



Hazel Dell Dental Suite

7202 NE HWY 99, VANCOUVER, WA 98665

FOR LEASE



3,000 TOTAL AVAILABLE
SQUARE FEET

\$35.00/SF/YR+NNN RENTAL
RATE

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**Kidder
Mathews**

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PROPERTY OVERVIEW

Address	7202 NE Hwy 99 Vancouver, WA 98665
Building	4,800 SF
Available	3,000 SF
Space Type	Dental/ Medical
Base Rent	\$30/SF + NNN's
Timing	Q2 2022
Year Built	2015
CAM's	\$3.88/SF/YR
Taxes 2021	\$24,933

PROPERTY SUMMARY

Kidder Mathews presents the opportunity to lease well-appointed dental office in the Hazel Dell neighborhood of Vancouver, Washington. The two-tenant property is currently half leased to The UPS Store and the dental suite will be available for occupancy Q2 2022.

The subject property is part of a new development surrounded by national retailers such as Dutch Bros, Taco Bell, Panera Bread and an established Fred Meyer with a newer Kroger Fuel Station. The excellent location provides ideal visibility from both Interstate 5 and Highway 99. The property also consists of a monument sign that is shared with the other tenants for excellent freeway signage.

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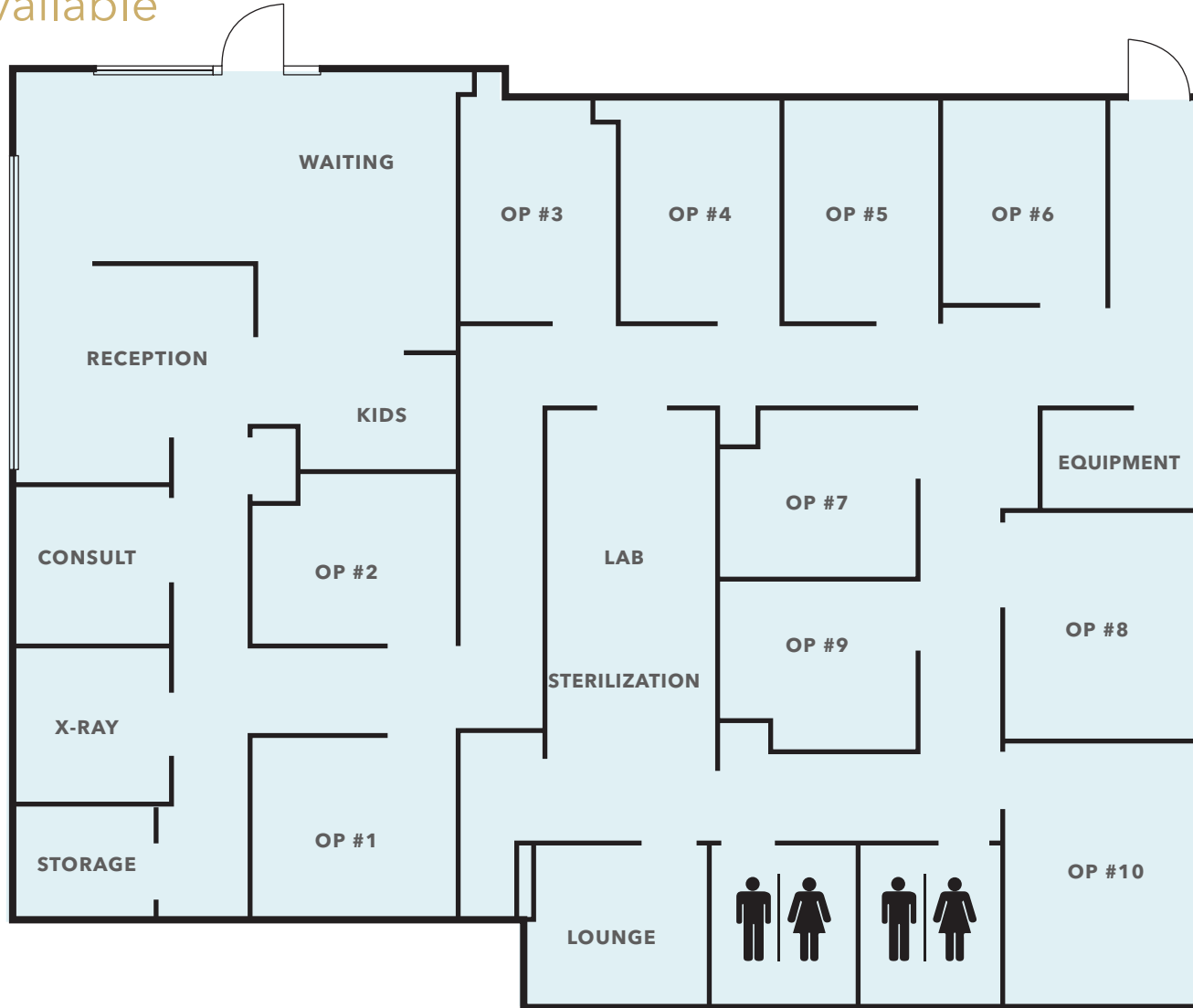


