

FOR LEASE

TURNKEY DENTAL SPACE WITH EQUIPMENT!

7508 NE Vancouver Mall Dr | Vancouver, WA 98662

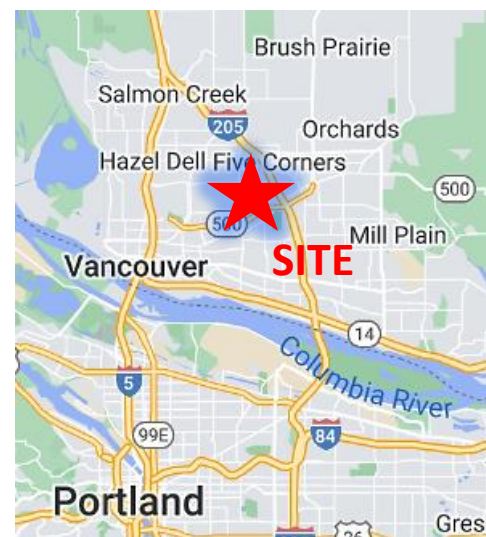


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- 2,465 RSF - a prime dental/ortho practice lease opportunity!
- Infrastructure still in place – turnkey setup, fully equipped including 5 dental chairs, assistant and dentist chairs, x-ray heads, operatory lights, monitors, phones, reception furniture, and sterilization equipment
- Each operatory features a private, fenced-in view of greenery and wildlife
- \$24.00/SF NNN
- 6:1,000 parking
- Monument signage available directly on Vancouver Mall Drive
- Easy freeway access to I-205 and SR-500
- Surrounded by retail, restaurants and other amenities



FOR MORE INFORMATION:

