



DICK'S
SPORTING GOODS

2030

AVAILABLE

AVAILABLE

2030 S BURLINGTON BOULEVARD | BURLINGTON, WA

FORMER PARTY CITY RETAIL SPACE FOR LEASE



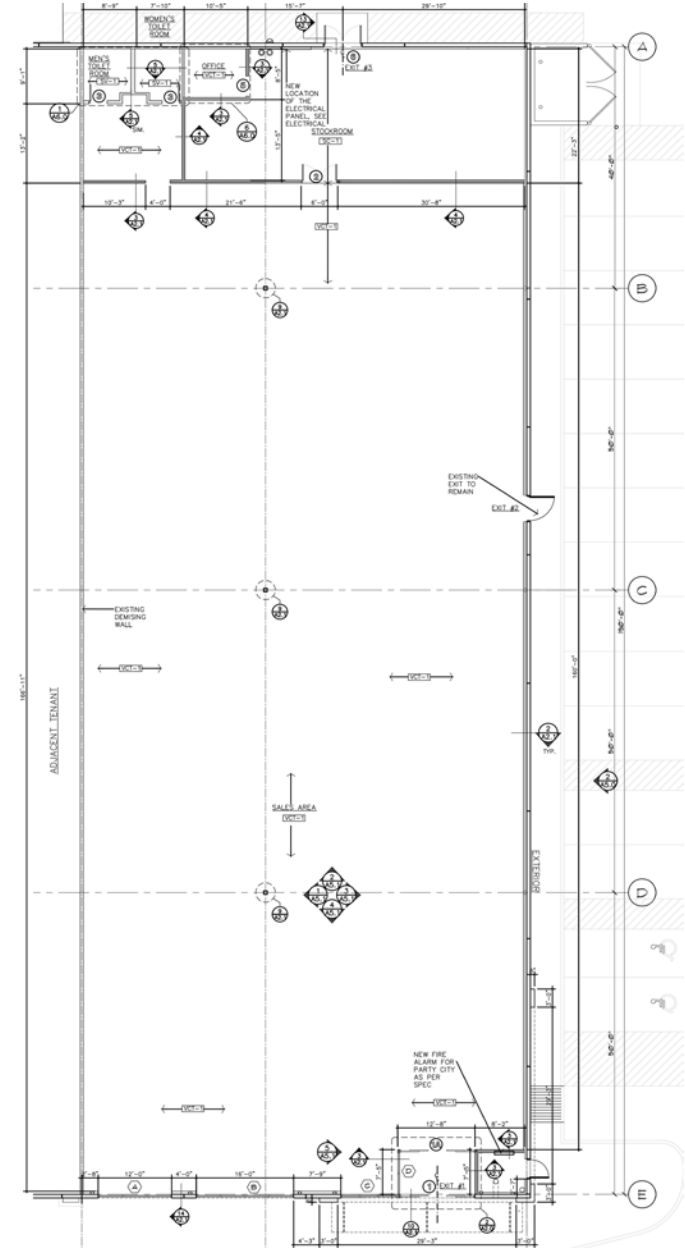
First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

SITE SUMMARY



Join Dicks Sporting Goods and Discount Tire in this highly visible center located on S Burlington Blvd directly across from Burlington Crossings Shopping Center (Home Depot, Kohl's, Ross, etc.)

Available	13,809 SF
Asking Rent	Contact Broker for Details
NNN's	\$4.50 PSF
Total Parking on Site	282 Stalls (4/1,000 SF)



S. BURLINGTON BLVD.

WHITMARSH RD.

PROJECT SIGN

PLAZA FEATURE

DISCOUNT TIRE

PARCEL 1

PARCEL 2

PARCEL 3

TRACT X

LIGHT STANDARDS

AVAILABLE 13,809 SF

DICK'S SPORTING GOODS

72'-11 3/4"