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3,000 RSF Available



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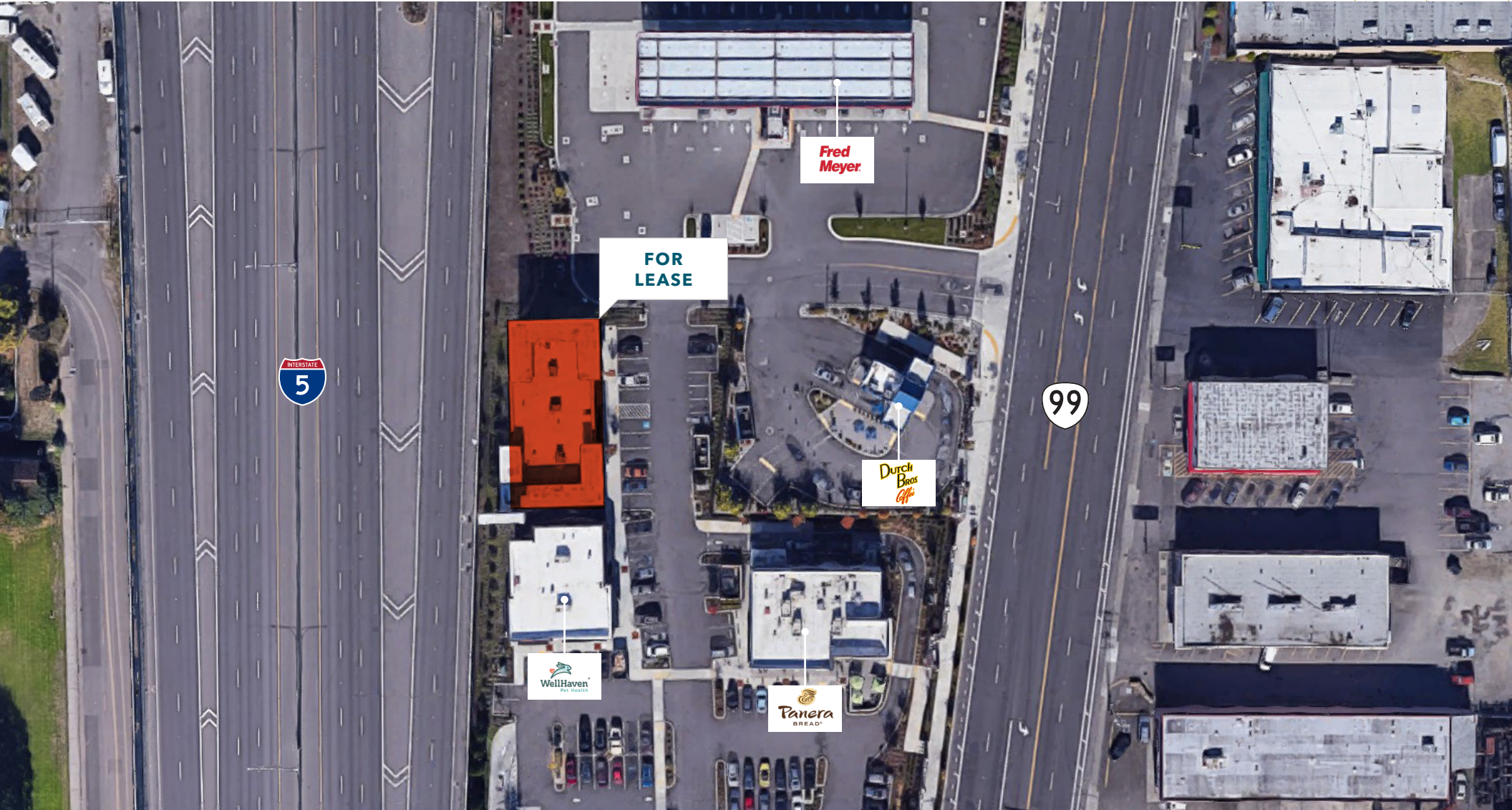
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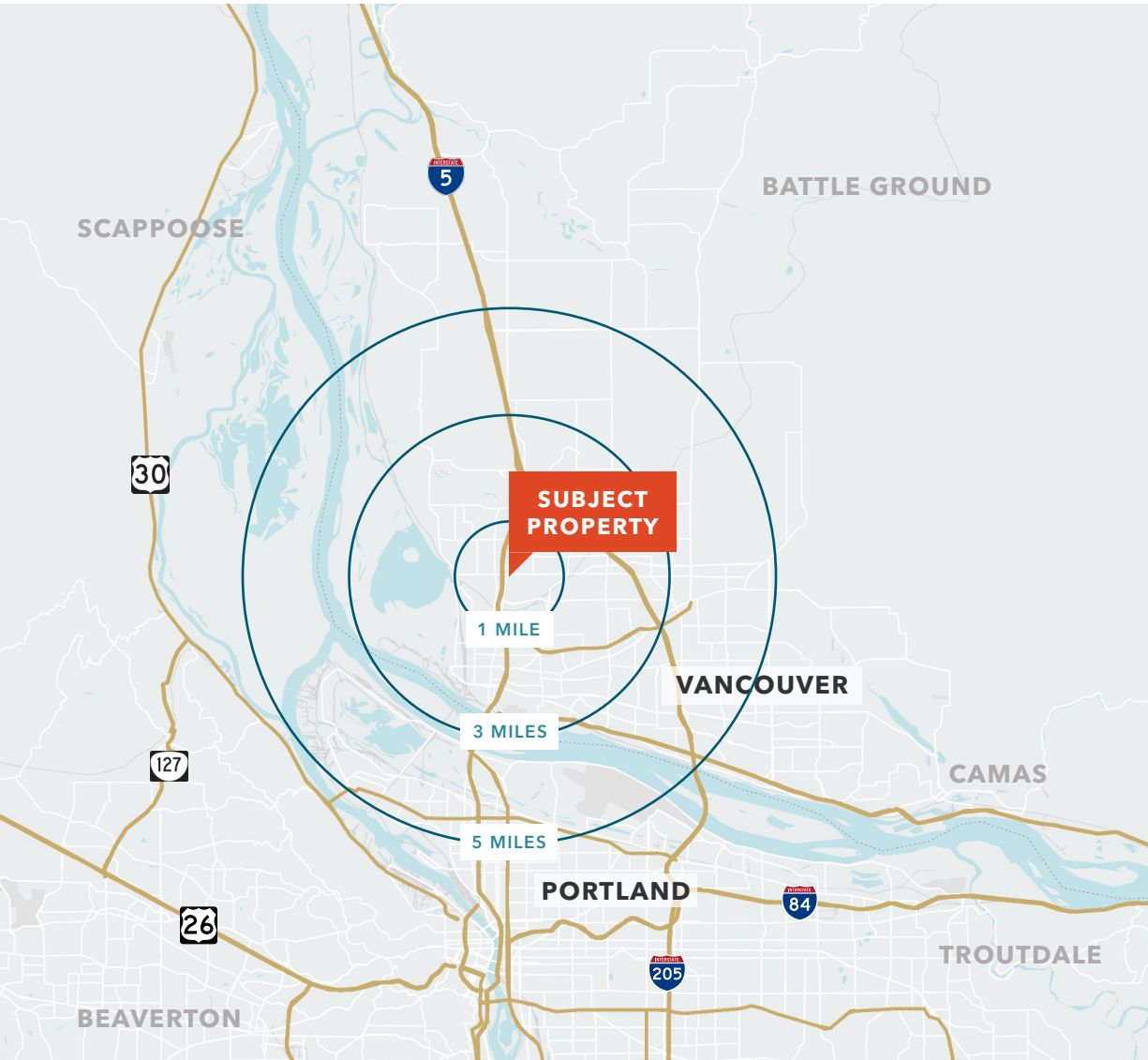
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2021 Population	12,460	100,501	199,471
2026 Population	13,743	106,776	213,850
Annual Growth 2021-2026	1.98%	1.22%	1.40%
2021 Households	5,513	39,241	79,386
2026 Household Projection	6,082	41,633	85,296
Annual Growth 2021-2026	1.98%	1.19%	1.45%
Median Household Income	\$60,125	\$73,195	\$72,836
Employees	6,040	28,413	85,843
Businesses	849	3,835	9,837

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