

# Padden Market Center

8300 NE 137th Avenue, Vancouver, WA 98682



## Property Highlights

85,581 Gross Leasable Area

7.15 Total Acres

195,320 5 Mile Population

- Located on the heavily traveled Padden Parkway Highway.
- Offers retailers the opportunity to join numerous national and regional tenants in the community.
- Population within a 5-mile radius of 195,000 with an average household income of \$85,000.



## Demographics

	1-Mile	3-Mile	5-Mile
Population	14,560	84,183	195,320
Households	4,712	28,570	70,386
Avg HH Income	\$83,025	\$84,344	\$85,550

Source: Esri, 2018

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## Current Tenants

3	Muddy Paws Dog Wash	1,200 SF	17	Edward Jones	1,300 SF
4	Han's Taekwondo	1,800 SF	19	Talay Thai	2,540 SF
6	The UPS Store	1,400 SF	20	All Clear Dental	1,800 SF
7	Diva Nails	1,090 SF	21	Great Clips	1,400 SF
10	Orion Fencing	5,858 SF	25	Future Gas Station	4,000 SF
16	Pro Hair	1,100 SF			

## Available/Coming Soon

1	Available	52,443 SF
5	Available	1,400 SF
15	Available	3,250 SF
22	Available	5,000 SF