

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



Holt Homes residential development of 200+ homes

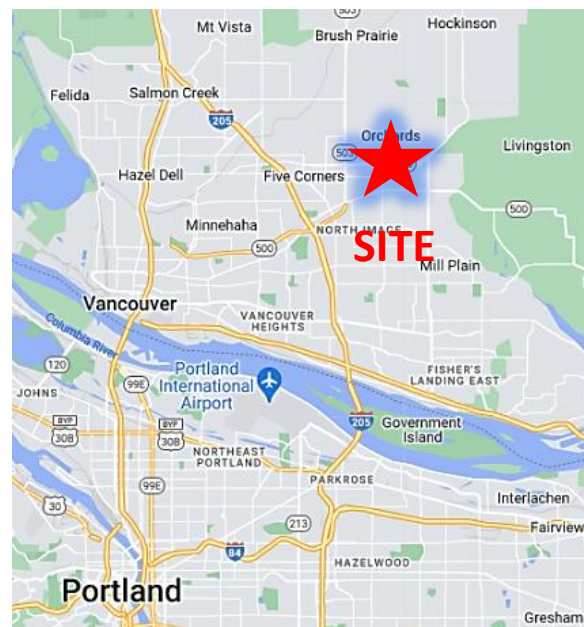
Suite 111 Suite 115
3,860 SF 2,823 SF
*Combine for 6,683 SF

PROPERTY HIGHLIGHTS

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

Availabilities:

- Suite 111 – 3,860 SF*
- Suite 115 – 2,823 SF*
- **Suites 111 and 115 combine for 6,683 SF*
- \$20 - \$22/SF NNN (est. \$6.62)
- 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

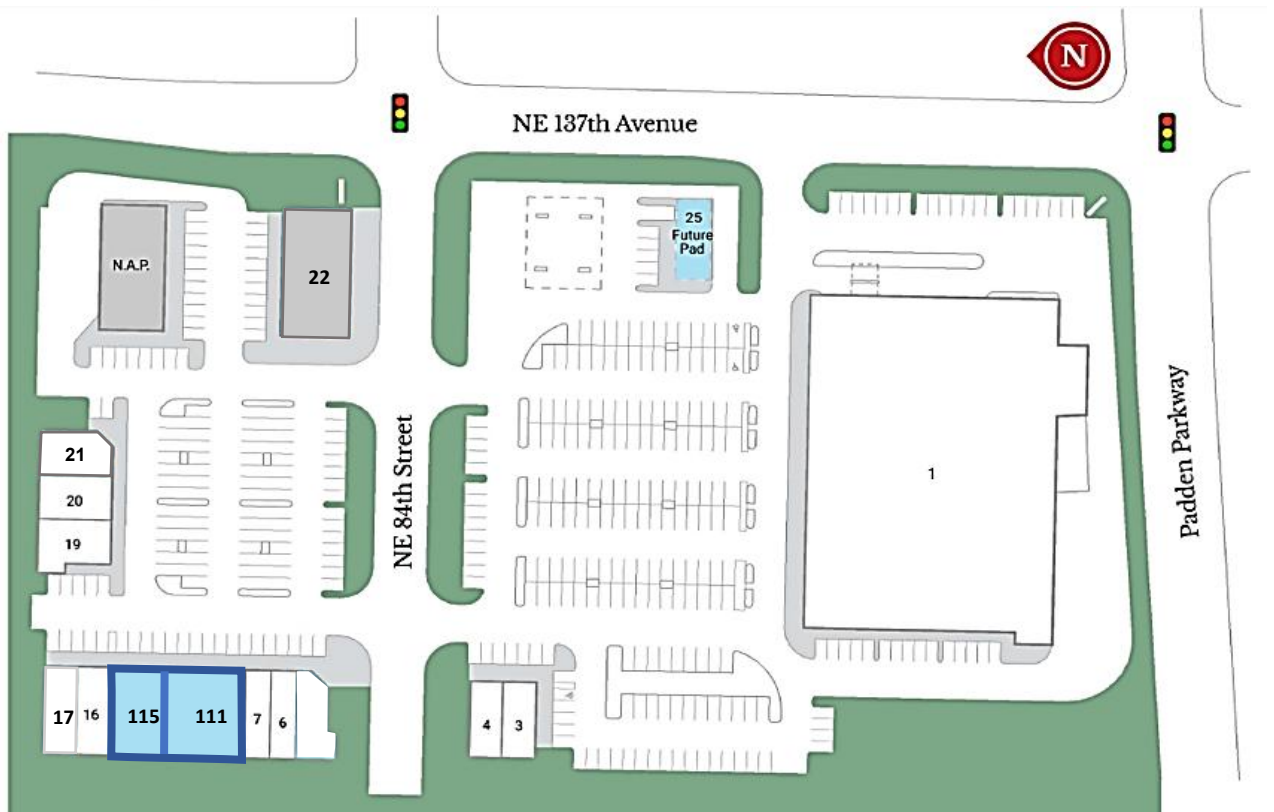
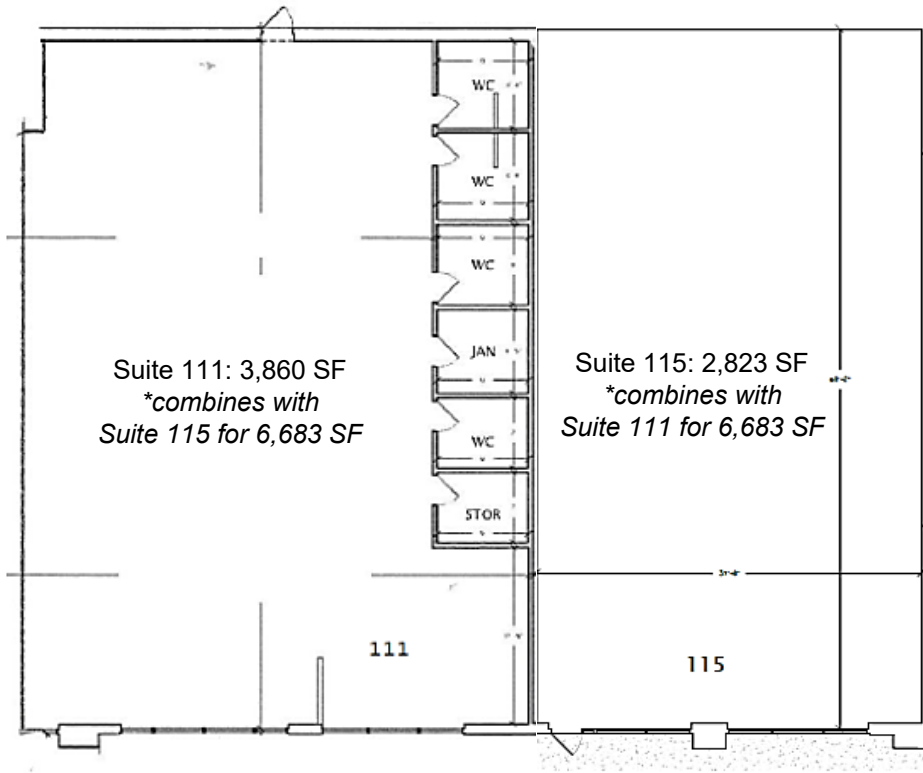
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Heritage High School