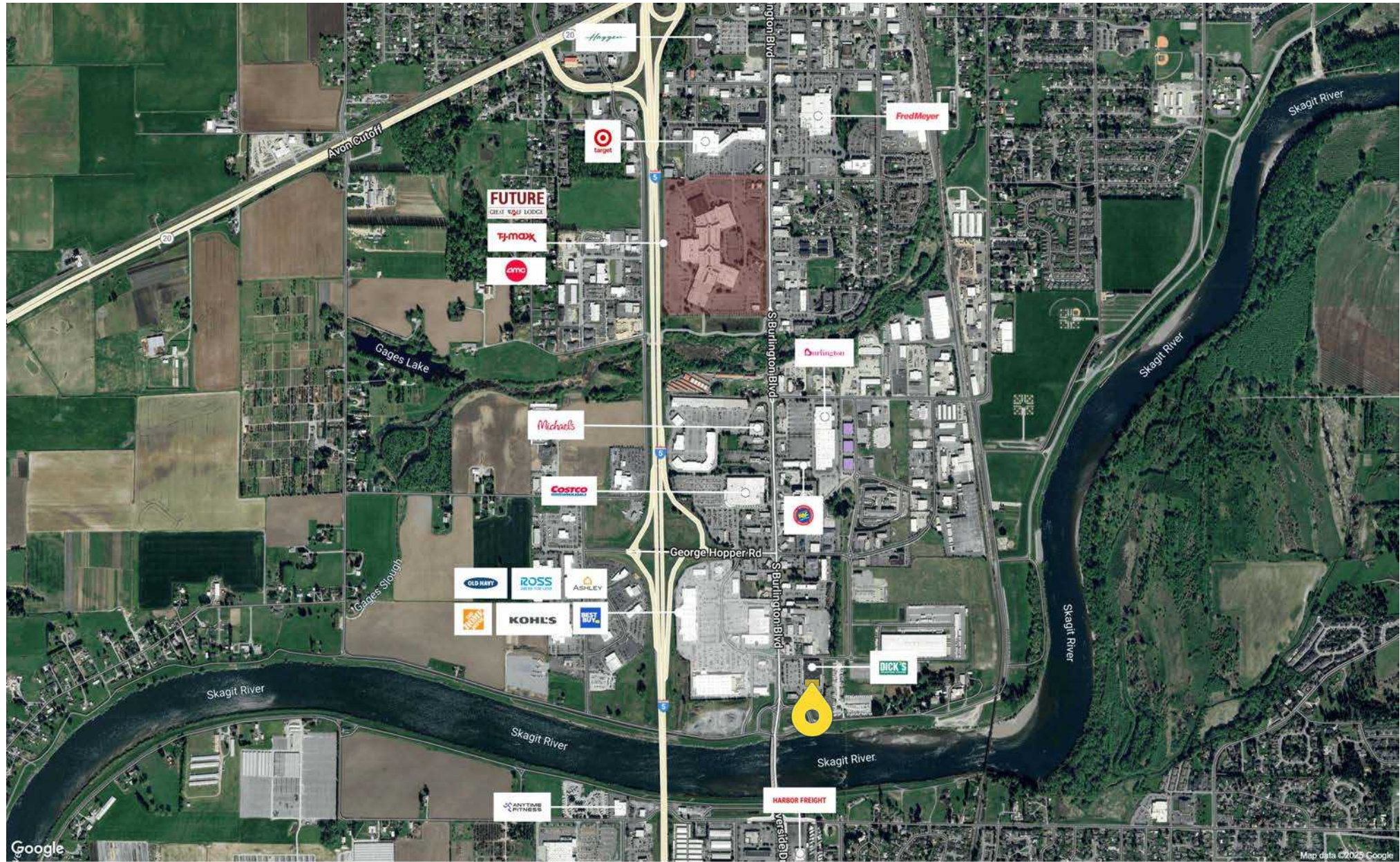
190'

227'

461.01'

