



Colliers

For Sale

Asking Price

\$6,800,000

Talor Okada

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Al Robertson

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195-265 E. George Hopper Road

Burlington, WA

Property Highlights

- Two buildings totaling 18,819 SF
195-215 Building: 7,064 SF
235-265 Building: 11,755 SF
- Located less than ¼ mile east of I-5 with excellent access via George Hopper Road
- Walking distance to retail amenities including Costco and The Outlet Shoppes at Burlington
- High quality CMU construction (Built in 2008)
- Ample on-site parking
- 84.51% leased to 4 tenants (one 2,916 SF medical office vacancy)
- In-Place Cap Rate: 5.95%
- Asking Price: \$6,800,000*

**Properties can be sold separately – please inquire with listing brokers.*

195-265 E. George Hopper Road

Burlington, WA

195-215 Building



235-265 Building



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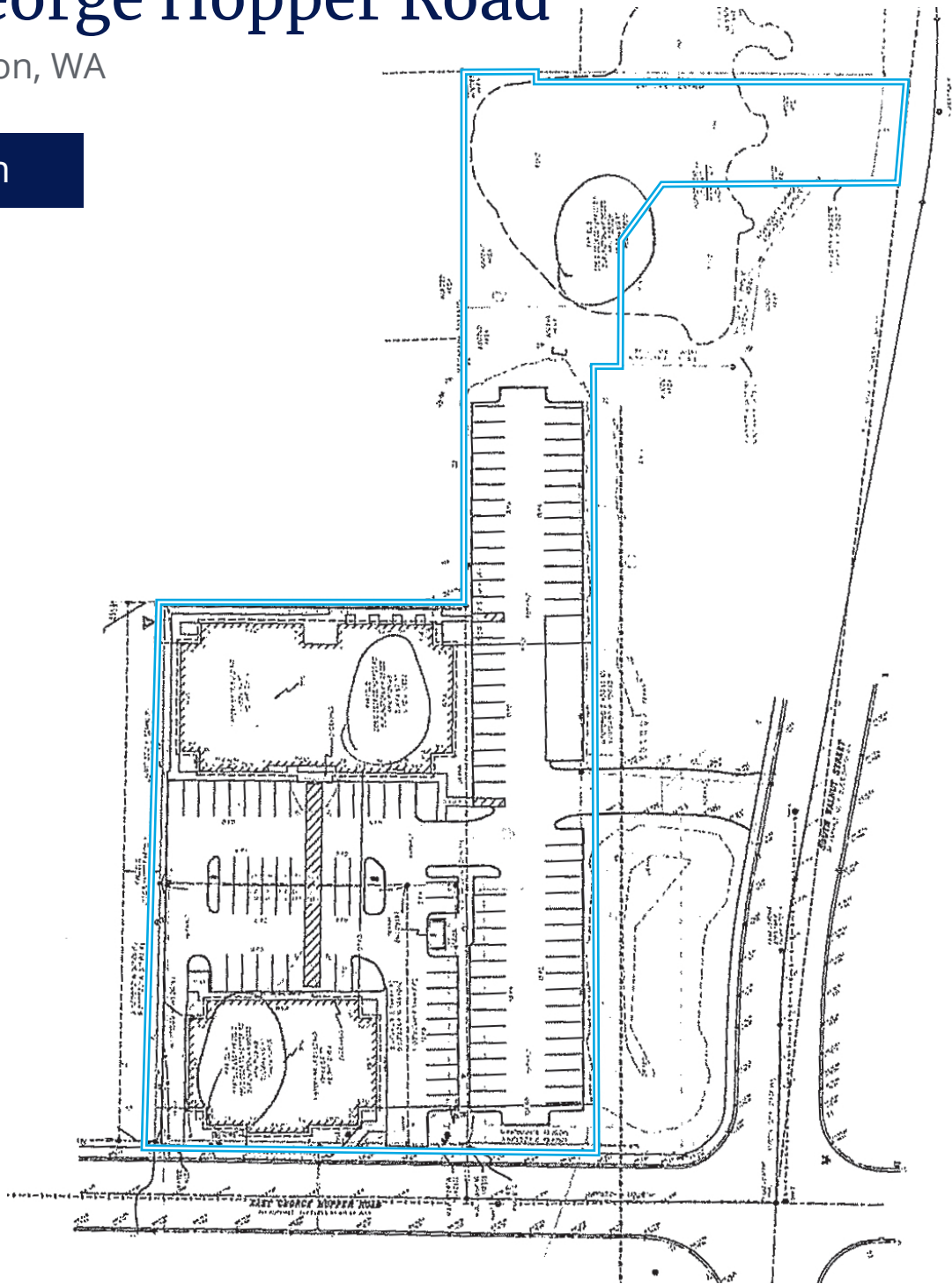
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Site Plan



