

FOR LEASE

PADDEN MARKET CENTER

8300 NE 137th Avenue | Vancouver, WA 98682

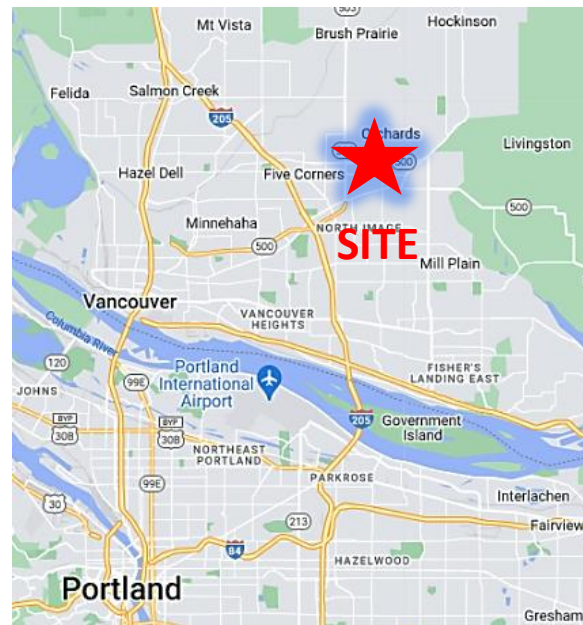


900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Padden Market Center is an outstanding neighborhood center, located on the new six-lane expressway Padden Parkway
- Availabilities:
 - Suite 5 – 1,400 SF
 - Suite 10 – 5,858 SF*
 - Suite 15 – 3,250 SF*
 - *Suites 10 and 15 combine for 9,108 SF*
 - Suite 21 – 1,400 SF
- Call for rates
- Easy access on and off I-205
- Surrounded by amenities including office, retail, residential, healthcare, banking and more



FOR MORE INFORMATION:

