

FOR LEASE: Commercial Office/Retail

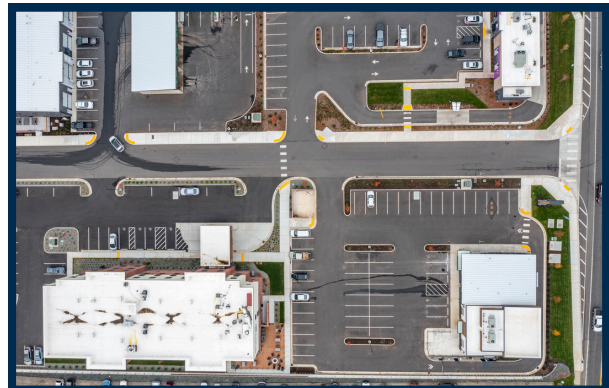
LYNDEN COMMONS - 8151 Guide Meridian Rd, Lynden



PROPERTY OVERVIEW

OFFERED AT: \$45/SF + NNN

Excellent Access/Visibility new retail space available – 2,600 sf with 500 sf patio space located along the frontage of State Route 539, (Guide Meridian) a highly trafficked north/south retail corridor with approx. 20,000+ vehicles per day. 2,600 sf and the opportunity of a possible mezzanine. Prime Lynden location 5 miles south of the Canadian border crossing at Aldergrove just off Guide Meridian (SR 539) and Birch Bay Lynden Rd. In the heart of area of new development, directly adjacent to new Cobblestone hotel, Woods Coffee, and Taco Bell. Zoned Regional Commercial Services with many uses allowed.

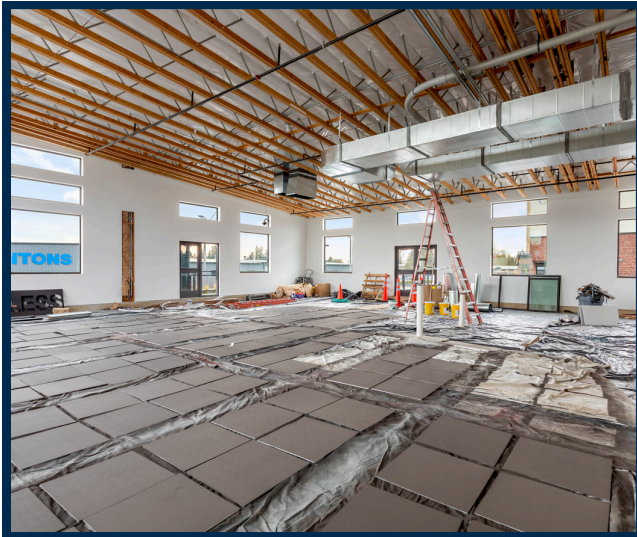


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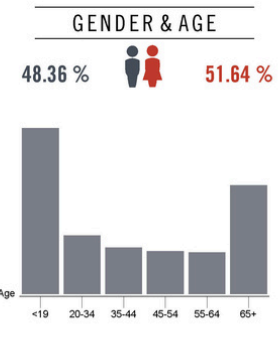
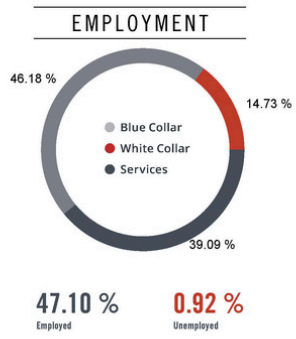
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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 115 S Duffner Dr, Lynden, WA 98264

CITY, STATE	Lynden, WA
POPULATION	17,167
AVG. HHSIZE	2.82
MEDIAN HH INCOME	\$54,914
HOME OWNERSHIP	
Renters:	1,895
Owners:	4,475



EDUCATION

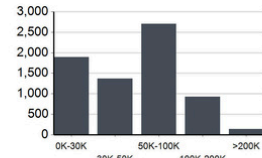
High School Grad:	32.43 %
Some College:	23.51 %
Associates:	5.01 %
Bachelors:	25.32 %

RACE & ETHNICITY

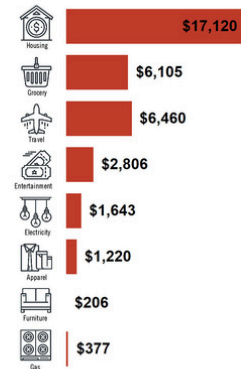
White:	84.96 %
Asian:	0.45 %
Native American:	0.10 %
Pacific Islanders:	0.13 %
African-American:	0.14 %
Hispanic:	9.06 %
Two or More Races:	5.16 %

Catlyst Research

INCOME BY HOUSEHOLD



HH SPENDING



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