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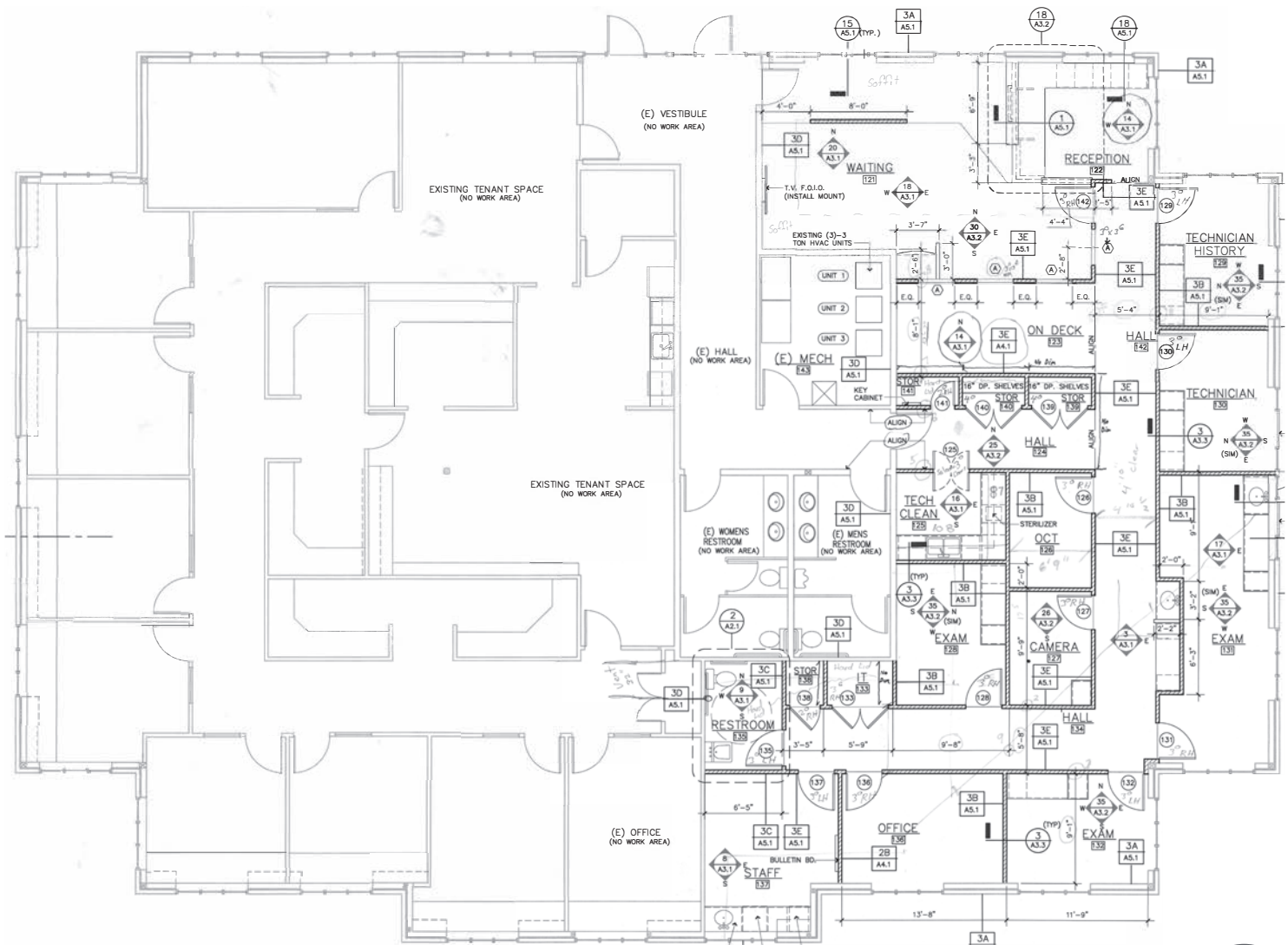
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195-215 Building Floorplan



