

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 7712 – 800 SF office/retail
 - Suite 7716 – 800 SF office/retail
 - Suite 7718 – 800 SF office/retail
 - Suite 7620/7622 – 1236 SF Permit ready esthetician space
 - Suite 7632 2nd floor – 600 SF office
 - Suite 7634 2nd floor – 600 SF office
 - Suite 7640 2nd floor – 600 SF office
 - \$18.00/SF NNN
- Combine for 1,600 SF
- Combine for 1,200 SF



FOR MORE INFORMATION:

Brett Irons | 360.597.0574 | biron@fg-cre.com

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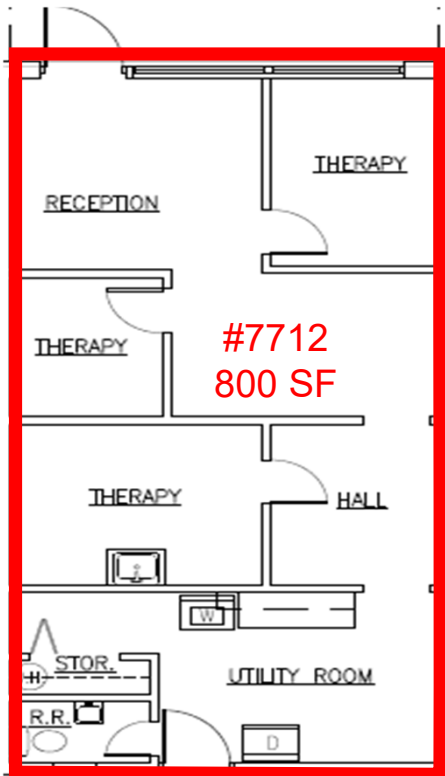
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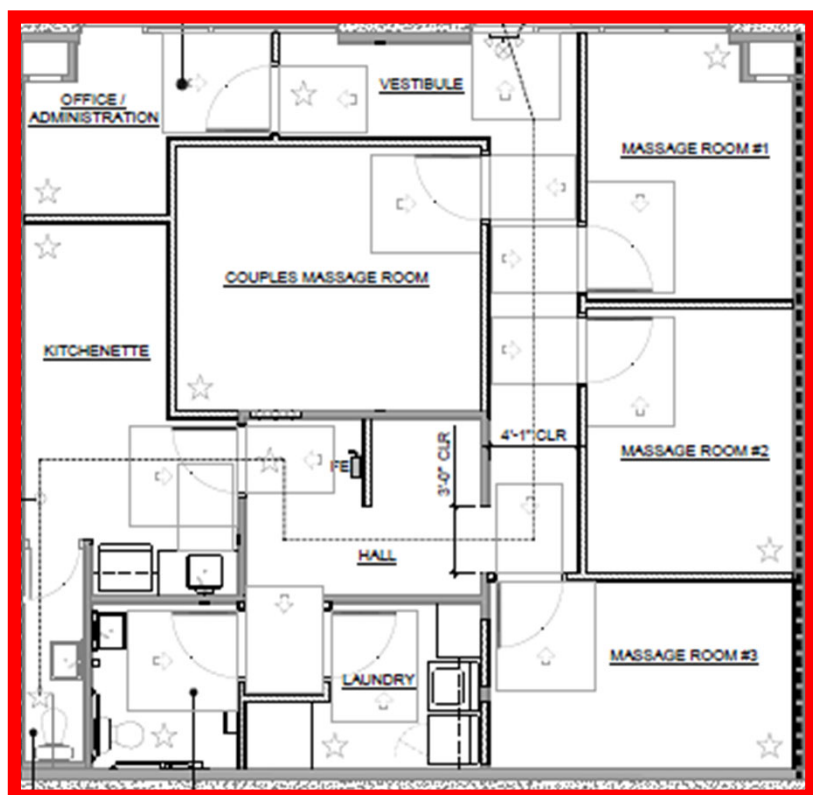
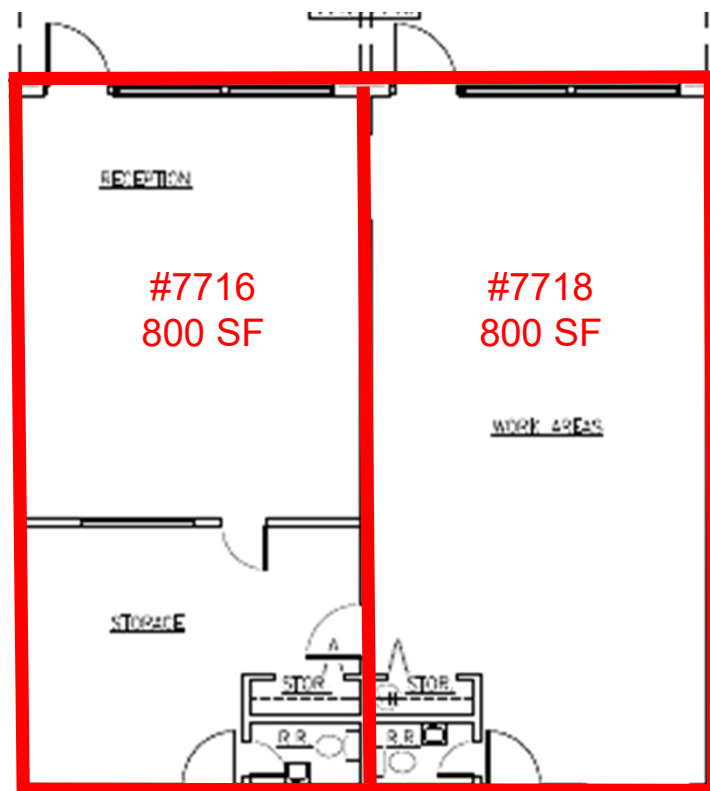


