

BURLINGTON PLAZA

200-496 Fashion Way, Burlington, WA 98233



For Lease
Major Redevelopment
I-5 @ Exit 229

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FEATURES

- Premium Location with Excellent Freeway Visibility
- 940 Linear Feet of Interstate 5 Frontage
- 76,000+ VPD on I-5; 25,000+ VPD on Burlington Boulevard
- Area's Lowest Commercial Lease Rates
- \$ - 0 — Triple Net Charges for First Lease Year
- Suites Ranging in Size from 1,250 Sq ft to 16,000 Sq ft
- Flexible General Commercial District Zoning
- Abundant Free Parking — 1,000+ Parking Stalls
- Easy Access to and from Interstate 5 at Exit 229 (George Hooper Road) and Exit 230 (Sr 20)
- City of Burlington Pro-Business Environment

OVERVIEW



HISTORY OF SHOPPES AT BURLINGTON OUTLET MALL

Construction of the 4 buildings of the former outlet mall was completed between 1989 and 1993. Ownership of the property changed several times. The outlet mall experienced a continuous decline due in large measure to the effects of internet shopping, economic turmoil, fluctuations in the Canadian exchange rate and competition from Seattle Premium Outlets. In March 2022, the mall's mortgage lender sold the entire project to Burlington Investment Properties LLC. The property has now been given a new name - Burlington Plaza - and also a new look. All 4 buildings have received new roofs and a new exterior color scheme. Landscaping throughout the entire 19-acre site has been improved dramatically, and all parking areas have been restriped.

NEW USES WELCOME

While existing retail stores are welcome to remain, Burlington Plaza is being converted to a blend of office, medical, professional, recreational, educational, entertainment, retail and food services uses as permitted by the General Commercial District zoning.

CURRENT TENANTS

The current mix of businesses and organizations in occupancy includes a new 10,000 sf retina surgery center under construction, a new 4,500 sf high intensity fitness center, retailers Lane Bryant, Zumiez and Adora Consignment, restaurants Curious Chef and Poke Oasis, pet store Julz Animal Houz, residential construction company D Bennett Construction, food producer Cascade Range and the fabulous 16,000 sf Children's Museum of Skagit County. A wide variety of other users are now considering Burlington Plaza for their new location.

DESCRIPTION OF SUITES

There are 43 suites in the project. All of the suites (except Suite 236) extend the entire depth of the building. With some variations, suites have an open front section and a back area consisting of one or more storage rooms, one or more bathrooms and an occasional office. All suites have higher than average electrical power, some with multiple panels. All suites have full HVAC and are fully sprinklered. The true ceiling height is 15' 8" feet, with most suites having a drop ceiling at 10' 0". There are variations in the current lighting. The size and features of the various suites are as follows:

Building C (312 – 316 Fashion Way) is a 16,000+ sf building with 3 suites that may easily be converted into a single large suite. It has heavy power (7 panels), an opening ceiling (no drop), 6 bathrooms, 3 offices and concrete floors with no floor covering. Because it is situated adjacent to Interstate 5, it offers exceptional visibility. It is designated for a national tenant.

The other suites currently available range in size from the largest at 9,200 sf to the smallest at 1,250 sf. 12 of the suites are 4,000 sf or larger, and 16 of the suites are less than 4,000 sf.

In addition to Building C, two end caps, Suites 296 and 416, offer outstanding visibility from Interstate 5. Suite 296, formerly occupied by Lululemon, is 7,500 sf and in excellent condition. This suite has 2 electrical panels, 2 bathrooms, 2 offices, 7 dressing rooms and tile flooring. Suite 416, formerly occupied by The Gap, is 9,200 sf and offers a very large open space. This suite has 3 electrical panels, 2 bathrooms, 1 office and concrete floors with no floor covering.

Five other large suites were previously chosen by major retailers due to the prominence each offers. Suite 200, previously leased by Christopher & Banks, is the 5,500 sf easterly end cap on Building A (200-296 Fashion Way). This suite has the advantage of being the first upon entering Burlington Plaza from Burlington Boulevard. Suite 220, at 6,000 sf, is the second largest suite in Building A and was occupied by Eddie Bauer. Suite 244, at 5,000 sf, was the outlet for Reebok and holds the prime center position in Building A. Suite 496 is a 4,500 sf end cap on Building B(416-496 Fashion Way) and was once leased by Jones of NY. Suite 478, at 7,000 sf, occupies a prominent position in Building B and was leased by the Dress Barn.

