

FOR LEASE

LAKESHORE CROSSING OFFICE / RETAIL

7700-7738 & 7604-7646 NE Hazel Dell Avenue

Vancouver, WA 98665



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

Availabilities:

- Suite 7634 2nd floor – 600 SF office
- Suite 7646 2nd floor – 600 SF office
- \$18.00/SF NNN

Nearby retailers:



FOR MORE INFORMATION:

Brett Irons

360.597.0574 | birons@fg-cre.com

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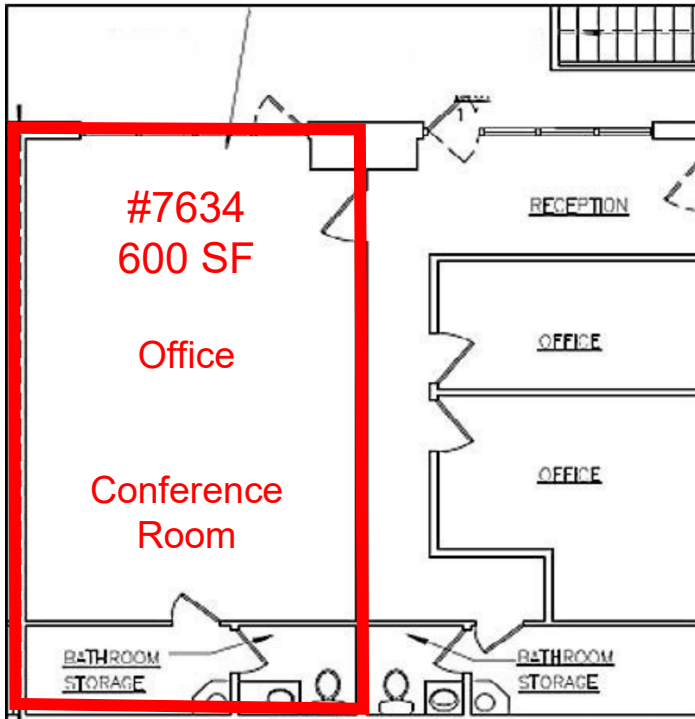
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900 Washington St, Suite 850, Vancouver, WA
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Second floor



Second floor



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2024 Demographics

	1-Mile	3-Mile	5-Mile
Est. Population	14,031	94,502	196,241
Avg. Household Income	\$79,645	\$98,600	\$96,587

Average Daily Traffic Counts

NE Hazel Dell Ave @ NE 76th St S – 11,469
NE 78th St @ NE Hazel Dell Ave W – 28,275
NE 78th St @ NE 6th Ave W – 24,395

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.