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800 SF



Combine for 1,600 SF



#7620/7622 1,236 SF
Permit Ready Esthetician Space.
Landlord will complete the build out
for qualified Tenant.

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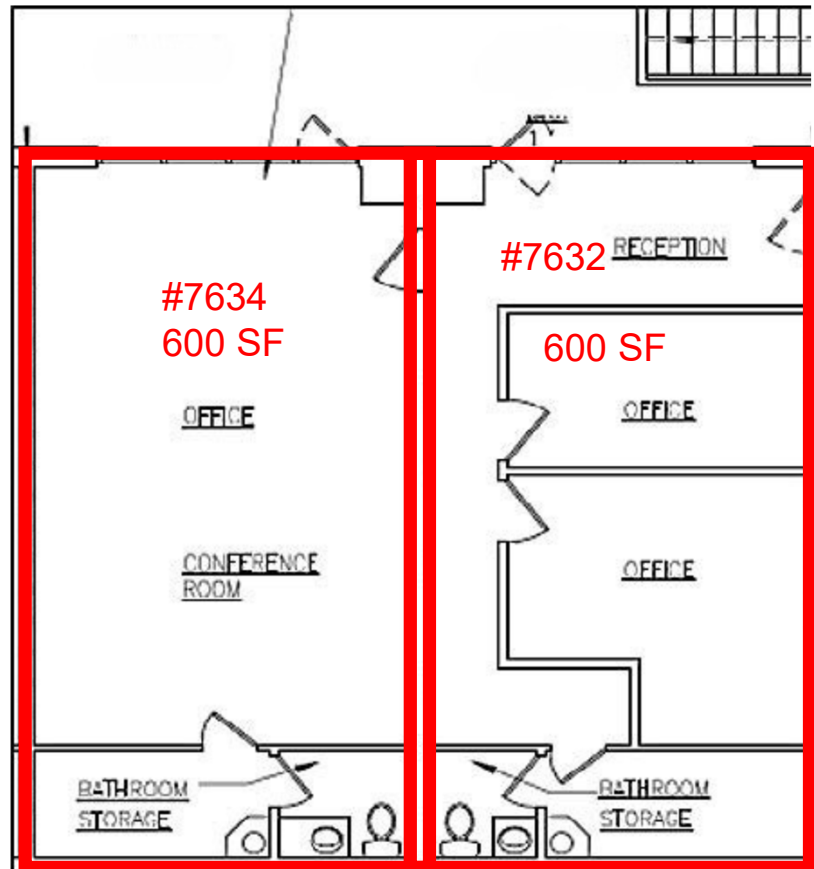
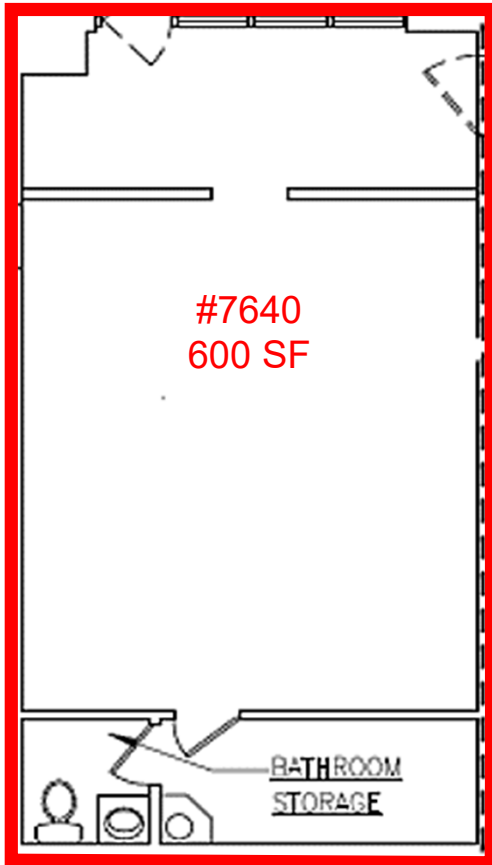
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Second floor 600 SF

