



For Lease FOUR PINES PLAZA RETAIL CENTER

**1220 S Burlington Blvd
Burlington, WA 98233**

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Executive Summary

Retail for Lease

Former Pier 1 with frontage on busy Burlington Blvd.

Four Pines Plaza Retail Center - Four Season Buffet, dental offices and other retail uses. 96 new apartments on the easterly portion.

MUC-2 (mixed use commercial) zoning allows for a variety of uses - retail, specialty grocery, medical, fitness, brewery, auto parts and accessories, furniture, etc.

Pacific Plaza Summary

LEASE INFORMATION

Location 1220 S. Burlington Blvd., Burlington, WA

County Skagit

SF Available \pm 9,460 rsf

Lease Type NNN

Lease Rate \$12.00 psf, NNN

Zoning- MUC-2 (mixed use commercial)





Four Pines Plaza Retail Center

Availability

9460 rsf - \$12.00 psf + NNN

- MUC-2 mixed use commercial zoning allows for a variety of use
- Excellent street visibility

Premier Retail Center

Located in the heart of Burlington's retail core, the space serves as anchor to Four Pines Plaza.

Location and Visibility

- Daily traffic volume exceeding 24,000
- Excellent visibility and signage potential
- 30 miles from Bellingham International Airport
- Located on Burlington Blvd minutes from I-5
- Population within 5-miles: 60,000

Fred Meyer.



