

# BURLINGTON PLAZA

200-496 Fashion Way, Burlington, WA 98233



For Lease  
Major Redevelopment  
I-5 @ Exit 229

Scott Walker, Broker  
(360) 220-0370 | [Scott@PCRnw.com](mailto:Scott@PCRnw.com)





# 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 1,400 Sq ft to 16,000 Sq ft
- Flexible Mixed Use 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

The 4-building former outlet mall was constructed between 1989 and 1993. The outlet mall experienced a decline due to changing factors including 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. The lighting has been changed to LED. An impressive digital sign next to Interstate 5 is used for advertising by tenants and is visible for a great distance.

## NEW USES WELCOME

Burlington Plaza is undergoing conversion catering to the demands of the business community and central Skagit County, consistent with the uses allowed by the applicable Mixed Use Commercial District zoning. Those uses consist generally of blend of office, medical, professional, recreational, educational, entertainment, retail and food services.

## CURRENT TENANTS

The current mix of businesses and organizations in occupancy includes a new 10,000 sf retina surgery center under construction, an emergency medical training center, a high-end nail salon under construction, a new high intensity fitness center, a cheerleader and dance school, a boxing training center, a pet grooming salon under construction, retailers Lane Bryant, Adora Consignment and West Coast Candles, 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 available suites 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 about 15' 8" feet, with most suites having a drop ceiling at 9' 10". 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. 11 of the 12 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, concrete floors with no floor covering and an open ceiling.

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 7,700 sf, occupies a prominent position in Building B and was leased by The Dress Barn.



# LOCATION DETAILS



POPULATION    AVERAGE HH INCOME    DAYTIME POPULATION

|        |        |          |        |
|--------|--------|----------|--------|
| 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



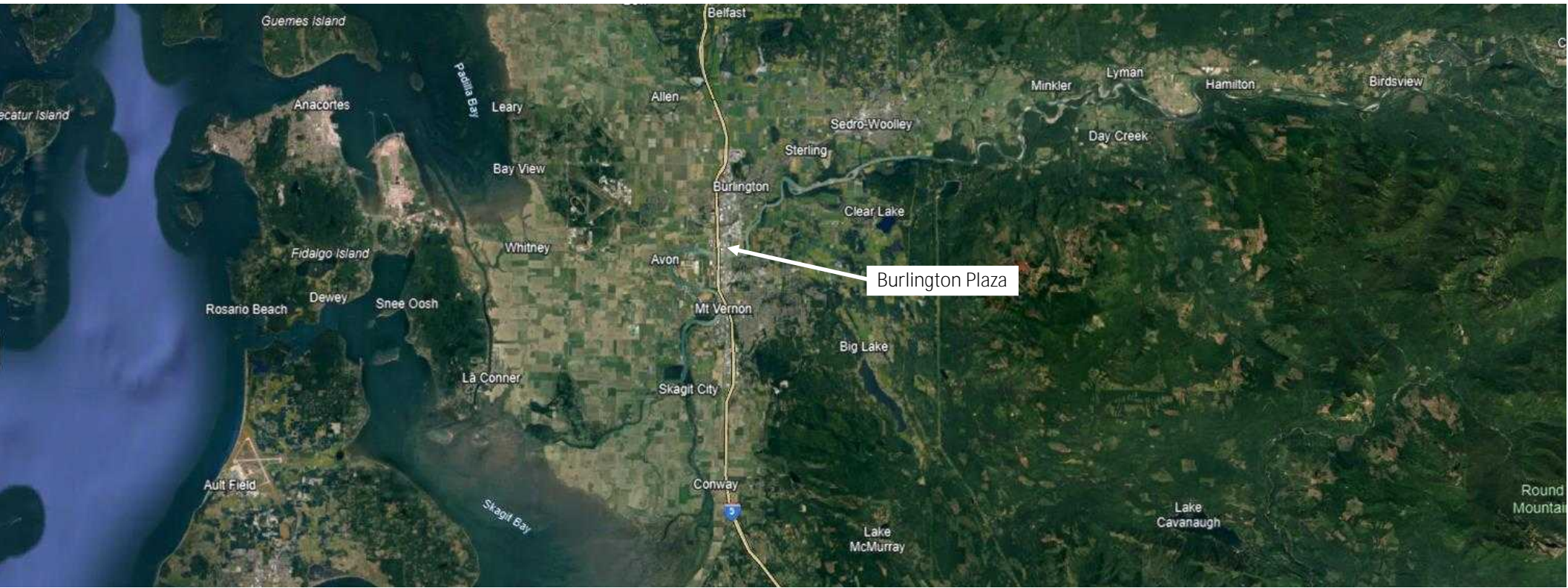
17,000 ADT  
George Hopper Rd



# 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— MUC-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>      | 18,756            | \$123,128                | 35 Minutes + Ferry        |
| <u>Anacortes:</u>            | 18,271            | \$109,851                | 25 Minutes                |
| <u>North Whidbey Island:</u> | 39,146            | \$85,230                 | 40 Minutes                |
| <u>Bellingham:</u>           | 101,422           | \$89,546                 | 25 Minutes                |
| <u>Everett:</u>              | 112,095           | \$97,271                 | 40 Minutes                |
| <u>Lake Stevens:</u>         | 40,220            | \$127,374                | 50 Minutes                |
| <u>Marysville:</u>           | 74,099            | \$109,963                | 30 Minutes                |
| <u>Arlington:</u>            | 21,895            | \$114,059                | 25 Minutes                |
| <u>Stanwood:</u>             | 9,522             | \$106,822                | 20 Minutes                |
| <u>Burlington:</u>           | 9,887             | \$80,684                 | 0 Minutes                 |
| <u>Mt. Vernon</u>            | 35,629            | \$89,229                 | 5 Minutes                 |
| <u>Sedro Woolley</u>         | 13,664            | \$82,094                 | 10 Minutes                |





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Commercial Sales | Leasing | Management  
114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)