



FOR SALE OR LEASE

400 W. RIO VISTA AVE.
BURLINGTON, WA

CBRE

PROPERTY OVERVIEW

OVERVIEW

Excellent opportunity to own a highly visible commercial property in the heart of Skagit County! Ideally located with outstanding exposure from ****I-5**** and Highway 20. **±5,159 sq. ft.**** building on **±0.88 acres** has been recently remodeled and is currently operating as a children's physical therapy clinic, creating a turnkey medical or professional office opportunity while offering endless possibilities for future uses. The interior features lots of windows, luxury vinyl plank flooring, updated finishes, and a functional layout designed for patient care or professional services. The building is fully ADA accessible with handicap parking and access, making it welcoming and convenient for clients and customers alike. Infrastructure upgrades include an updated electrical system with conduit and ****four 200-amp electrical panels****, providing flexibility for a variety of commercial uses. **±67** parking stalls, multiple high visibility signage spaces, and a location adjacent to a hotel, the property is well-positioned to serve the greater Skagit County area and benefit from strong traffic counts. This exceptional property presents an outstanding investment opportunity for medical, professional, retail, restaurant, childcare, wellness, or other commercial ventures. A rare chance to own a versatile, move-in-ready commercial building.

HIGHLIGHTS

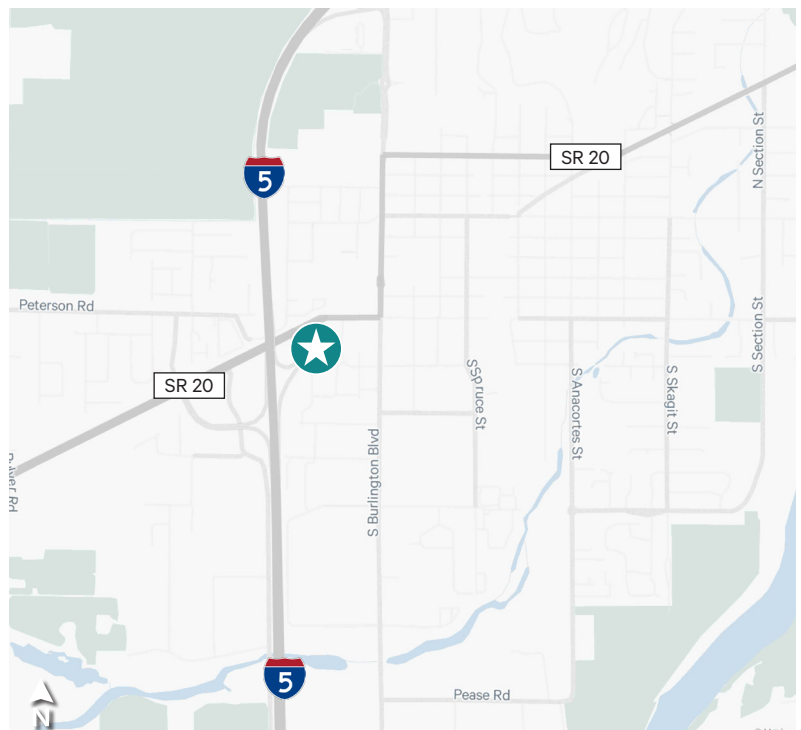
- **Sale Price:** \$1,390,000
- **Lease Rate:** Contact Broker
- **Building SF:** ± 5,159 SF
- **Parking:** ± 67 Stalls

Parcel #: P23602, P23605

Land Area: ± 38,332 SF

Current Use: Physical Therapy

Zoning: MUC-2



DEMOGRAPHICS

AREA DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	511	1,559	2,814
EMPLOYEES	5,178	17,444	31,574
POPULATION	7,425	25,192	62,049
HOUSEHOLDS	2,737	9,542	23,161
AVERAGE HOUSEHOLD INCOME	\$92,374	\$105,664	\$111,691

Source: CBRE Fast Report/Esri 2026





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