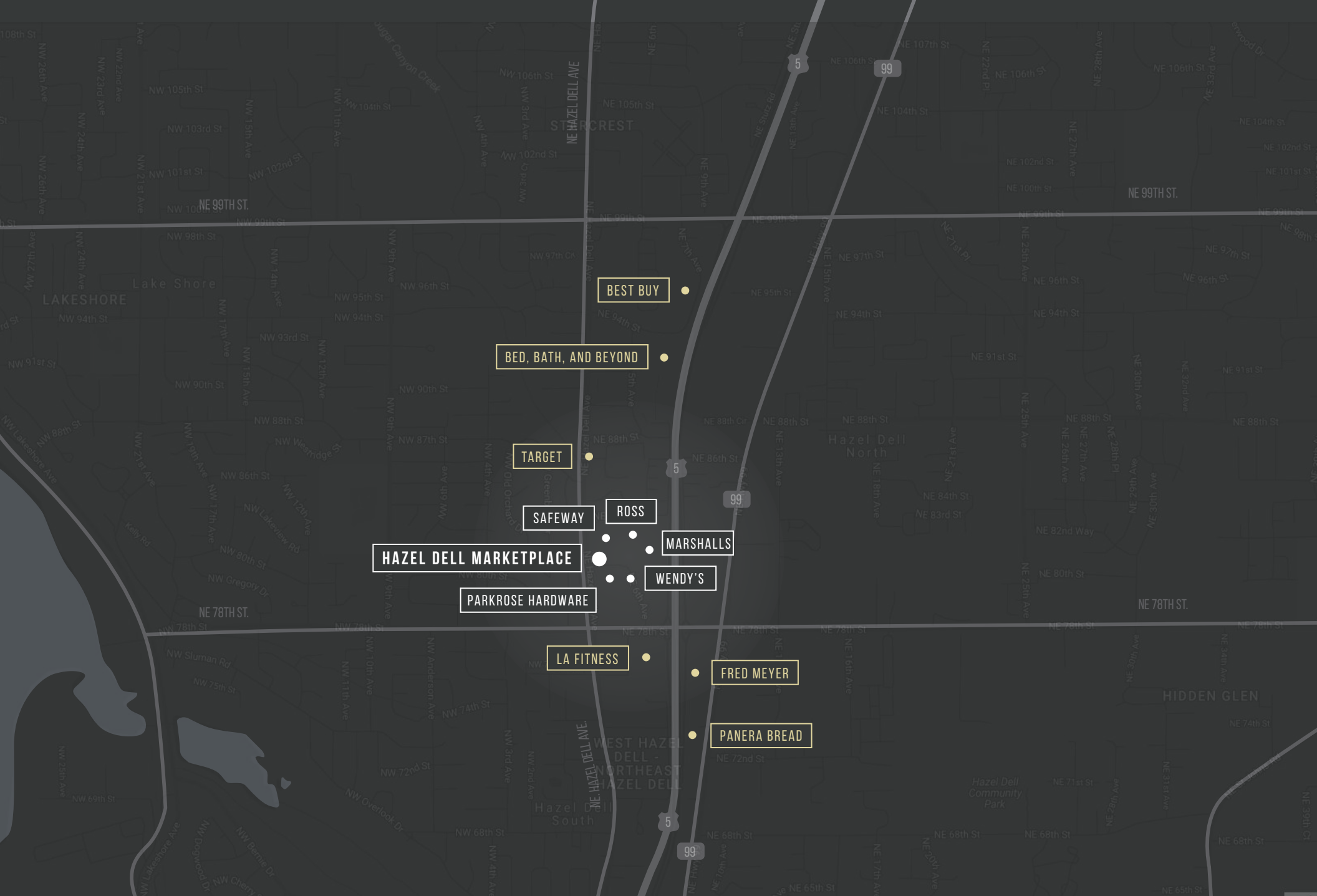
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*A VARIETY
of options abound.*



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SITE PLAN

THREE SPACES LEFT!