Second floor - Combine for 1,200 SF



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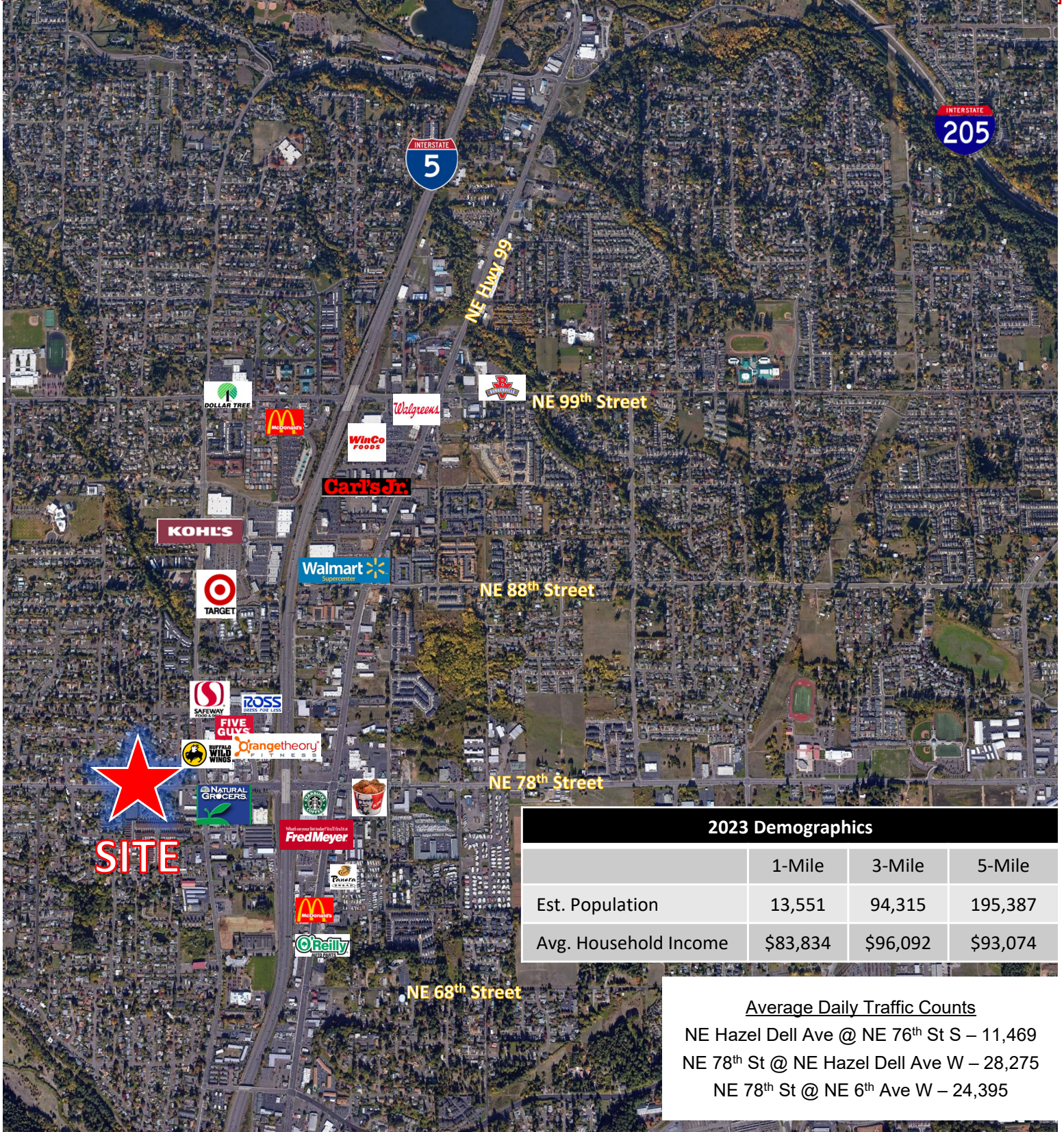


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2023 Demographics			
	1-Mile	3-Mile	5-Mile
Est. Population	13,551	94,315	195,387
Avg. Household Income	\$83,834	\$96,092	\$93,074

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.