TARGET

Red Robin

Papa Murphy's
TAKE 'N BAKE PIZZA

amc
THEATRES

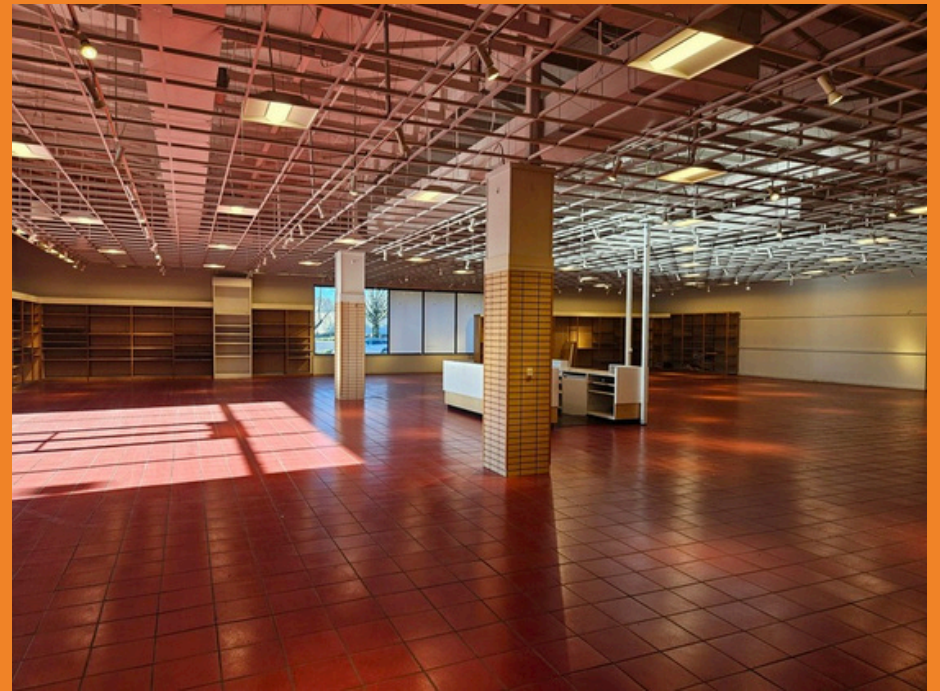
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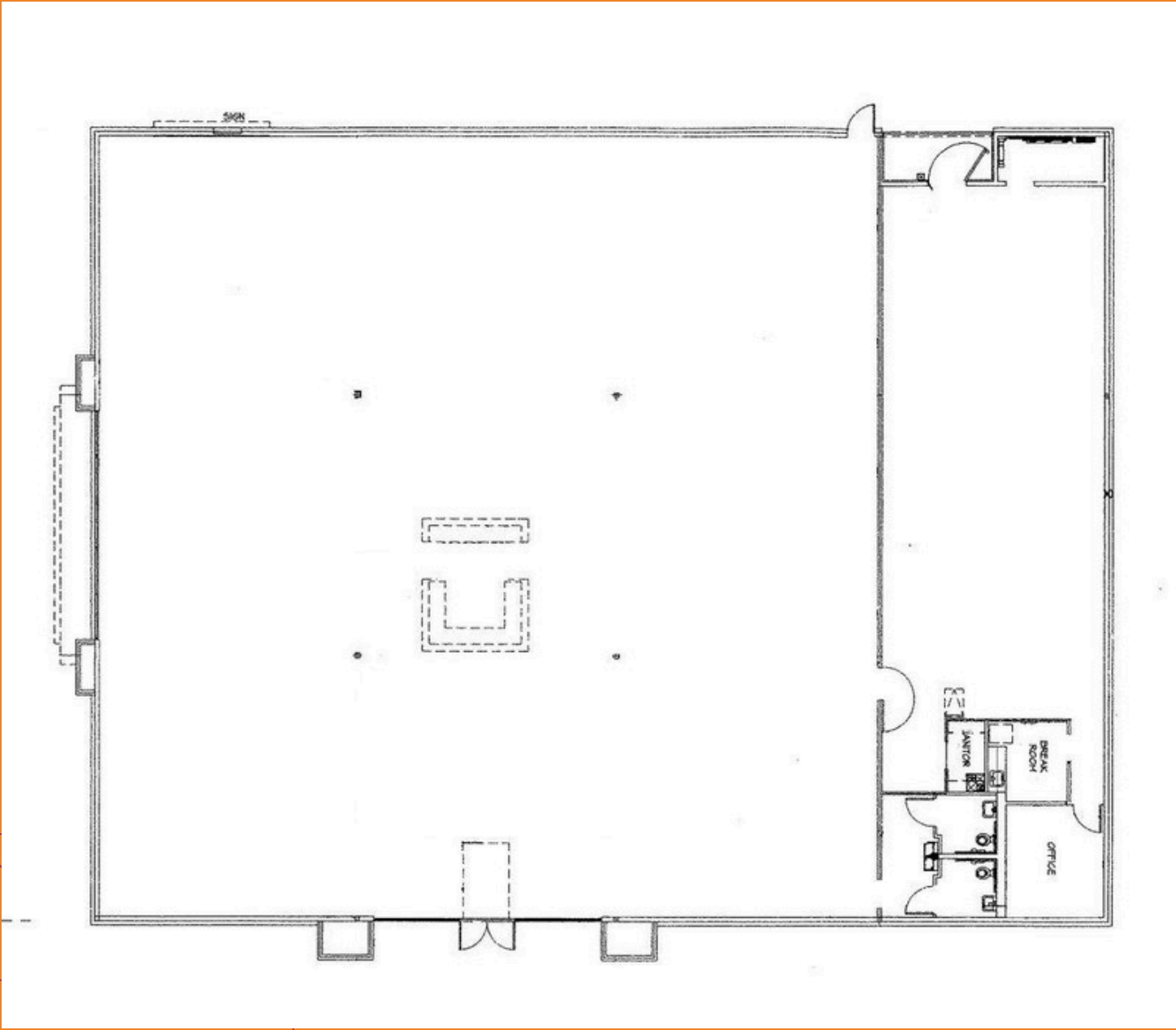


JACK CARROLL'S
Skagit Hyundai

Applebee's
GRILL + BAR









Demographic Overview

Demographics 2024 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	7,169	34,727	60,683
<u>Median Age</u>	35.2	37.3	38.6
<u>Median Home Value</u>	\$390,144	\$399,306	\$416,458
<u>Average Income</u>	\$69,455	\$79,023	\$86,740
<u>Median Household Income</u>	\$48,933	\$56,423	\$66,032
<u>Daytime Employment</u>	7,099	19,942	34,690
<u>Number of Business</u>	832	2,561	4,221

A photograph of a single-story commercial building with a stone and stucco facade. The building has a large glass entrance and a blue awning above it. The text "For Lease" is written in a large, white, serif font at the top left. Below it, "FOUR PINES PLAZA" and "RETAIL CENTER" are written in a large, white, serif font. The address "1220 S Burlington Blvd" and "Burlington, WA 98233" is written in a white, sans-serif font. The text "Exclusively Listed By:" is written in a white, sans-serif font. Below it, the names "Jon Young" and "John Rochford" are written in a white, sans-serif font, followed by their phone numbers and email addresses. The background shows a parking lot with a white pickup truck and a utility vehicle.

For Lease

FOUR PINES PLAZA

RETAIL CENTER

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