

Padden Parkway Business Center

NE 78th Avenue &
NE St. Johns Road
Vancouver, WA

Price: \$4,950,000
Owner will sell for \$4,407,168
(\$6 SF on 16.86 net acres)

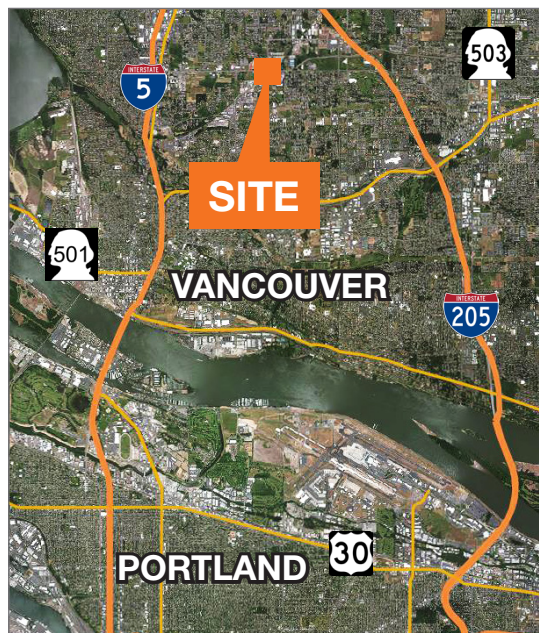
Size: 18.62 gross acres, 16.86
net acres

Access: 2.5 miles west of I-205/
Padden Parkway Interchange
and 1.8 miles east of I-5/NE 78th
Avenue Interchange

Zoning: Business Park (BP),
Clark County jurisdiction. Permits
industrial uses, professional
offices, and some retail uses
including restaurants, hotels
and banks

Average Daily Traffic Count (ADT):
NE 78th Avenue - 45,651 cars; St.
Johns Road - 28,418 cars

Services: Shovel ready for this
construction season; all utilities
available; sanitary sewer already
constructed on site; roadways have
been cement treated; permitting
and pre-construction meetings
in place



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