

Results Driven Retail Solutions<sup>SM</sup>

Barnard Commercial  
Real Estate

# East Padden Square

8511 NE 162nd Ave, Vancouver WA 98682

**GRAMOR**  
DEVELOPMENT  
ENHANCING COMMUNITIES



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 and hundreds more under construction. There are strong population and income demographics with **high daily traffic counts** making this a desirable area for growth. The center has easy access, ample parking, building and monument signage.



## **PAD Available:**

Ground Lease or  
Built to Suit

Call for Rates

503.675.0900 | [info@barnardcommercial.com](mailto:info@barnardcommercial.com) | [www.barnardcommercial.com](http://www.barnardcommercial.com)  
5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

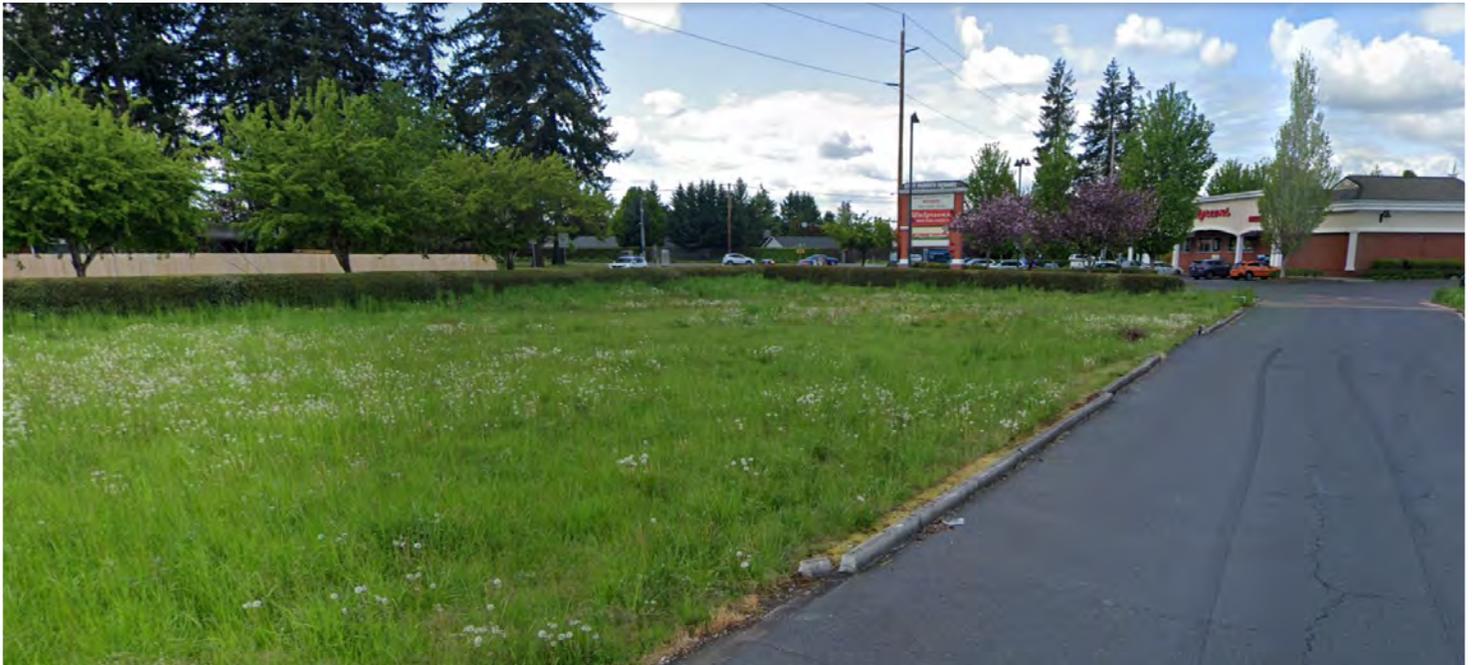
All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

Results Driven Retail Solutions<sup>SM</sup>

Barnard Commercial  
Real Estate

# East Padden Square

**RETAIL PAD**



## DEMOGRAPHICS

### Demographics

	1 Mile	3 Mile	5 Mile
Population:	14,738	57,483	103,225
Average HH Income:	\$128,131	\$105,822	\$104,583

503.675.0900 | [info@barnardcommercial.com](mailto:info@barnardcommercial.com) | [www.barnardcommercial.com](http://www.barnardcommercial.com)  
5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

