

HAZEL DELL DRIVE-THRU OPPORTUNITY

VANCOUVER, WASHINGTON



◀ FOR LEASE | MULTI-TENANT OPPORTUNITY ▶

LOCATION

7625 NE Hwy 99
Vancouver, WA 98665

AVAILABLE SPACE

3,984 SF on 1.13 AC with drive-thru
Premises can be divided

LEASE RATE

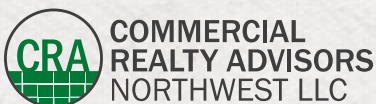
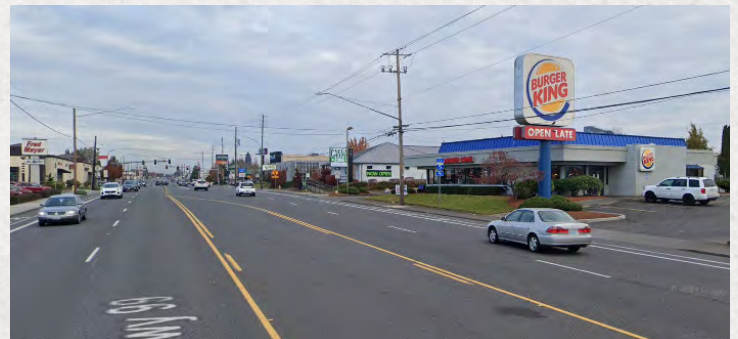
Please call for details

TRAFFIC COUNTS

NE Hwy 99 – 22,281 ADT ('22)
NE 78th St – 35,683 ADT ('22)
I-5 – 78,661 ADT ('22)

HIGHLIGHTS

- Easy access from NE Hwy 99 with high traffic counts.
- Located directly across from Fred Meyer with 20,851 average visits per day in 2024.
- Nearby retailers include Safeway, JoAnns, LA Fitness, Chipotle, Jimmy Johns, Natural Grocers, Parkrose Hardware, PetSmart, Five Guys, Starbucks, Taco Bell and many more.
- Please do not disturb tenant. Contact Brokers for a tour.



COMMERCIAL
REALTY ADVISORS
NORTHWEST LLC

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HAZEL DELL DRIVE-THRU
7625 NE HWY 99
VANCOUVER, WA