LOCATION DETAILS



	<u>POPULATION</u>	<u>AVERAGE HH INCOME</u>	<u>DAYTIME POPULATION</u>
Mile 1	2,227	\$59,088	6,886
Mile 3	45,235	\$85,664	43,328
Mile 5	59,720	\$90,604	54,017



76,000 ADT
I-5 Freeway



27,000 ADT
S. Burlington Blvd



17,000 ADT
George Hopper Rd

MARKET AREA

Burlington is nicknamed “The Hub” of Skagit County. It is the geographic center of the county and sits at the crossroads of Interstate 5 (north/south) and Highway 20 (east/west). It draws traffic not only from the greater Burlington/Mt. Vernon area but also from the south (Seattle/ Tacoma), from the north (Vancouver/British Columbia), from the west (San Juan Islands, Anacortes, Coupeville, La Conner and Oak Harbor) and from the east (Eastern Washington and the upper Skagit River Valley). All the islands of San Juan County are served by the Washington state ferry system. The main terminal is in Anacortes on the west side of Skagit County.

Travel to I-5 from the San Juan Island ferry terminal, from Anacortes, and from North Whidbey Island is over State Highway 20 which intersects I-5 (exit 230) one interchange north of George Hopper Road (exit 229). State Highway 20 also connects the communities within the Skagit River Valley from east to west and is also one of the main access points through the Cascade Mountains into Eastern Washington.



ZONE DESCRIPTION

Zoning District: Mixed Use Commercial— MCU-2

This zone is intended to accommodate a dense mix of large scale commercial activities and residential uses such as stores, eating and drinking establishments, as well as offices and large multi-unit residential buildings. Typical of the permitted uses is reliance on a high degree of visibility, easy pedestrian access and a dense concentration of uses for customers and residents.

Permitted Uses

- Multiunit buildings – all sizes – and dwellings in mixed use buildings
- Retail – all sizes
- Horizontally attached dwellings
- Offices – all types
- Indoor commercial entertainment – all types
- Private passenger transportation terminals
- Meeting facilities – all sizes
- Commercial child day care centers – all sizes
- Private schools – all sizes
- Health care facilities – all sizes
- Veterinary clinics
- Hotels
- Nursing homes – all sizes
- Eating and drinking establishments – all sizes
- Theaters
- Utilities – small

Conditional Uses

- Craft industries – some limitations
- Contractor offices – some limitations
- Drive-through facilities – some limitations
- Hospitals
- Laboratories and research facilities
- Personal storage – some limitations
- Pet boarding – some limitations
- Fueling stations and car washes – some limitations
- Utilities - medium

Primary Development Standards

- Lot Coverage
 - Building – no maximum
 - Impervious Surface 80%
- Minimum Setbacks
 - Front – none
 - Side – none
 - Street – none
 - Rear – none
- Maximum Setbacks
 - Front – 10ft
 - Side – 10ft
 - Some exceptions
- Maximum Building Height
 - 45 feet
 - Plus 1 foot extra height for each 1 foot extra setback
 - Plus 15 feet when underground parking is included

DEMOGRAPHICS

	<u>Population</u>	<u>Average HH Income</u>	<u>Average Drive Time</u>
<u>San Juan County:</u>	40,139	\$100,867	35 Minutes + Ferry
<u>Anacortes:</u>	17,832	\$101,450	25 Minutes
<u>North Whidbey Island:</u>	39,146	\$82,230	40 Minutes
<u>Bellingham:</u>	90,545	\$80,709	25 Minutes
<u>Everett:</u>	110,438	\$86,168	40 Minutes
<u>Lake Stevens:</u>	35,135	\$111,884	50 Minutes
<u>Marysville:</u>	69,957	\$100,963	30 Minutes
<u>Arlington:</u>	19,832	\$106,368	25 Minutes
<u>Stanwood:</u>	7,776	\$108,992	20 Minutes



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