

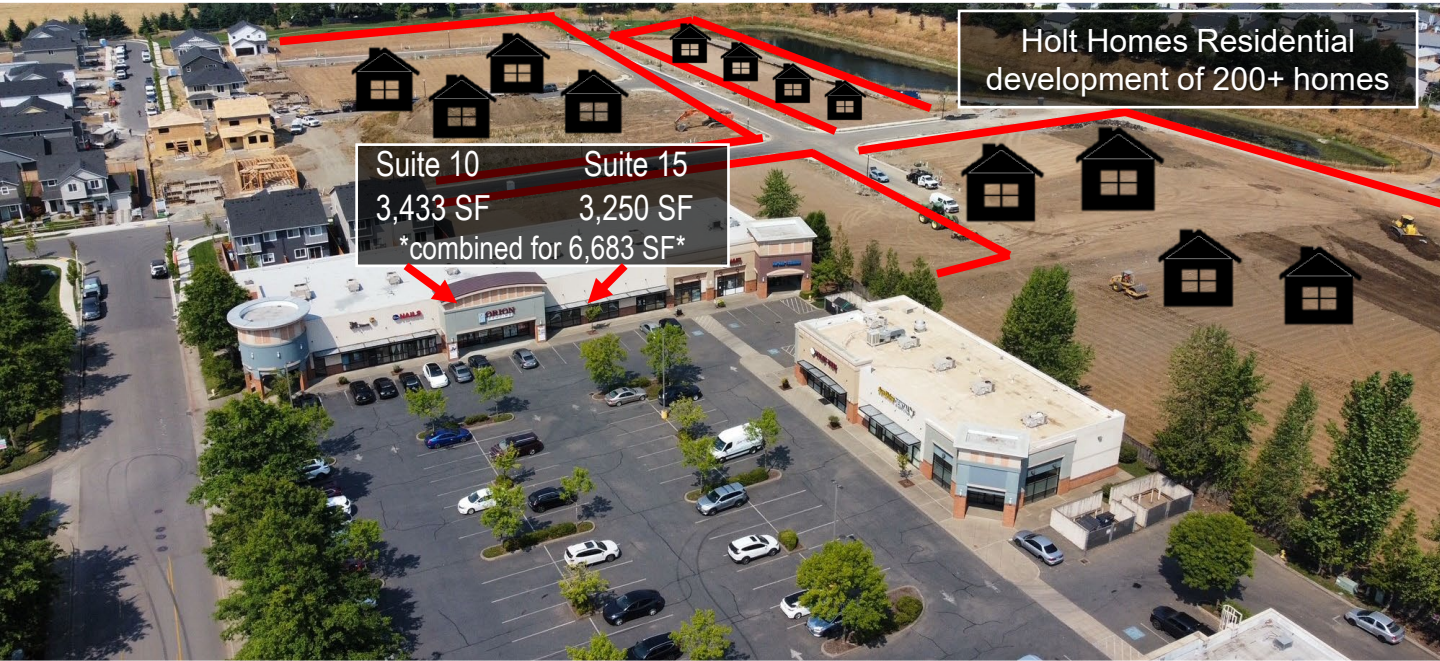
# FOR LEASE

## PADDEN MARKET CENTER

8300 NE 137<sup>th</sup> Avenue | Vancouver, WA 98682



900 Washington St, Suite 850, Vancouver, WA  
360.597.0574 | [www.fg-cre.com](http://www.fg-cre.com)



Suite 10      Suite 15  
3,433 SF      3,250 SF  
\*combined for 6,683 SF\*

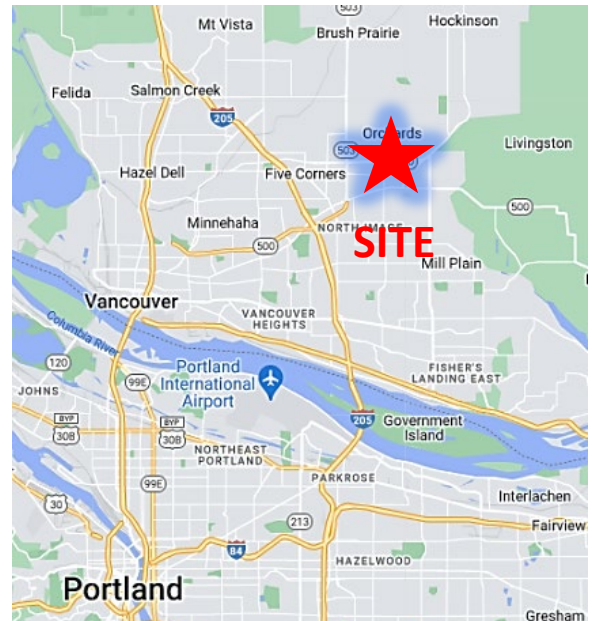
Holt Homes Residential  
development of 200+ homes

## 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:

Brett Irons

360.597.0574 | [birons@fg-cre.com](mailto:birons@fg-cre.com)

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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 137<sup>th</sup> Avenue. It is also near Heritage High School, the 24<sup>th</sup> 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.