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.

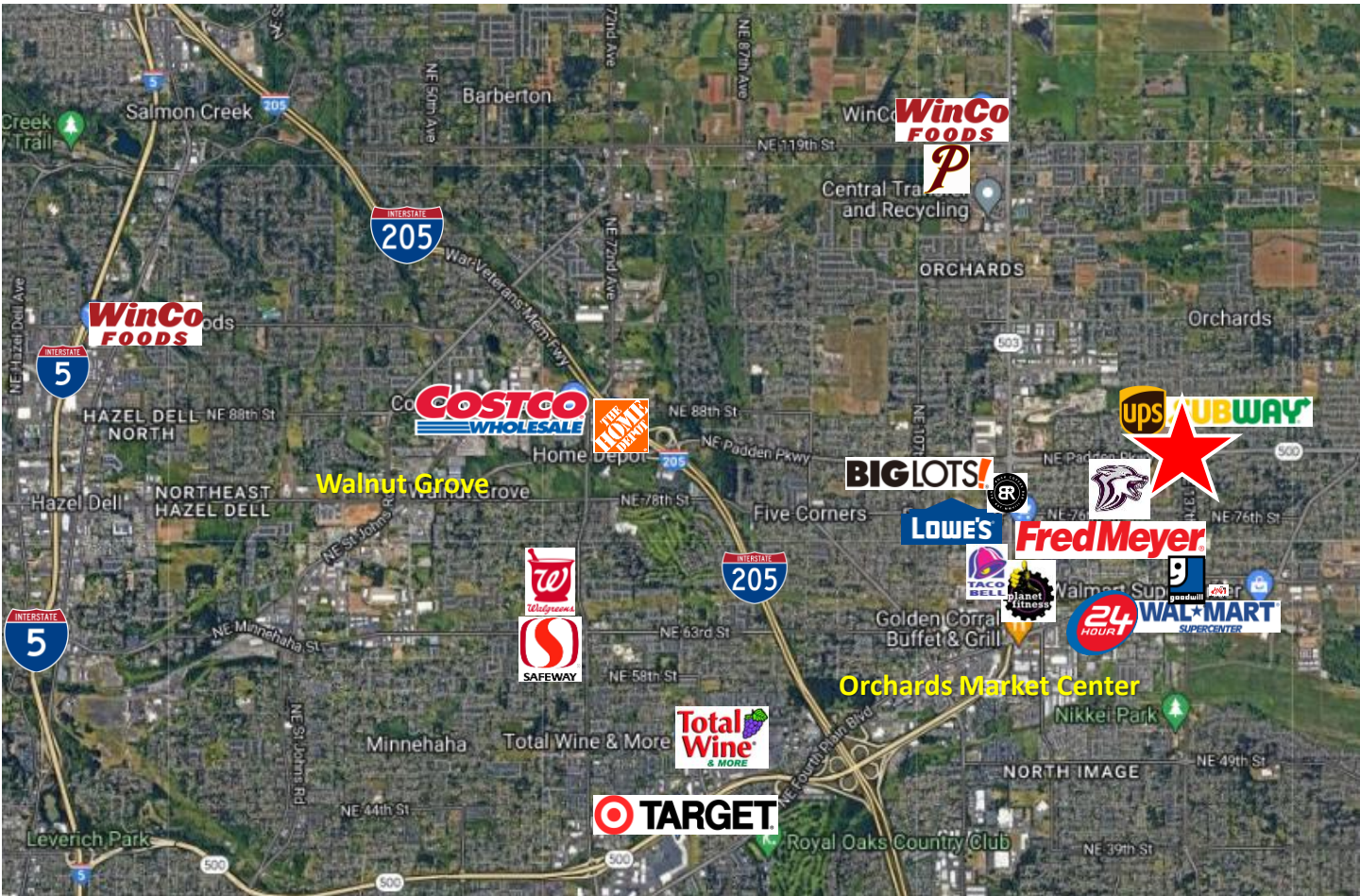
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2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	16,113	91,977	211,890
2030 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

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.