Brett Irons
360.597.0574 | biron@fg-cre.com

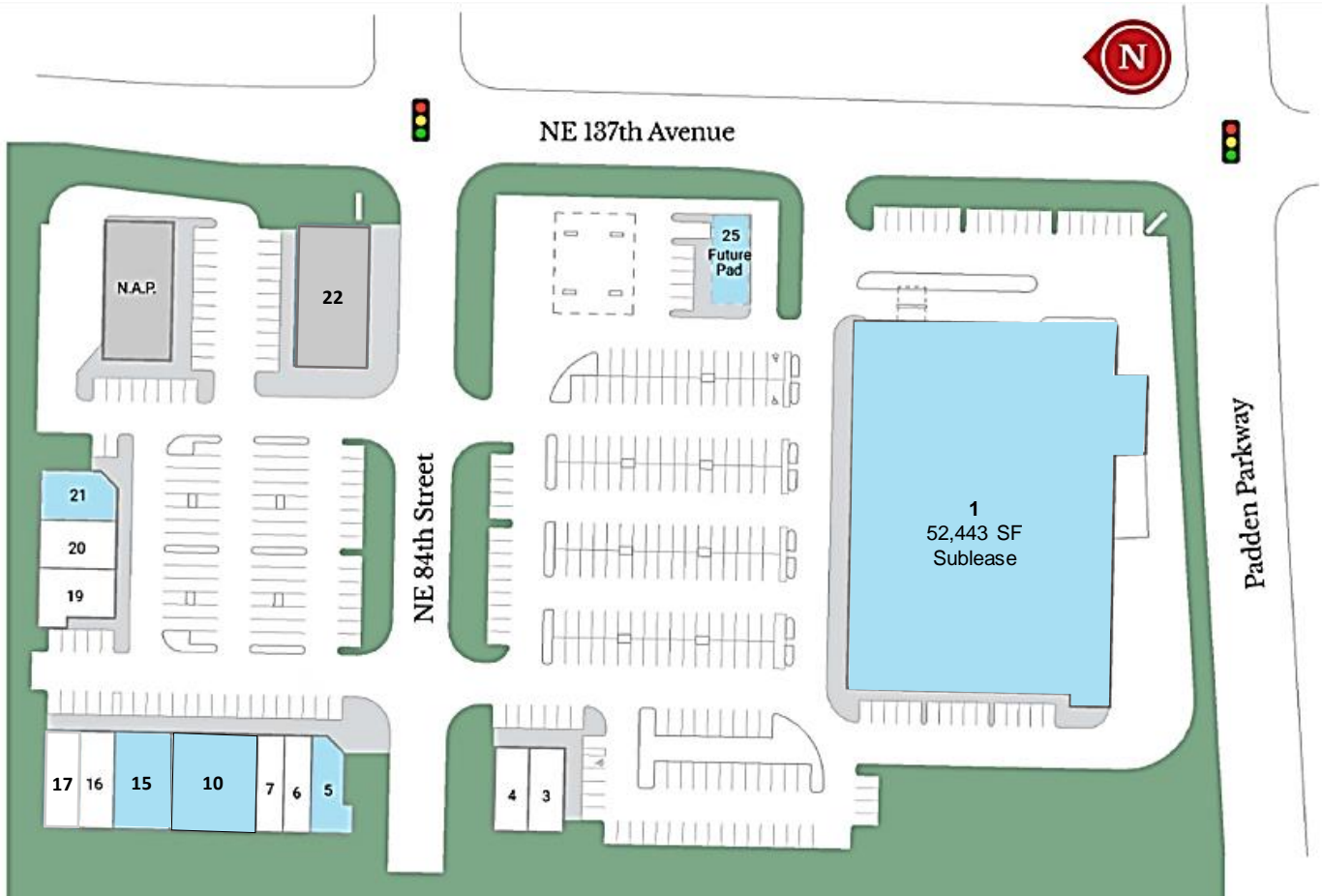
FOR LEASE

PADDEN MARKET CENTER

8300 NE 137th Ave | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



Suite	SF
5	1,400
10	5,858 <i>*combines with Suite 15 for 9,108 SF</i>
15	3,250 <i>*combines with Suite 10 for 9,108 SF</i>
21	1,400
1	52,443 (sublease)

FOR LEASE

PADDEN MARKET CENTER

8300 NE 137th Ave | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

Suite 5 – 1400 SF

Suite 10
5858 SF

Suite 15
3250 SF

Suite 21 – 1400 SF

FOR LEASE

PADDEN MARKET CENTER

8300 NE 137th Ave | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

An aerial photograph of the Padden Market Center area in Vancouver, WA. The image shows a large commercial building with a white roof, a parking lot, and surrounding residential areas. A road intersection is visible in the foreground. Two white boxes with black text are overlaid on the image: one on the left pointing to a school and one on the right pointing to a residential development site.

Heritage
High School

Residential
Development

- Prominent monument signage
- Over 400' of frontage along heavily traveled NE Padden Parkway
- Two points of access from NE 137th Avenue with signalized intersections
- Near Heritage High School, the 24th largest school in Washington State, with approximately 2,200 students
- Join numerous national and regional tenants in the community

FOR LEASE

PADDEN MARKET CENTER

8300 NE 137th Ave | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com

Coming 1Q23 – Holt Homes
Residential development of 200+ homes

Padden Market Center

An aerial photograph of the Padden Market Center, a large, single-story commercial building with a white roof and tan walls. The building is outlined in yellow. To the north of the building is a large, vacant, brown lot, also outlined in yellow. A red circle with a white border is placed on the vacant lot, with a white line pointing to a red text box. The surrounding area includes residential houses, trees, and a multi-lane road with traffic.

Trade Area Infrastructure in Place

Padden Market Center is located in a maturing residential community with contiguous infill vacant land soon to be developed into 200+ units of state of the art residential housing. The center is located at a key signalized neighborhood intersection on the area's primary east-west thoroughfare, SR-500.

Strong Market Fundamentals

The Greater Vancouver market continues to expand, showing 15% population growth between 2010 and 2020. Its employment base is strong with major employees like ZoomInfo, which went public in 2020 and now has a market cap of \$25.6 billion, committed to the region by signing a 350,000 SF lease for its new headquarters in downtown Vancouver.