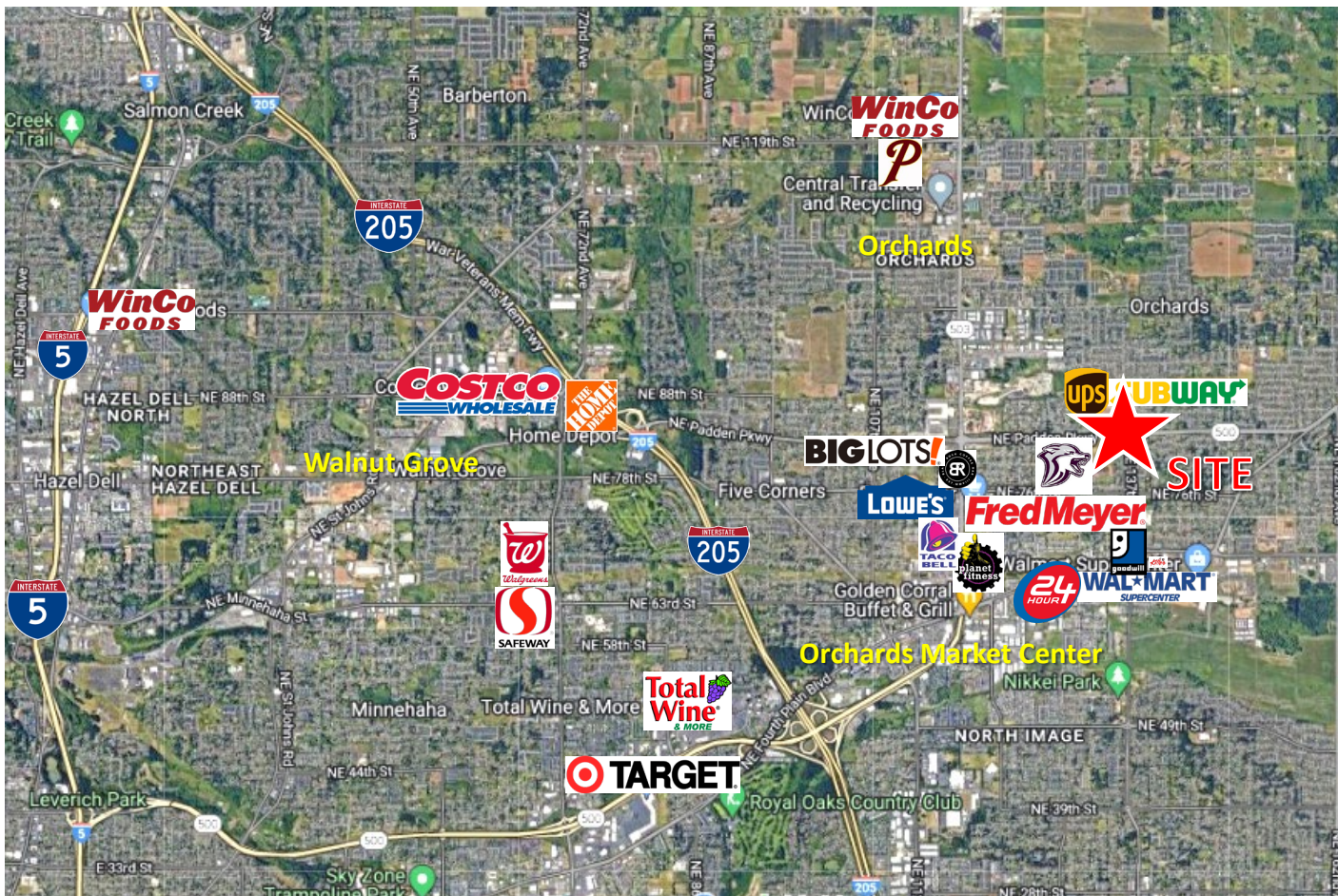
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### 2024 DEMOGRAPHICS

	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 137<sup>th</sup> Ave E – 18,600

NE Padden Pkwy @ NE 137<sup>th</sup> Ave W – 15,257

NE 137<sup>th</sup> Ave @ NE 78<sup>th</sup> St N – 10,204

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.