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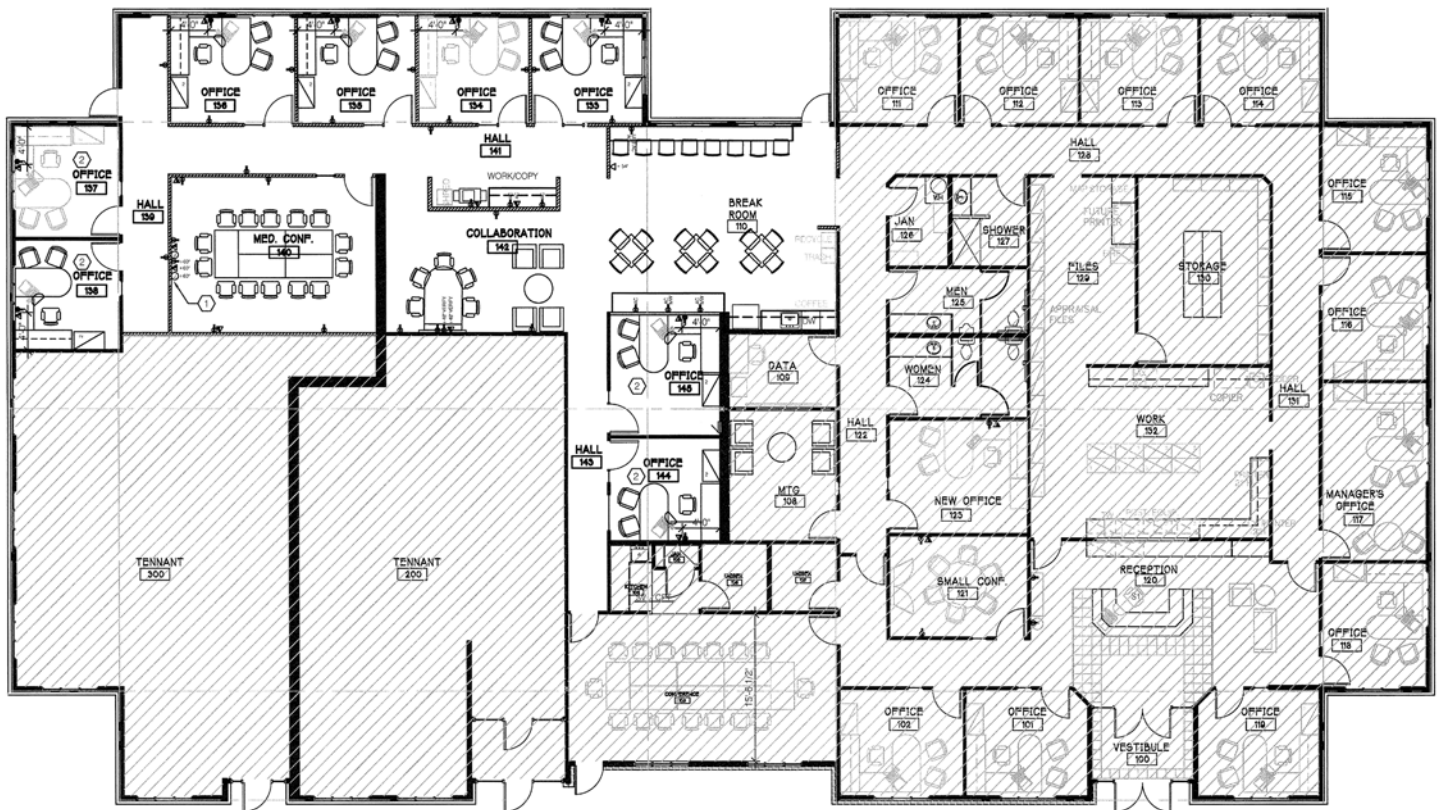
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235-265 Building Floorplan