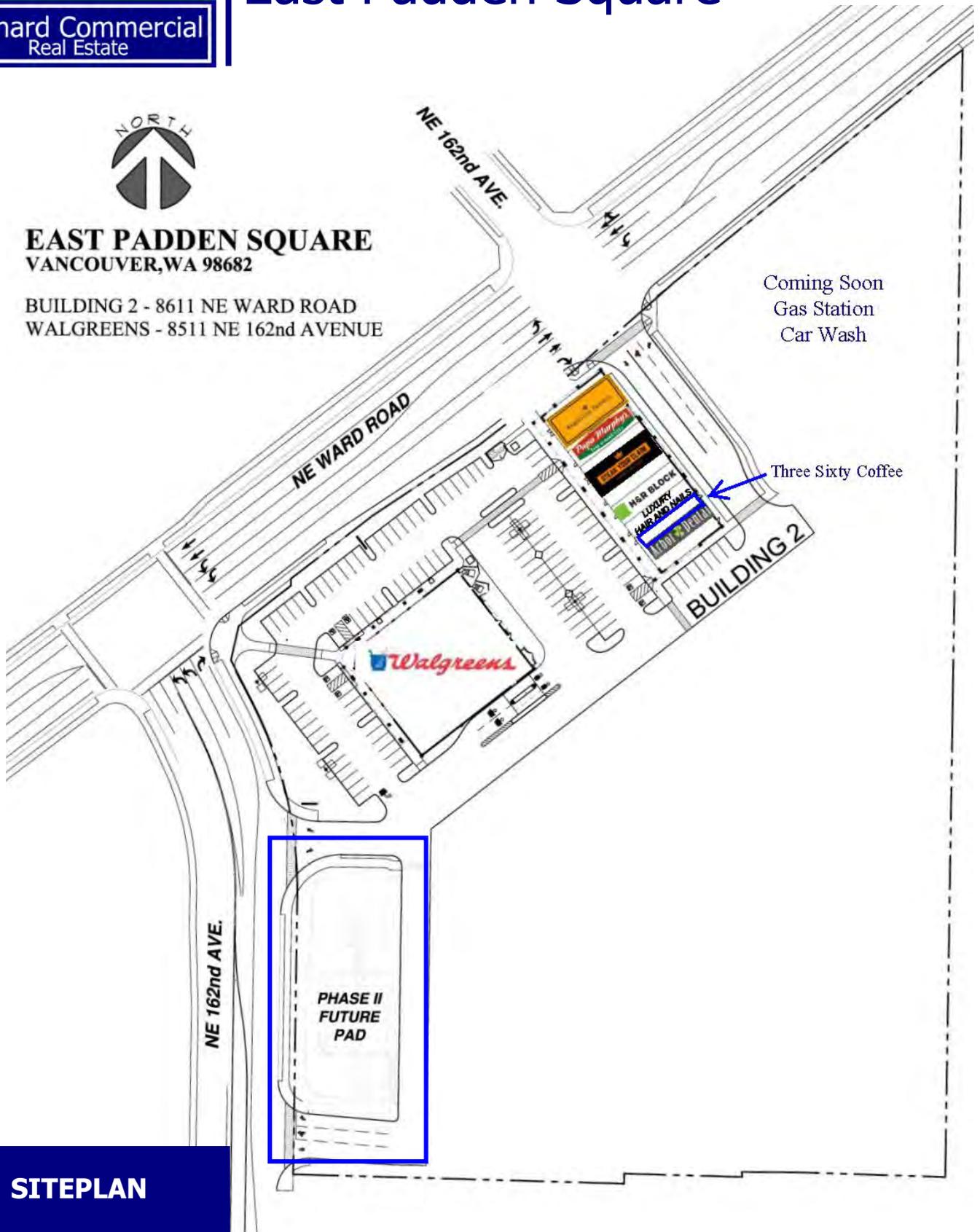
All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

# East Padden Square



## EAST PADDEN SQUARE VANCOUVER, WA 98682

BUILDING 2 - 8611 NE WARD ROAD  
WALGREENS - 8511 NE 162nd AVENUE



### SITEPLAN

503.675.0900 | [info@barnardcommercial.com](mailto:info@barnardcommercial.com) | [www.barnardcommercial.com](http://www.barnardcommercial.com)  
5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

Results Driven Retail Solutions<sup>SM</sup>

Barnard Commercial  
Real Estate

# East Padden Square



**AERIAL**



**EXISTING RETAIL**

503.675.0900 | [info@barnardcommercial.com](mailto:info@barnardcommercial.com) | [www.barnardcommercial.com](http://www.barnardcommercial.com)  
5200 Meadows Road, Suite 150, Lake Oswego, OR 97035

All information contained herein was obtained from sources deemed reliable. No guarantee is made with respect to accuracy. Specifications subject to change without notice.

# East Padden Square

## SAMPLE LOT LAYOUT

Shown below is an *example* lot layout. This sample is for a 3,200 SF restaurant building with a drive thru.  
Other lot configurations and building sizes are welcome.

