

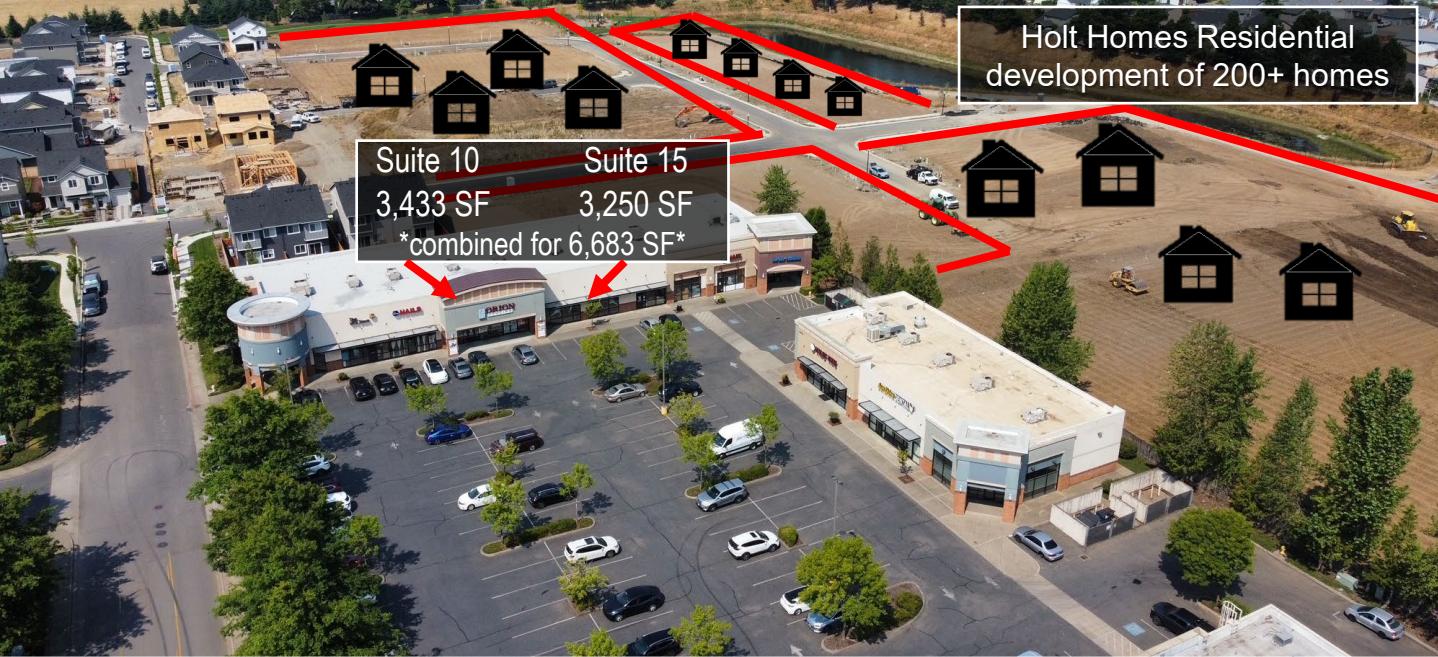
FOR LEASE

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

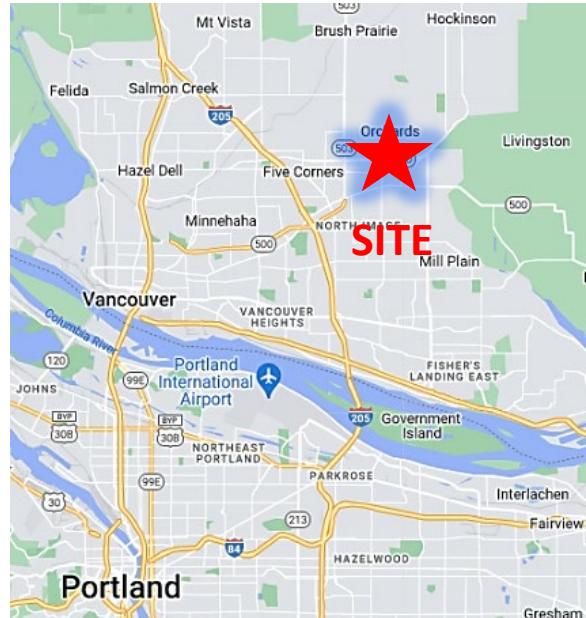
Padden Market Center is an outstanding neighborhood center, located on the new six-lane expressway Padden Parkway

