



FOR LEASE
1779 S Burlington Boulevard
Burlington, Washington



BURLINGTON NEW RETAIL DEVELOPMENT

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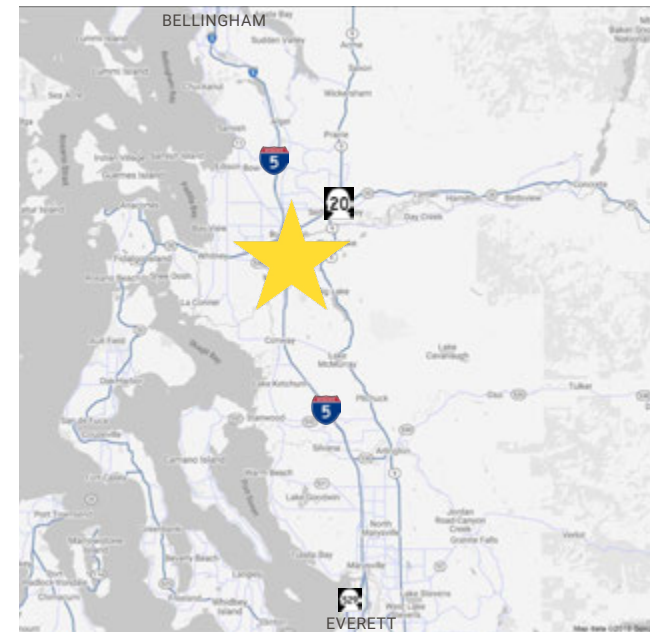
First Western Properties, Inc. | 425.822.5522 | fwp-inc.com
11621 97th Lane NE, Kirkland, Washington 98034

BURLINGTON NEW RETAIL DEVELOPMENT is a proposed new development located in the heart of the retail core of Skagit Valley. Fronting S Burlington Boulevard the subject property sits adjacent to Burlington Crossings, a 377,000 SF power center. The proposed layout includes two retail buildings with ample parking. Retail Building A, fronts S Burlington Boulevard and has up to 7,200 SF of retail available. Retail Building B has up to 7,730 SF of retail available with drive-thru.

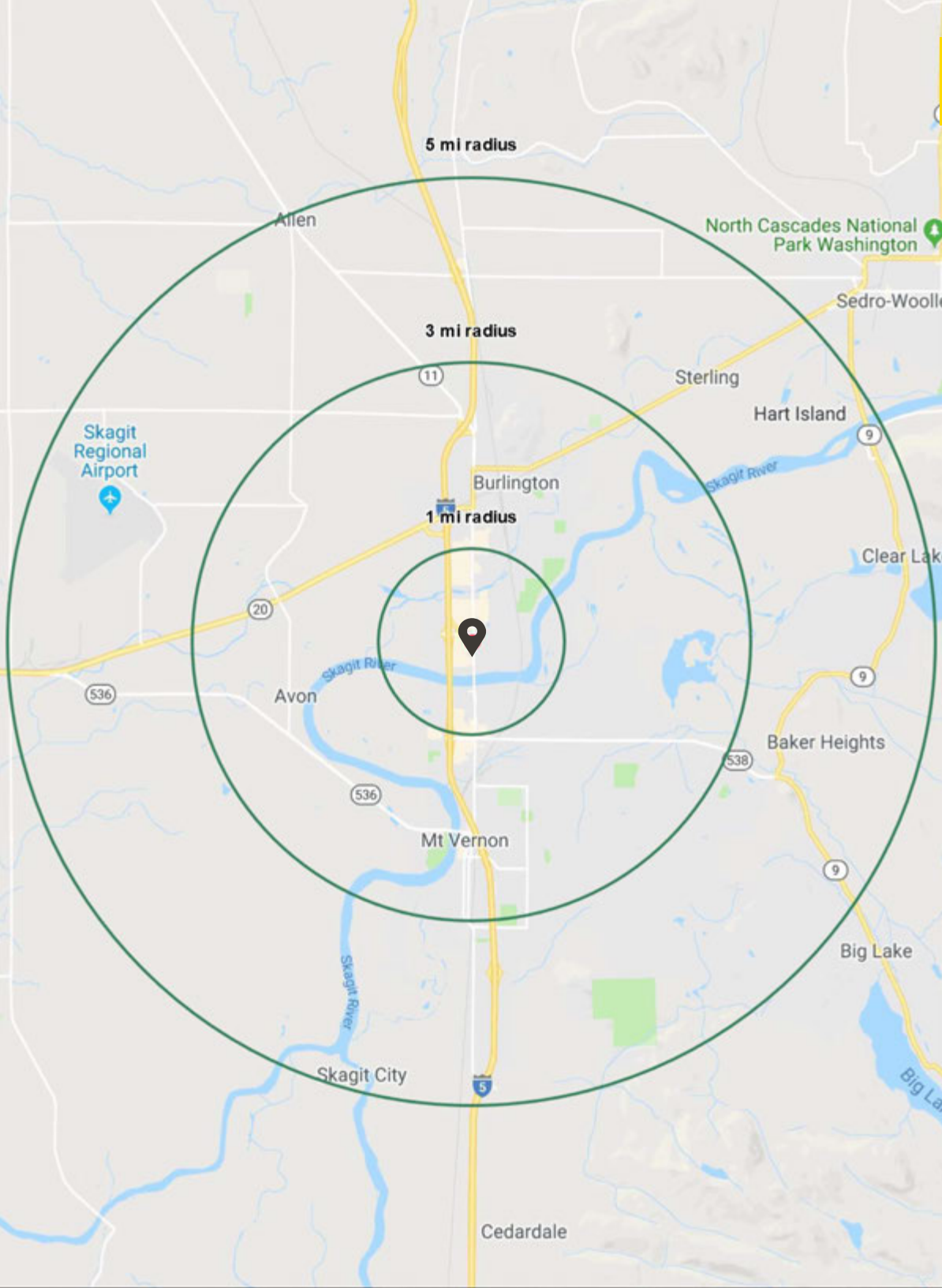
1779 S BURLINGTON BLVD:

- Two Free-standing Buildings to be Constructed Totaling: 14,930 SF
 - Building A: 7,200 SF
 - Building B: 7,730 SF with end Cap Drive-thru
- Highly Visible Pad Site Fronting S Burlington Boulevard
- Shadow Anchored by Kohl's, Ross, Home Depot, PetSmart, and Best Buy
- Estimated Delivery Date: Quarter 1, 2020

NEIGHBORING TENANTS



DEMOGRAPHICS



POPULATION

Mile 1	Mile 3	Mile 5
2,272	44,899	58,066

AVERAGE HH INCOME

Mile 1	Mile 3	Mile 5
\$53,114	\$78,506	\$84,934

DAYTIME POPULATION

Mile 1	Mile 3	Mile 5
7,457	27,006	34,356



Located Moments from
Interstate 5



Located in the Heart
of the Retail Core



17,000 ADT
George Hopper Rd.



27,000 ADT
S Burlington Blvd.



BURLINGTON, WA Burlington, WA, located roughly halfway between Seattle and Vancouver, BC, prides itself on being the Hub of Skagit County. As one of the fastest growing counties in Washington, Skagit County caters to professionals, tourists, and families. The market contains major retailers such as Costco and Home Depot as well as Cascade Mall and The Outlet Shoppes at Burlington. In addition to its three casinos, Burlington draws thousands of visitors to the Skagit County Tulip Festival held every April. Easy access to I-5 and excellent traffic drivers create a strong retail core in Burlington.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RETAIL FOCUSED. RESULTS DRIVEN.

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