



915 BROADWAY, STE. 100
VANCOUVER, WA

PADDEN MARKET CENTER

13501, 13504 & 13510 NE 84TH ST. VANCOUVER, WA 98682

FOR LEASE

**+/- 12,150 SF
Available**



Leasing Details

Neighboring Tenants

Edward Jones



CHASE



Location: 13501-13504 NE 84th St.
Vancouver, WA 98682

Space Available: 12,308+/- (divisible)

Lease Type: NNN, \$4.00 per SF annually

Lease Rate: Call for details

Building Class: A

Parking Ratio: 4.5 spaces per 1,000 SF

TI Allowance: Negotiable

Trevor Sosky
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KW Commercial is a direct affiliate of Keller Williams Realty, Premier Partners Group.

The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing.



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SITE SUMMARY 90,581 SQ. FT.

AVAILABLE

ANCHORED

LEASED

Bldg. #	Tenant	SQ. Ft.
1.	Albertsons	52,443
2.	Call For Details	4,000
3A.	VACANT	1,800
3B.	Muddy Paws Dog Wash	1,200
4A.	VACANT	1,400
4B.	The UPS Store	1,400
4C.	CT Nails	1,090
4D.	VACANT	1,358
4E.	VACANT	4,500
4G-J.	VACANT (divisible)	3,250
4K.	Pro Hair	1,100
4L.	Edward Jones	1,300
6.	Blockbuster	5,000
7.	Talay Thai	2,540
7A.	Great Clips	1,400
7B.	Comfort Dental (Dr. Liem)	1,800
Total		85,581
5.	Chase Bank	3,500
5A.	Subway	1,500
Total Bldg. 5		5,000
Total Building		90,581

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AREA INFORMATION

Vancouver, the oldest city in Washington, sits on the bank of the Columbia River directly across from Portland Oregon. The Pacific Coast is less than 90 miles to the west. The Cascade Mountain Range rises on the east. Mount St. Helens National Volcanic Monument and Mt. Hood are less than two hours away. The spectacular Columbia River Gorge National Scenic Area lies 30 minutes to the east.

Vancouver combines the excitement of a major metropolitan area with small-town charm and abundant recreational opportunities.

Vancouver, located in Clark County has a population of approximately 154,800 people and growing.

Clark County is the 3rd largest fastest growing County in the State of Washington growing over 17% from 2000-2005 and has a current population of approximately 428,355. The major employers are Southwest Washington Medical Center, Evergreen School District, Vancouver School District, and Hewlett-Packard. Vancouver enjoys mild weather with less annual rainfall than Boston, Washington D.C., or Atlanta. Seasons are distinct. Summer temperatures generally climb into the 80s. Winter nights fall below 30 degrees Fahrenheit. The moderate climate results in lush forests and abundant foliage. Springtime explodes with blossoming trees and shrubs. Average annual snowfall is 6.5 inches & growing season is 218 days.

TRADE AREA INFORMATION

Average Household Income	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Year 2009	\$72,699	\$75,268	\$73,154
Year 2011 Projected	\$98,674	\$92,612	\$89,033
Population			
Year 2009	13,920	68,088	166,025
Year 2013 Projected	15,438	77,412	190,149

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