Availabilities:

- Suite 10 – 3,433 SF*
- Suite 15 – 3,250 SF*

*Suites 10 and 15 combine for 6,683 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:

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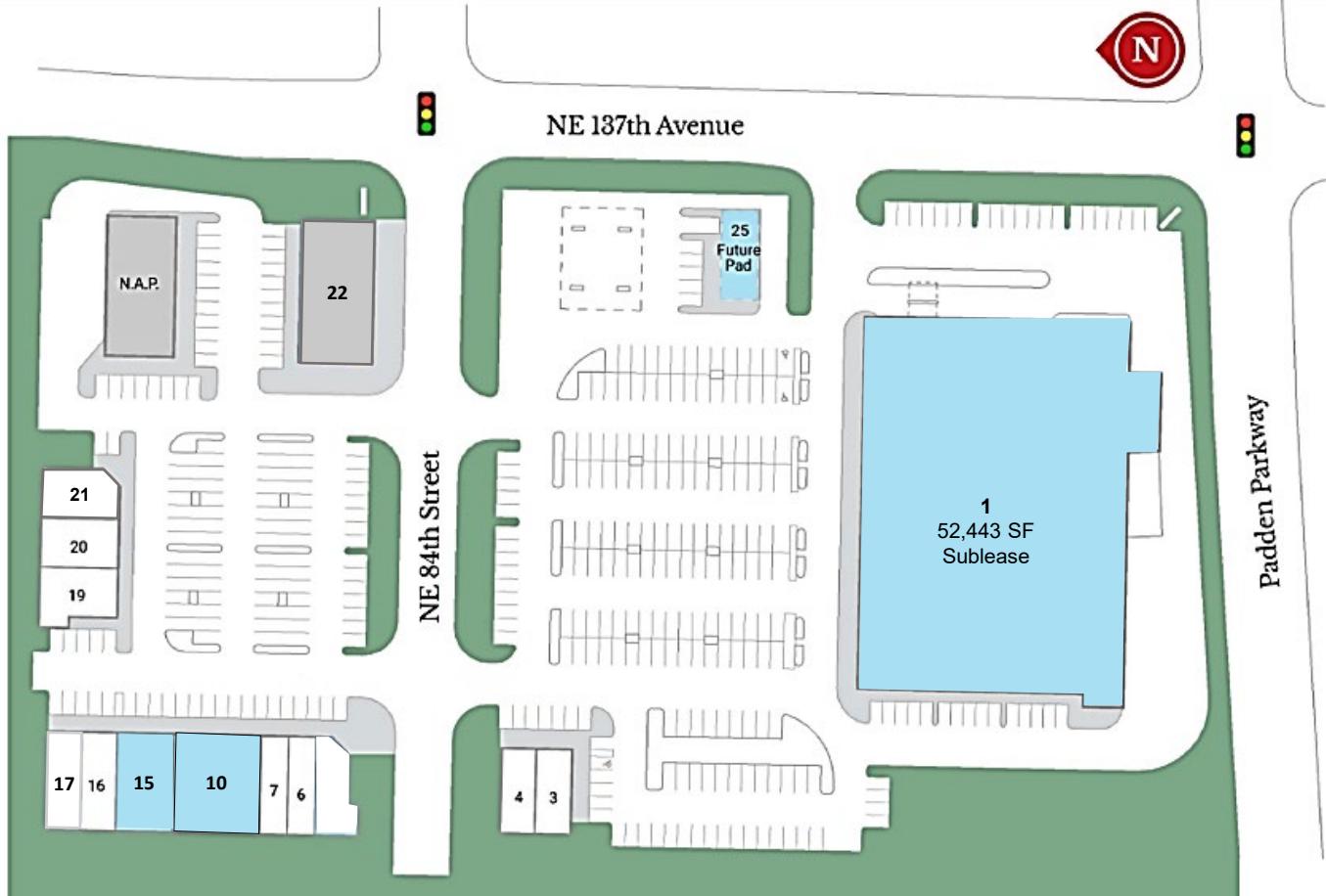
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Suite	SF
10	3,433 <i>*combines with Suite 15 for 6,683 SF</i>
15	3,250 <i>*combines with Suite 10 for 6,683 SF</i>
1	52,443 (sublease)

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Heritage High School



OUTLYING AREA

This prime location features prominent monument signage, over 400 feet of frontage along the heavily traveled NE Padden Parkway, and convenient access via two signalized intersections at NE 137th Avenue. It is also near Heritage High School, the 24th largest in Washington State, with approximately 2,200 students.

