



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 CHRSTIAN HIGH SCHOOL

539

TRACTOR SUPPLY CO

ACE ANYTIME FITNESS
DAVE'S Woods COFFEE
Peoples CHS NORTHWEST

NORTHWEST WASHINGTON FAIR & EVENT CENTER

SAFETYWAY
TacoTime Jack
Windermere REAL ESTATE

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

RITE AID
Starbucks
GNC

GROCERY OUTLET
"Dergain Markt"
AutoZone POPEVES

NOOKSACK RIVER



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PACIFIC ASSET ADVISORS, INC.

THE PREMIER CHOICE OF THE PACIFIC NORTHWEST

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