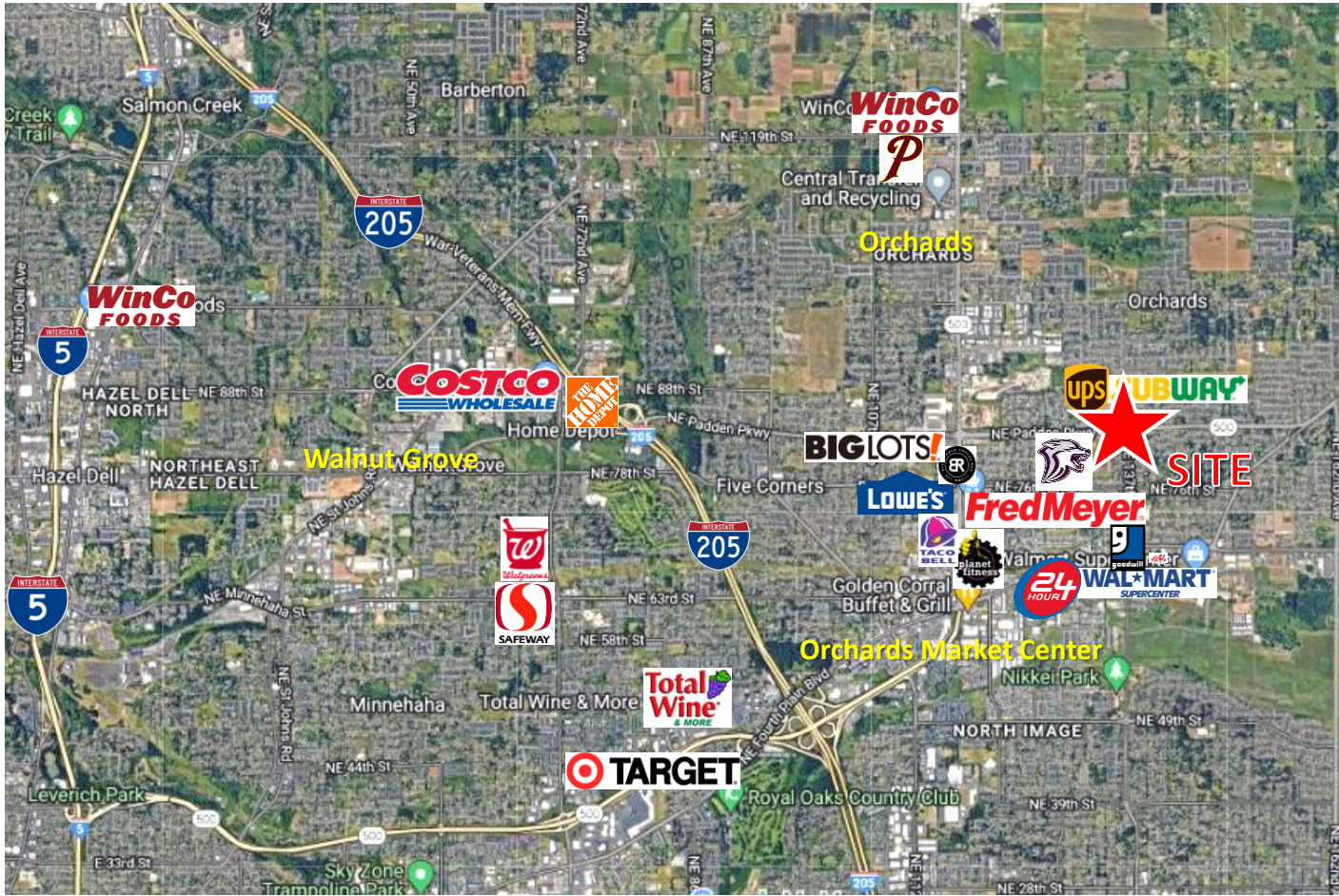
FOR LEASE

PADDEN MARKET CENTER

8300 NE 137th Ave | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA
360.597.0574 | www.fg-cre.com



2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	15,742	89,494	208,258
2028 Projected Population	16,483	94,680	220,197
Est. Average Household Income	\$89,376	\$94,393	\$92,504
Est. Total Businesses	413	2,550	7,702
Est. Total Employees	2,823	19,110	60,764

Average Daily Traffic

NE Padden Pkwy @ NE 137th Ave E – 18,196
 NE Padden Pkwy @ NE 137th Ave W – 14,928
 NE 137th Ave @ NE 78th St N – 10,200

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.