

EAST PADDEN SQUARE - FOR LEASE



East Padden Square is anchored by Walgreens and is located at the **lighted intersection of 162nd and Ward Road** on the East end of East Padden Parkway. This area of NE Vancouver has been growing steadily over the last few years with several large single family home developments built adjacent to the center with hundreds more under construction. There are strong population and income demographics with high daily traffic counts making this a desirable area to grow your business. The center has easy access, ample parking, building and monument signage.

Available:

Suite 105 - 1,050 SF

Suite 111 - 2,060 SF (Former Restaurant)

\$25.00 SF/Year, NNN

\$7.06 NNN

Pad Sites Available:

Call for Details

EAST PADDEN SQUARE

8511 NE 162nd Ave, Vancouver WA, 9868

PROJECT DETAILS



PROPERTY HIGHLIGHTS

- Anchored by Walgreens with Papa Murphy's, H&R Block, Arbor Dental and a Salon.
- Lighted intersection with easy access and good parking.
- This area has 257 homes currently under construction with several hundred recently completed.

DEMOGRAPHICS (2019)

RADIUS	1 MILE	3 MILE	5 MILE
Population	12,744	65,466	158,295
Avg. Household Income	\$92,847	\$89,017	\$88,560
Daytime Population	8,024	45,251	141,589

TRAFFIC COUNTS (2019)

LOCATION	ADT
NE Ward Road @ NE 162nd Drive	17,000
NE 162nd Drive South of Ward Road	15,000
Total Average Daily Traffic	32,000

