



LYNDEN GROUND LEASE OPPORTUNITY

8038 GUIDE MERIDIAN
LYNDEN, WA 98264

PACIFIC ASSET ADVISORS, INC.

LISTING DETAILS



AVAILABLE
NOW
2.78 AC

CALL
FOR
RATE

ADDRESS: 8038 Guide Meridian
Lynden, WA 98264

SPACE AVAILABLE: 2.78 Acres

- DETAILS:**
- Ground Lease Opportunity
 - Former Lincoln Ford site
 - Across the street from Grocery Outlet, Popeyes, Auto Zone, & Safeway Center
 - Two access points onto highway
 - CSR Zoning (Commercial)
 - Existing building was a car lot

	1 MILE	3 MILES	5 MILES
MEDIAN INCOME:	\$79,334	\$93,446	\$95,562
TOTAL POPULATION:	2,022	15,086	26,824
DAYTIME POPULATION:	1,658	9,887	16,426



425.990.6200 | PAADVISORS.COM

SITE PLAN



AERIAL

LYNDEN CHRISTIAN
HIGH SCHOOL

539

TRACTOR
SUPPLY CO.

ACE ANYTIME
Hardware FITNESS
DAVE'S Woods
Peoples CHS
COFFEE NORTHWEST

SAFETYWAY
TacoTime Jack
Windermere REAL ESTATE

NORTHWEST WASHINGTON
FAIR & EVENT CENTER

DOLLAR TREE
FOOD Pavilion
verizon McDonald's
O'Reilly Great Clips

RITE AID
Starbucks
GNC

GROCERY OUTLET
"Dapatkan Maksimal"
AutoZone
POPEVES

NOOKSACK RIVER



CONTACT



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PACIFIC ASSET ADVISORS, INC.

THE PREMIER CHOICE OF THE PACIFIC NORTHWEST

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