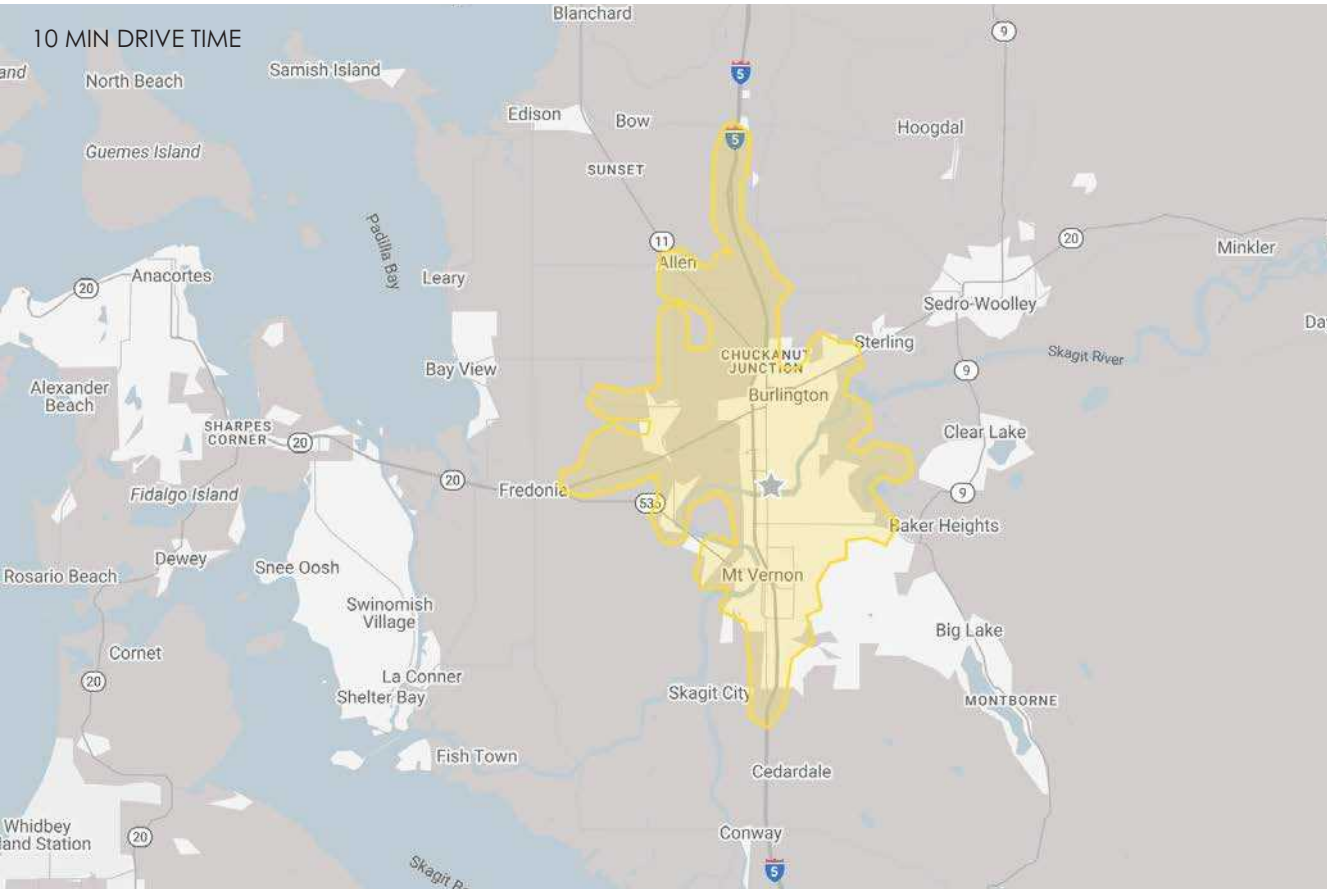
513.68'

LOCATION AERIAL



DEMOGRAPHICS

Nestled within the scenic Skagit Valley, Burlington, WA, enjoys a strategic location, acting as a hub between the major metropolitan areas of Seattle and Vancouver BC. This advantageous positioning draws a diverse influx of businesses and tourists, contributing to a dynamic and thriving local economy. The city's robust retail sector thrives on high traffic flow, bolstered by easy access to Interstate 5, facilitating seamless transportation for both consumers and commerce. As Skagit County continues its rapid expansion, fueled by its natural beauty and economic prospects, Burlington is exceptionally well-positioned to capitalize on this growth, offering a compelling blend of commercial opportunity and quality of life within one of Washington's most promising regions. The area also boasts a rich agricultural history, which brings in tourism, and supports a local market for specialty products.



41,198

POPULATION
10 MIN DT



15,893

NO OF HOUSEHOLDS
10 MIN DT



\$103,963

AVERAGE HH INCOME
10 MIN DT



\$451,962

MEDIAN PROPERTY VALUE
10 MIN DT



36.4

YEARS OLD
MEDIAN AGE



\$767.8M

TOTAL NON-RETAIL
EXPENDITURE



26,551

DAYTIME ADJ. POPULATION
10 MIN DT



40,368

HIGHWAY 99
ADT AT SITE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

TACOMA | KIRKLAND | PORTLAND | SEATTLE

BRENNAN MCCLURG

📞 425.822.5522

✉️ bmcclurg@fwp-inc.com

STEVE ERICKSON

📞 425.822.5522

✉️ serickson@fwp-inc.com

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