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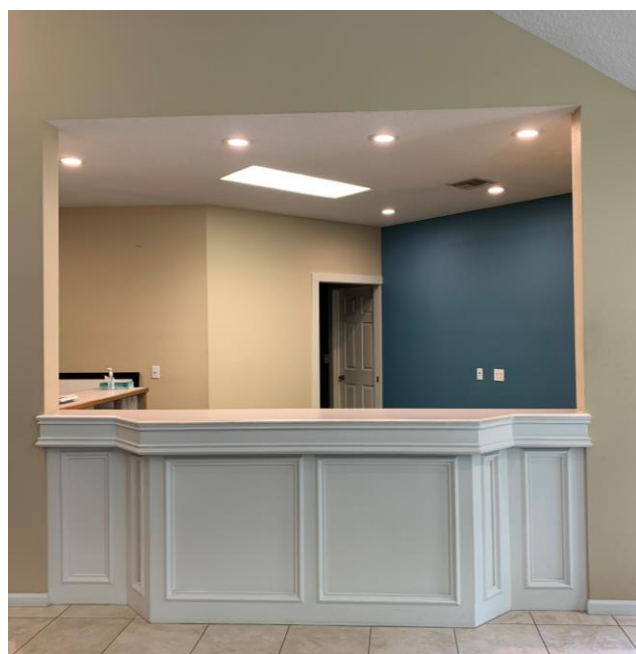
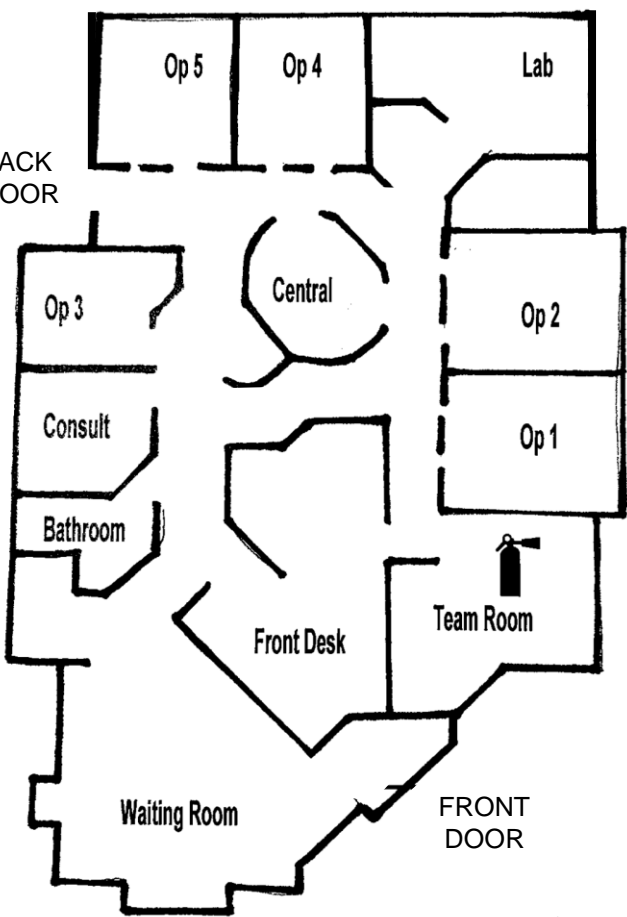
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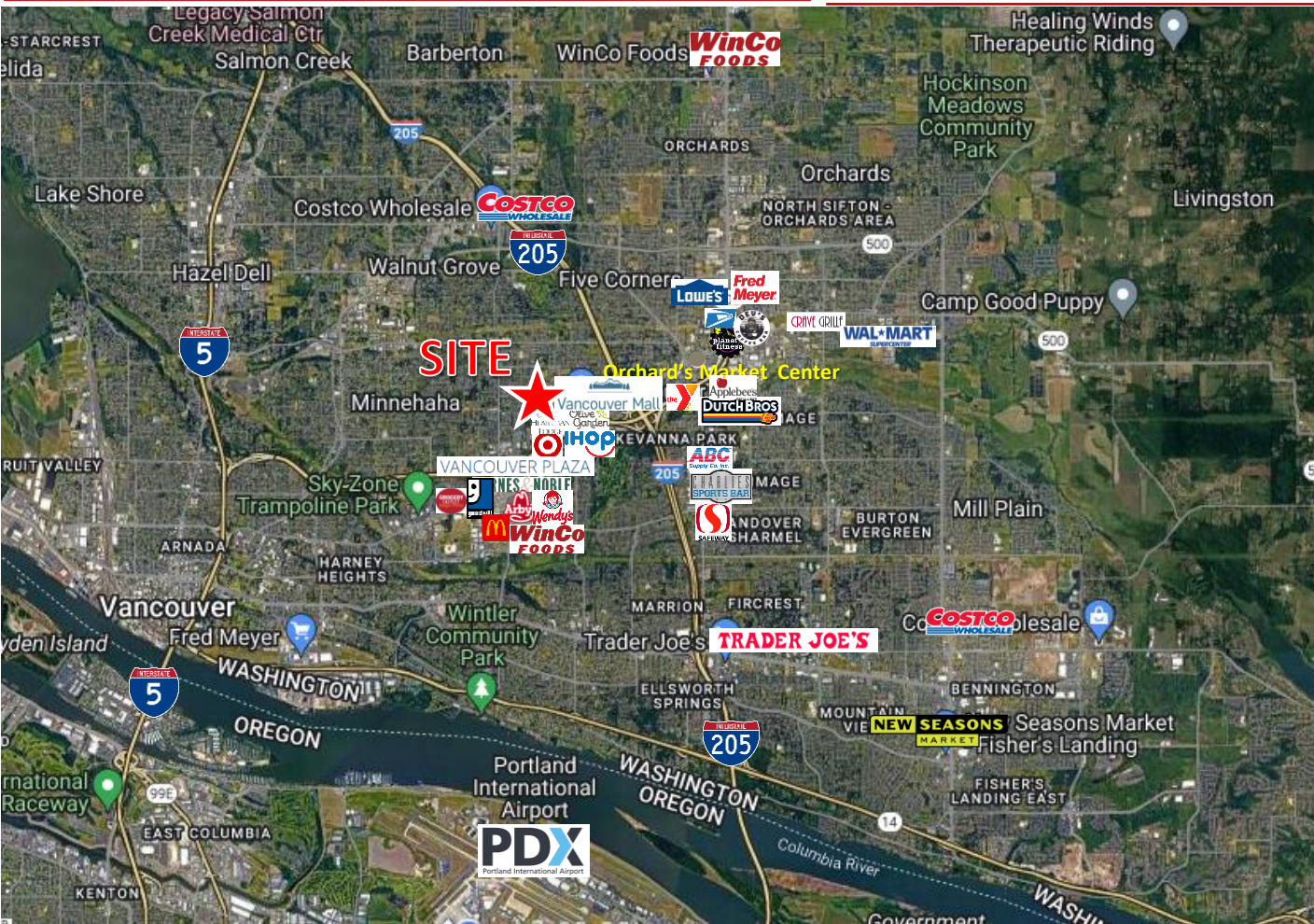
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OFFICE / DENTAL SPACE OPPORTUNITY

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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	20,519	135,605	293,716
2028 Projected Population	21,674	142,575	309,376
Est. Average Household Income	\$73,265	\$81,877	\$88,320
Est. Total Businesses	1,265	5,590	13,387
Est. Total Employees	10,527	45,212	107,316

Average Daily Traffic

- NE Andresen Rd @ NE Van Mall Dr N – 19,335
- NE Andresen Rd @ NE Van Mall Dr S – 21,328
- NE Van Mall Dr @ NE Thurston Way E – 15,154

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.