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.

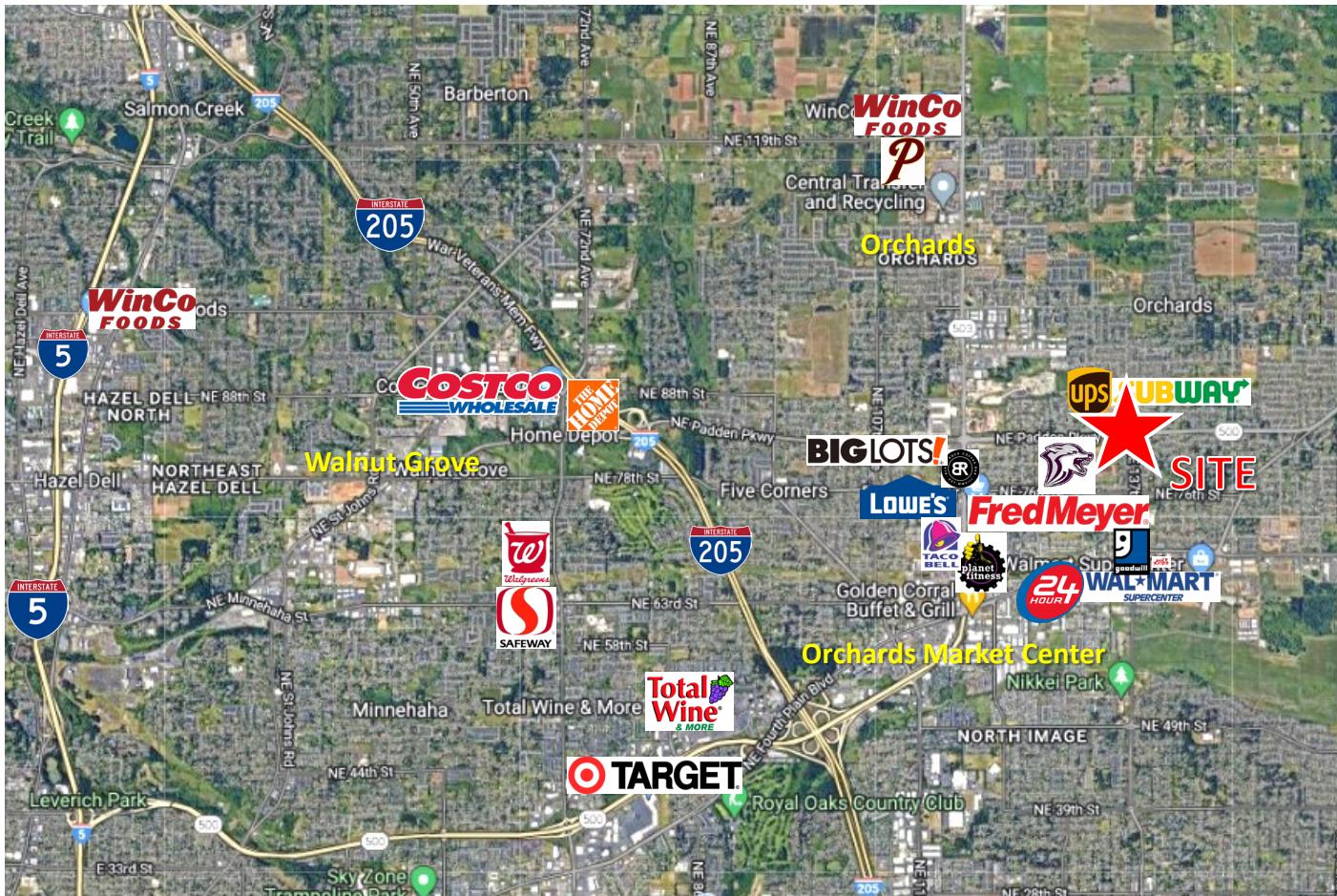
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2024 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,113	91,977	211,890
2029 Projected Population	17,303	91,977	211,890
Est. Average Household Income	\$94,401	\$97,638	\$95,865
Est. Total Businesses	426	2,580	8,606
Est. Total Employees	2,989	18,664	63,596

Average Daily Traffic

NE Padden Pkwy @ NE 137th Ave E – 18,600

NE Padden Pkwy @ NE 137th Ave W – 15,257

NE 137th Ave @ NE 78th St N – 10,204