JOANN



NE Hwy 99
NE Hwy 99

NE 78th St



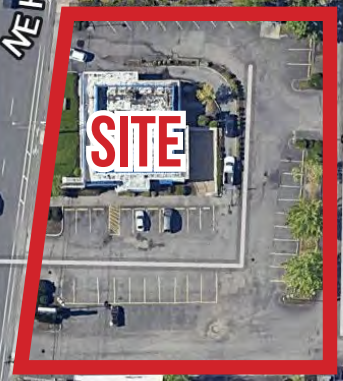
Great Clips



NE Hwy 99

NE Hwy 99

NE Hwy 99



Firestone

Fred Meyer

LA FITNESS

Public Storage

MATTRESS FIRM



NE 78th St

NE 78th St

NE 78th St

NE 78th St

NE 6th Ave

NE 13th Ave

NE 75th St

NE 75th St

NE 13th Ave

HAZEL DELL DRIVE-THRU
7625 NE HWY 99
VANCOUVER, WA

COLUMBIA RIVER
HIGH SCHOOL

GAISER
MIDDLE SCHOOL

EISENHOWER
ELEMENTARY

HAZEL DELL
TOWNE CENTER

JASON LEE
MIDDLE SCHOOL

RUTH BADER
GINSBURG
ELEMENTARY

HAZEL DELL
MARKETPLACE

HAZEL DELL
CROSSING

HAZEL DELL
ELEMENTARY

SITE

Fred Meyer

The UPS Store

TACO BELL

McDonald's

O'Reilly
AUTO PARTS

jiffylube

RESTAURANT
SUBWAY

7-ELEVEN

RESTAURANT
MEXICAN FOOD

RESTAURANT

RESTAURANT

RESTAURANT

DOLLAR TREE

GROCERY
OUTLET

planet
fitness

McDonald's

COLUMBIA

Walgreens

WinCo
FOODS

Auto
Zone

REGAL

craft

Party
City

petco

Walmart

Office
DEPOT

FedEx Office

Target

DEL TACO

POPEYES

BIG 5

SAFeway

ROSS

U-HAUL

Willamette

Umpqua
BANK

JOANN

STARBUCKS

Wendy's

PET SMART

BERKROSE
HARDWARE

MOD

CHANGETHEORY

FIVE GUYS

Jack
in the box

CHASE

WILDLIFE
WINGS

black
rock

NATURAL
GROCCERS

LA FITNESS

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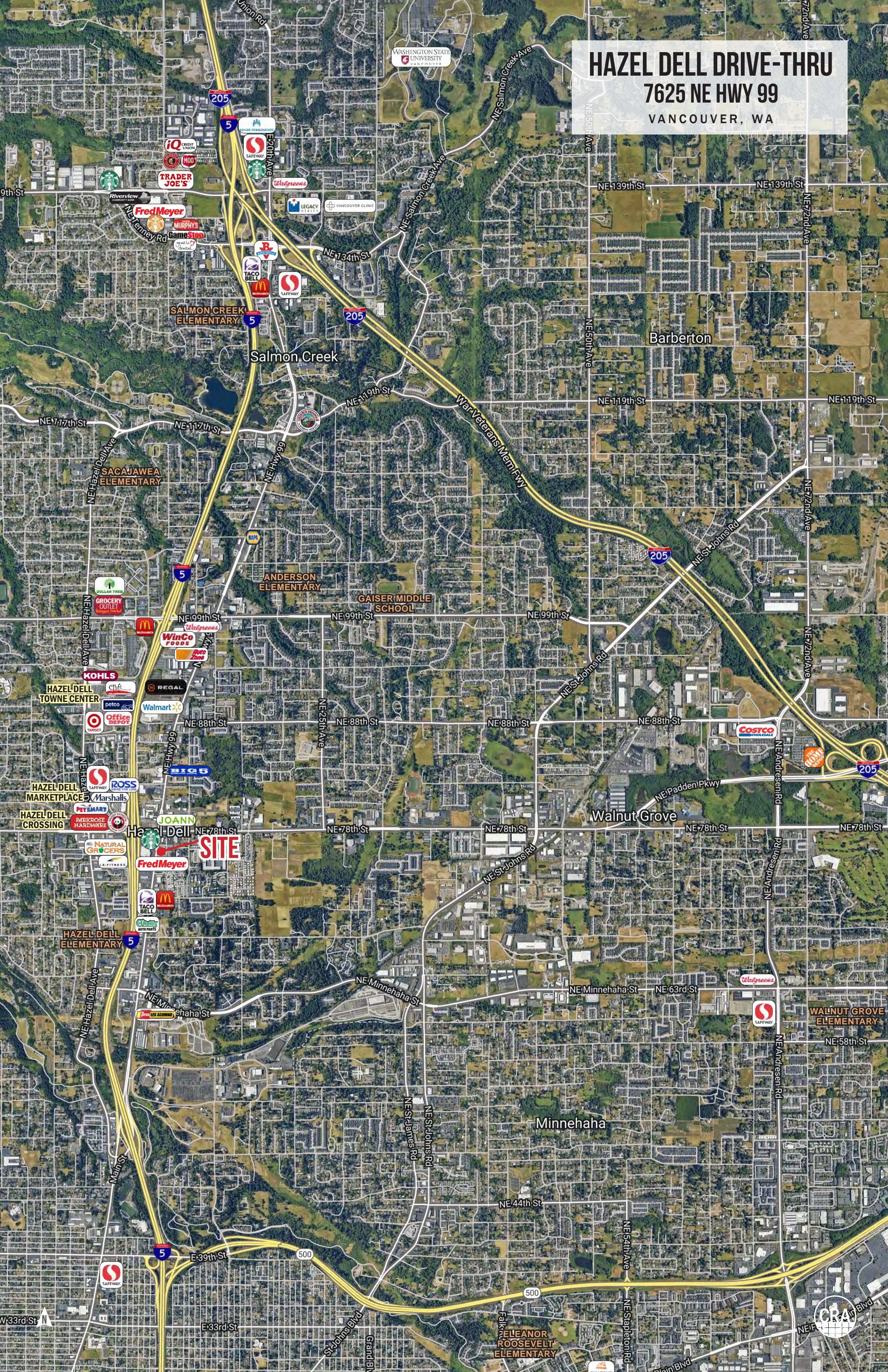
Wendy's