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PROJECT DETAILS



Suite 111



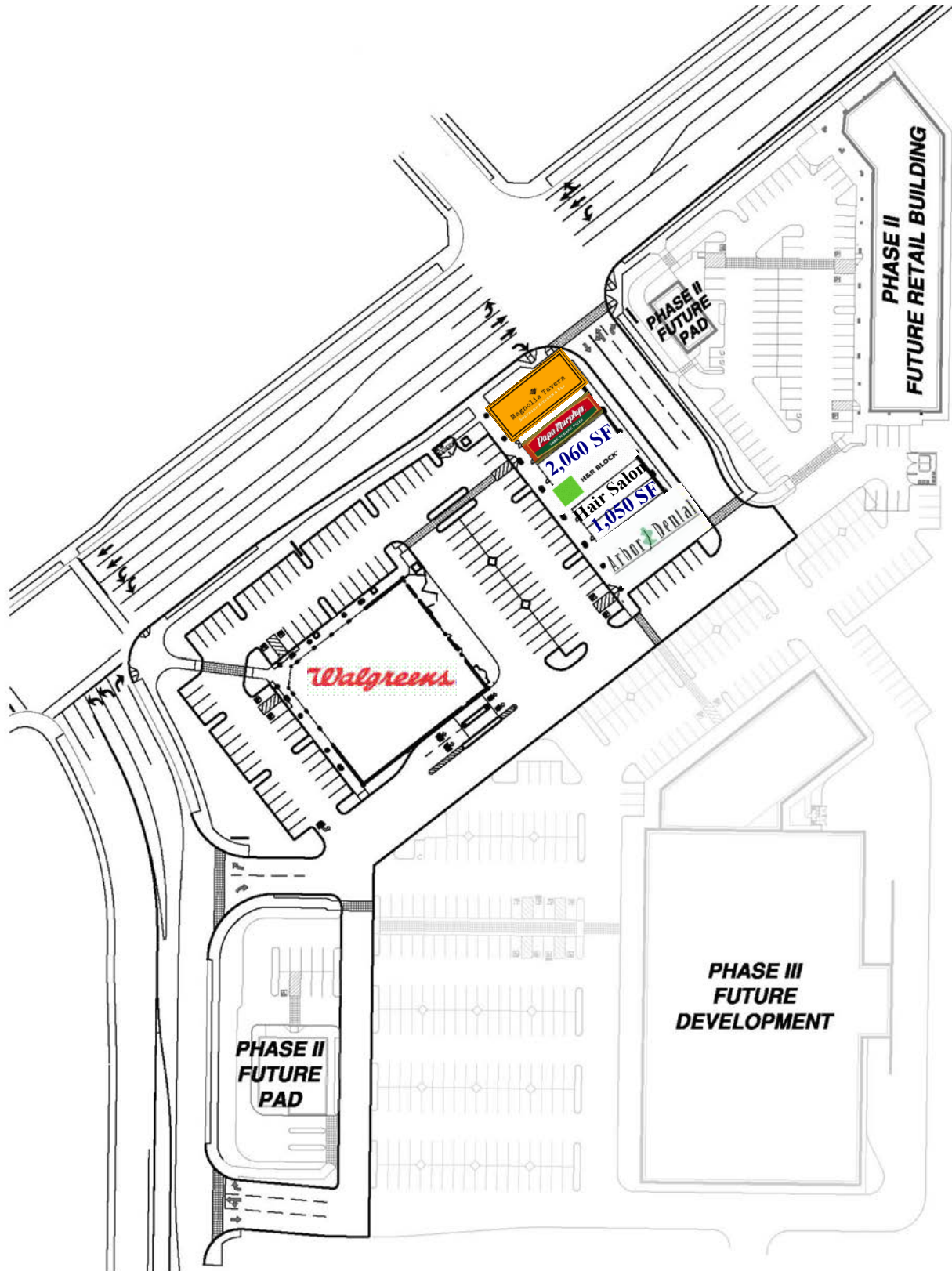
Suite 105



EAST PADDEN SQUARE

8511 NE 162nd Ave, Vancouver WA, 98682

SITE PLAN



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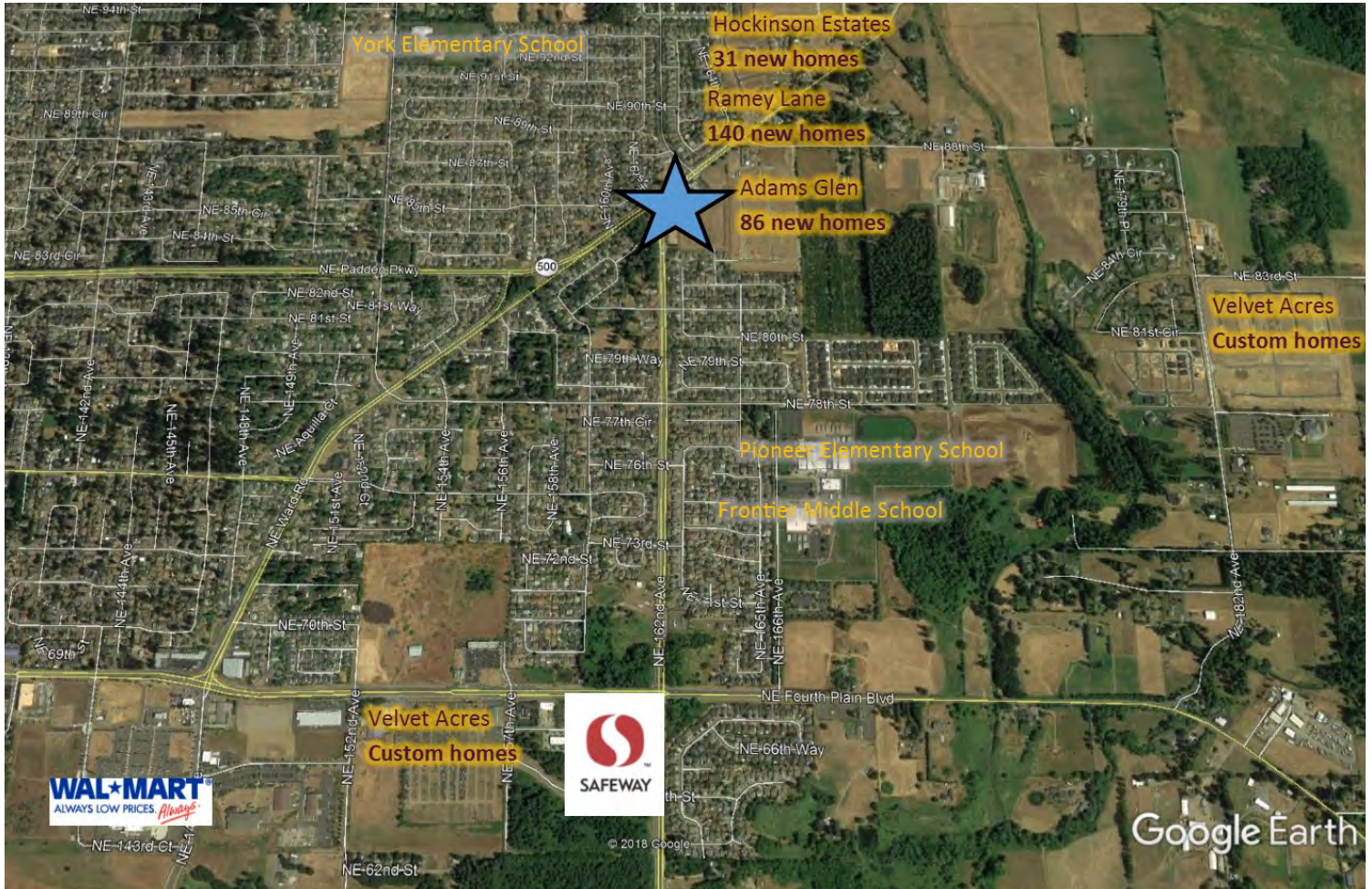
PAD SITES



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TRADE AREA AERIAL



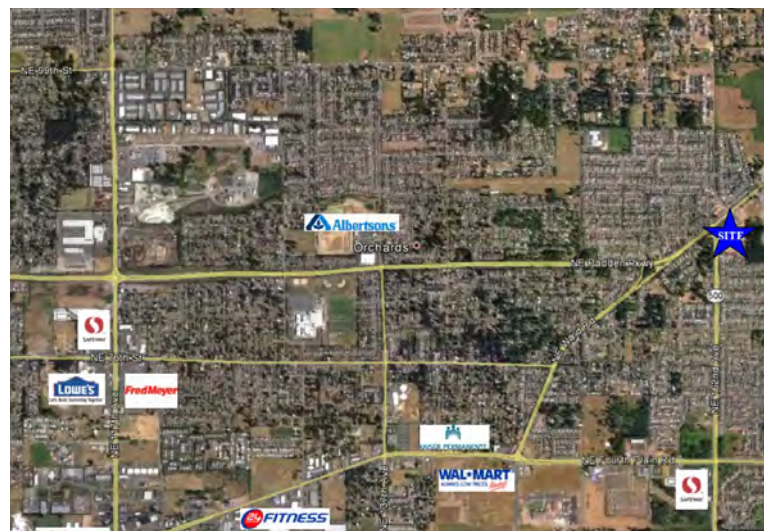
**Barnard Commercial
Real Estate**

CONTACT US

503.675.0900

info@barnardcommercial.com

www.barnardcommercial.com



The information contained herein has been obtained from sources we deem reliable. We cannot, however, guarantee its accuracy.