

# FOR LEASE: HAZEL DELL FORMER BANK

4,372 SF BLDG W/DRIVE THRU

6829 NE HWY 99, Vancouver, WA



**4,372 SF BUILDING ON 0.88 AC WITH PLENTIFUL PARKING AND DRIVE THRU**

PRIME HIGH-TRAFFIC ARTERIAL. EASY ACCESS TO I-5  
TRAFFIC COUNTS: HWY 99: 16,500 CPD AND I-5: OVER 100,000 CPD

MAJOR RETAIL TRADE AREA ON WEST SIDE OF VANCOUVER

DENSE RESIDENTIAL WITH GREAT DEMOGRAPHICS

LARGE EMPLOYMENT POPULATION IN TRADE AREA

## SURROUNDING RETAILERS



## DEMOGRAPHICS



- 1 MILE – 10,967
- 3 MILE – 106,792
- 5 MILE – 211,062



- 1 MILE – \$108,146
- 3 MILE – \$117,040
- 5 MILE – \$124,143



- 1 MILE – 3,775
- 3 MILE – 31,710
- 5 MILE – 78,229

**BROCK SWITZER:** brock@hsm Pacific.com  
**ANNIKA MAGNUSEN:** annika@hsm Pacific.com  
(503) 245-1400

**CHAINLINKS**  
RETAIL ADVISORS



4260 Galewood St. Suite B, Lake Oswego, OR 97035

# Easy access in and out



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# HAZEL DELL TRADE AREA AERIAL

