

13620 NE 84TH ST, SUITE 102



FOR LEASE

Next to busy Subway and Di Tazzo Gourmet Coffee

13620 NE 84TH STREET, SUITE 102, VANCOUVER, WA

1,223 SF

AVAILABLE

\$25.00

LEASE RATE (SF/YEAR), NNN

13620 NE 84TH STREET, SUITE 102

Busy Padden Center

1,223 square feet

ADA restroom already built out

Next to busy Subway and Di Tazzo Gourmet Coffee

Ample parking

\$25.00 PSF, NNN

Available now

1,223

TOTAL SF - SUITE 102

ADA

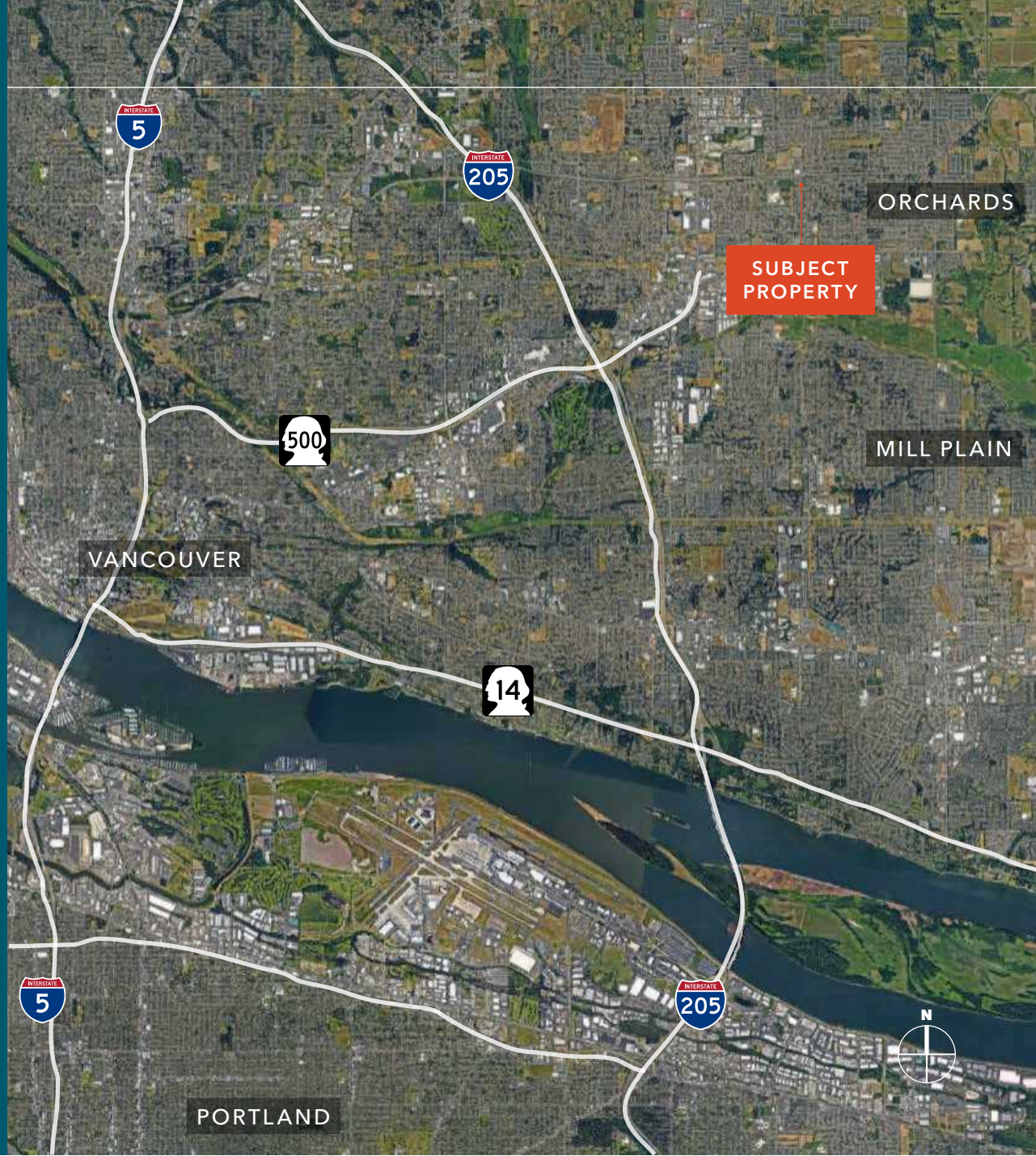
RESTROOM

\$25.00

PSF/MO, NNN

NOW

AVAILABLE



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	14,865	88,822	210,357
2028 PROJECTION	15,458	95,964	223,759
2020 CENSUS	15,218	83,747	200,028
PROJECTED GROWTH 2023 - 2028	0.8%	1.6%	1.3%

MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	34.9	35.8	36.9
% FEMALE	49.4%	50.0%	50.5%
% MALE	50.6%	50.0%	49.5%

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	4,959	30,691	77,848
2028 PROJECTED	5,116	32,862	82,266
2020 CENSUS	4,998	28,629	72,877
GROWTH 2023 - 2028	0.6%	1.4%	1.1%
OWNER-OCCUPIED	66.0%	65.8%	63.8%
RENTER-OCCUPIED	34.0%	34.2%	36.2%

INCOME

	1 Mile	3 Miles	5 Miles
2023 AVERAGE HH INCOME	\$123,684	\$118,319	\$114,756
2028 PROJECTED HH INCOME	\$129,541	\$119,198	\$117,115
ANNUAL CHANGE 2023 - 2028	\$5,857	\$879	\$2,359

EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	415	2,678	7,420
TOTAL EMPLOYEES	3,067	20,374	64,199
WHITE COLLAR WORKERS	4,019	25,970	61,769
BLUE COLLAR WORKERS	4,021	21,713	49,733

EDUCATION

	1 Mile	3 Miles	5 Miles
SOME HIGH SCHOOL	5.4%	4.9%	4.5%
HIGH SCHOOL DIPLOMA	29.7%	28.7%	26.7%
SOME COLLEGE	27.7%	25.1%	25.6%
ASSOCIATE	10.5%	11.3%	11.0%
BACHELOR'S	13.7%	18.8%	19.4%
GRADUATE	8.0%	8.3%	9.7%

Data Source: ©2023, Sites USA

HIGHLY- ACCESSIBLE LOCATION

Close to Portland

Conveniently located near major
confluences Interstate 5, Highway 205,
and SR-500

Easy for visitors to locate

39 MIN
PORTLAND

18 MIN
VANCOUVER CBD



13620 NE 84TH
STREET, SUITE 102

SUBWAY

Exclusively leased by

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KIDDER.COM

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