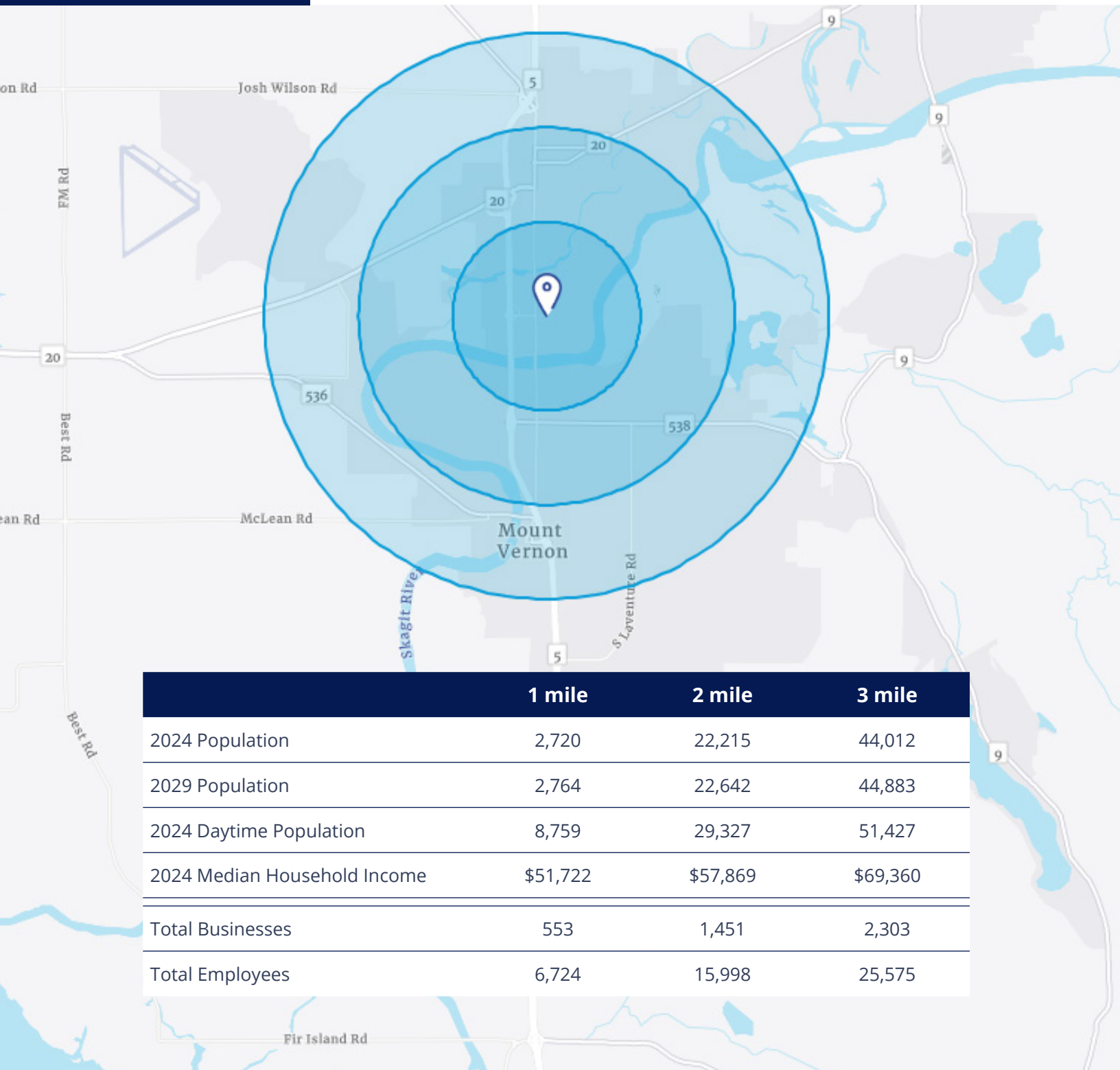


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Demographics



	1 mile	2 mile	3 mile
2024 Population	2,720	22,215	44,012
2029 Population	2,764	22,642	44,883
2024 Daytime Population	8,759	29,327	51,427
2024 Median Household Income	\$51,722	\$57,869	\$69,360
Total Businesses	553	1,451	2,303
Total Employees	6,724	15,998	25,575



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Rent Roll

Suite Number	Tenant	Suite Size (SF)	Current Monthly Base Rent	Rental Rate (\$/SF/Year)	Lease Expiration Date
Suite 195	D.A. Davidson	4,148	\$ 8,817.00	\$ 25.51	5/31/2029
Suite 215	Vacant	2,916	\$ -	\$ -	
Suite 225	Leander Jewelry	549	\$ 915.00	\$ 20.00	12/31/2027
Suite 245	Larson Gross PLLC	2192	\$ 4,950.00	\$ 27.10	5/31/2026
Suite 265	Northwest Farm Credit Services	9,014	\$ 18,827.07	\$ 25.06	6/30/2026
TOTAL		18,819	\$ 33,729.50		



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Location



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