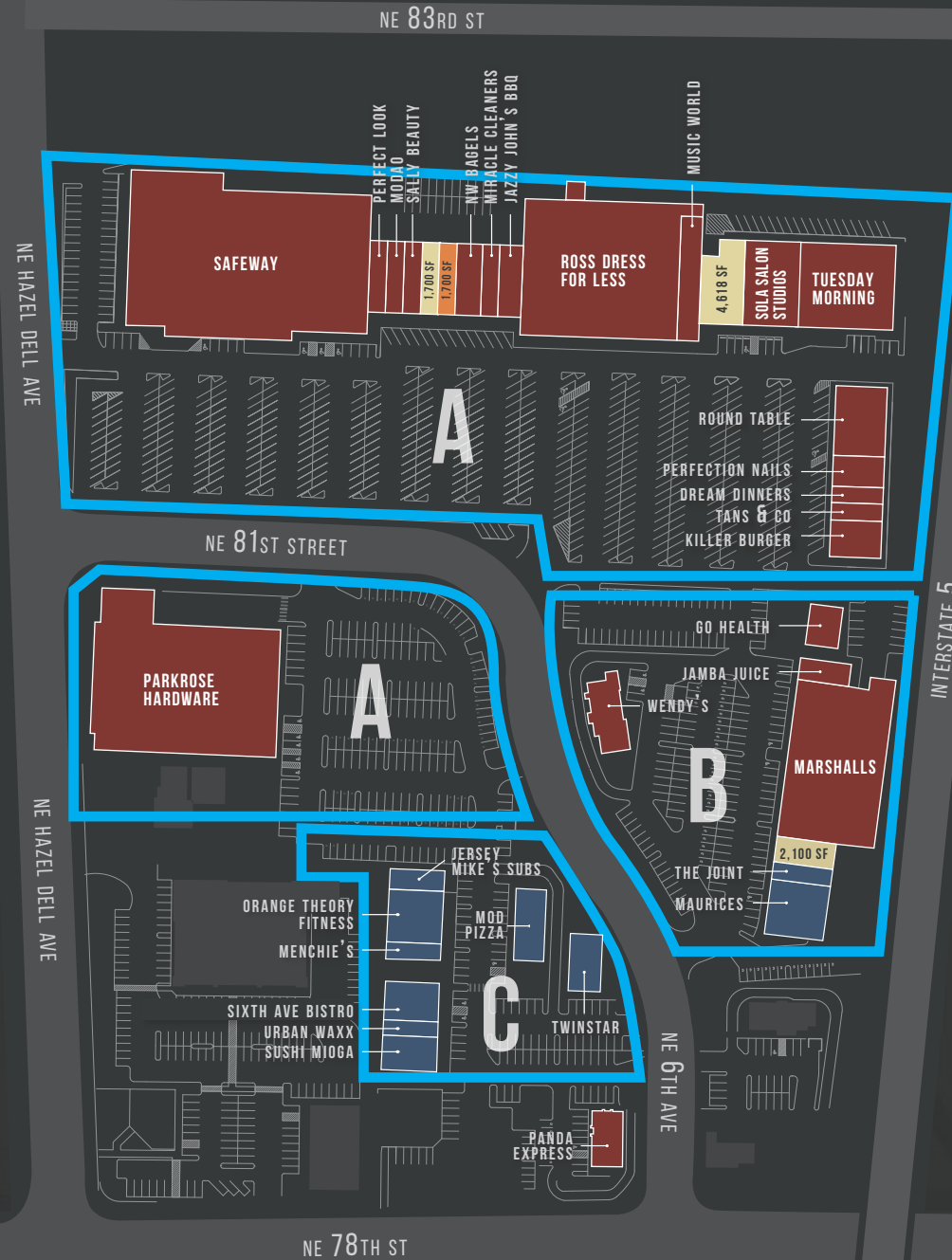
1,700 SF	4,618 SF	2,100 SF
AVAILABLE	AVAILABLE	AVAILABLE

1,700 SF
LEASE PENDING

1,700 - 4,618 SF AVAILABLE

KEY

- AVAILABLE
- AT LOI
- AT LEASE
- LEASED
- IN CONSTRUCTION



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