PET SMART

BERKROSE
HARD

HAZEL DELL DRIVE-THRU

7625 NE HWY 99
VANCOUVER, WA



WASHINGTON STATE UNIVERSITY
VANCOUVER

SITE

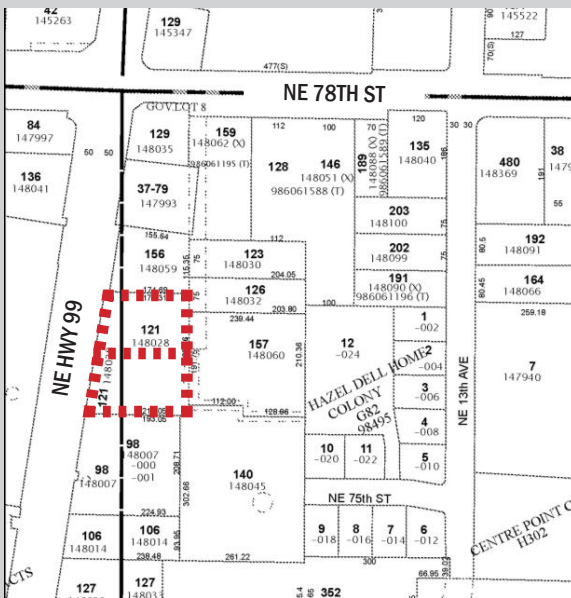
CR4 Blvd

HAZEL DELL DRIVE-THRU

7625 NE HWY 99

VANCOUVER, WA

SITE SURVEY



TAX MAP
Potential for 2 pads

PLAN FOR MARKETING ILLUSTRATIVE PURPOSES ONLY



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7625 NE HWY 99

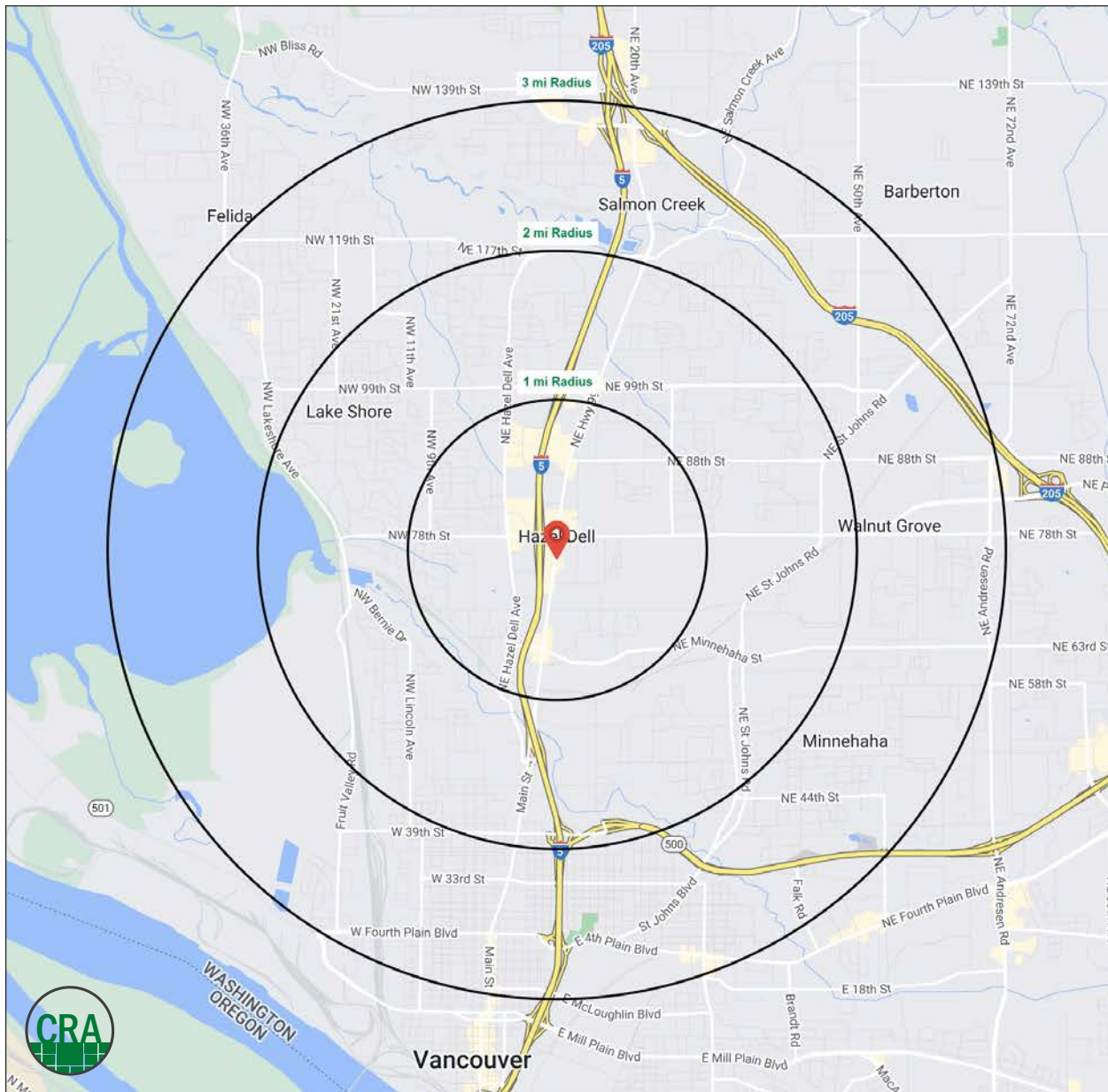
VANCOUVER, WA

DEMOGRAPHIC SUMMARY

Source: Regis - SitesUSA (2024)	1 MILE	2 MILE	3 MILE
Estimated Population 2024	15,691	50,633	101,867
Projected Population 2029	16,617	52,387	105,051
Average HH Income	\$90,663	\$113,226	\$120,607
Median HH Income	\$76,097	\$91,081	\$95,081
Median Home Value	\$434,217	\$491,845	\$494,306
Daytime Demographics 16+	10,477	30,157	59,193
Some College or Higher	65.4%	69.6%	68.7%

50,633
Estimated Population 2024
2 MILE RADIUS

38.8
Median Age
2 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 45.6771/-122.6619

7625 NE Hwy 99 Vancouver, WA 98665	1 mi radius	2 mi radius	3 mi radius
Population			
2024 Estimated Population	15,691	50,633	101,867
2029 Projected Population	16,617	52,387	105,051
2020 Census Population	15,354	49,286	100,710
2010 Census Population	12,340	42,433	87,881
Projected Annual Growth 2024 to 2029	1.2%	0.7%	0.6%
Historical Annual Growth 2010 to 2024	1.9%	1.4%	1.1%
2024 Median Age	36.1	38.8	38.5
Households			
2024 Estimated Households	6,753	20,556	41,202
2029 Projected Households	7,211	21,432	42,853
2020 Census Households	6,333	19,339	39,245
2010 Census Households	5,207	16,740	34,385
Projected Annual Growth 2024 to 2029	1.4%	0.9%	0.8%
Historical Annual Growth 2010 to 2024	2.1%	1.6%	1.4%
Race and Ethnicity			
2024 Estimated White	74.0%	77.1%	76.7%
2024 Estimated Black or African American	4.1%	3.2%	3.2%
2024 Estimated Asian or Pacific Islander	5.6%	5.4%	5.4%
2024 Estimated American Indian or Native Alaskan	0.9%	0.8%	0.8%
2024 Estimated Other Races	15.4%	13.5%	13.9%
2024 Estimated Hispanic	14.6%	12.3%	12.7%
Income			
2024 Estimated Average Household Income	\$90,663	\$113,226	\$120,607
2024 Estimated Median Household Income	\$76,097	\$91,081	\$95,081
2024 Estimated Per Capita Income	\$39,133	\$46,064	\$48,884
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.9%	2.5%	2.4%
2024 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.3%	4.9%
2024 Estimated High School Graduate	27.4%	23.5%	24.0%
2024 Estimated Some College	25.2%	25.2%	24.7%
2024 Estimated Associates Degree Only	14.1%	12.3%	11.6%
2024 Estimated Bachelors Degree Only	18.4%	21.0%	20.4%
2024 Estimated Graduate Degree	7.7%	11.1%	11.9%
Business			
2024 Estimated Total Businesses	998	2,300	4,145
2024 Estimated Total Employees	5,341	13,223	27,057
2024 Estimated Employee Population per Business	5.4	5.7	6.5
2024 Estimated Residential Population per Business	15.7	22.0	24.6

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



**COMMERCIAL
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503.274.0211

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