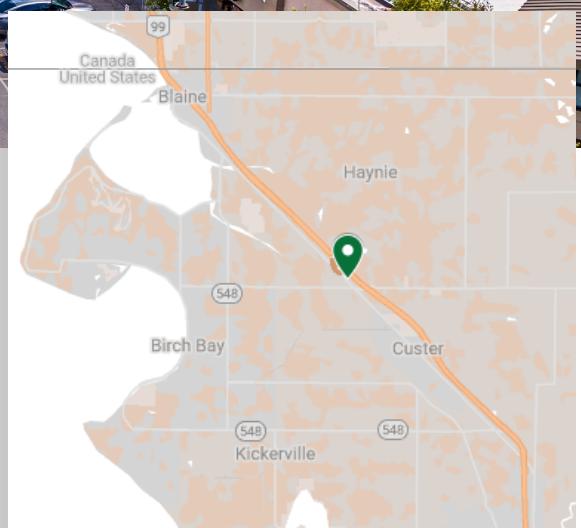


STORAGE  
FOR LEASE

# SARATOGA

**EASY I-5 ACCESS AND 3 MILES FROM US-CANADA BORDER**

**8125 BIRCH BAY SQUARE STREET, BLAINE, WA**



## STORAGE

**2,100 - 28,000 SF AVAILABLE**

**\$0.75/SF/MO + NNN**

- 12' high ceilings
- Sprinkled
- Temperature-controlled
- Exit 270 on I-5 just 3 miles South of US / Canadian Border

**Amia Froese, CCIM, CPM**  
[amia@saratogacom.com](mailto:amia@saratogacom.com)  
360.610.4331

[www.saratogacom.com](http://www.saratogacom.com)  
228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED. LESSEE TO VERIFY.

**Nathan Shamseldin**  
[nathan@saratogacom.com](mailto:nathan@saratogacom.com)  
360.306.5860

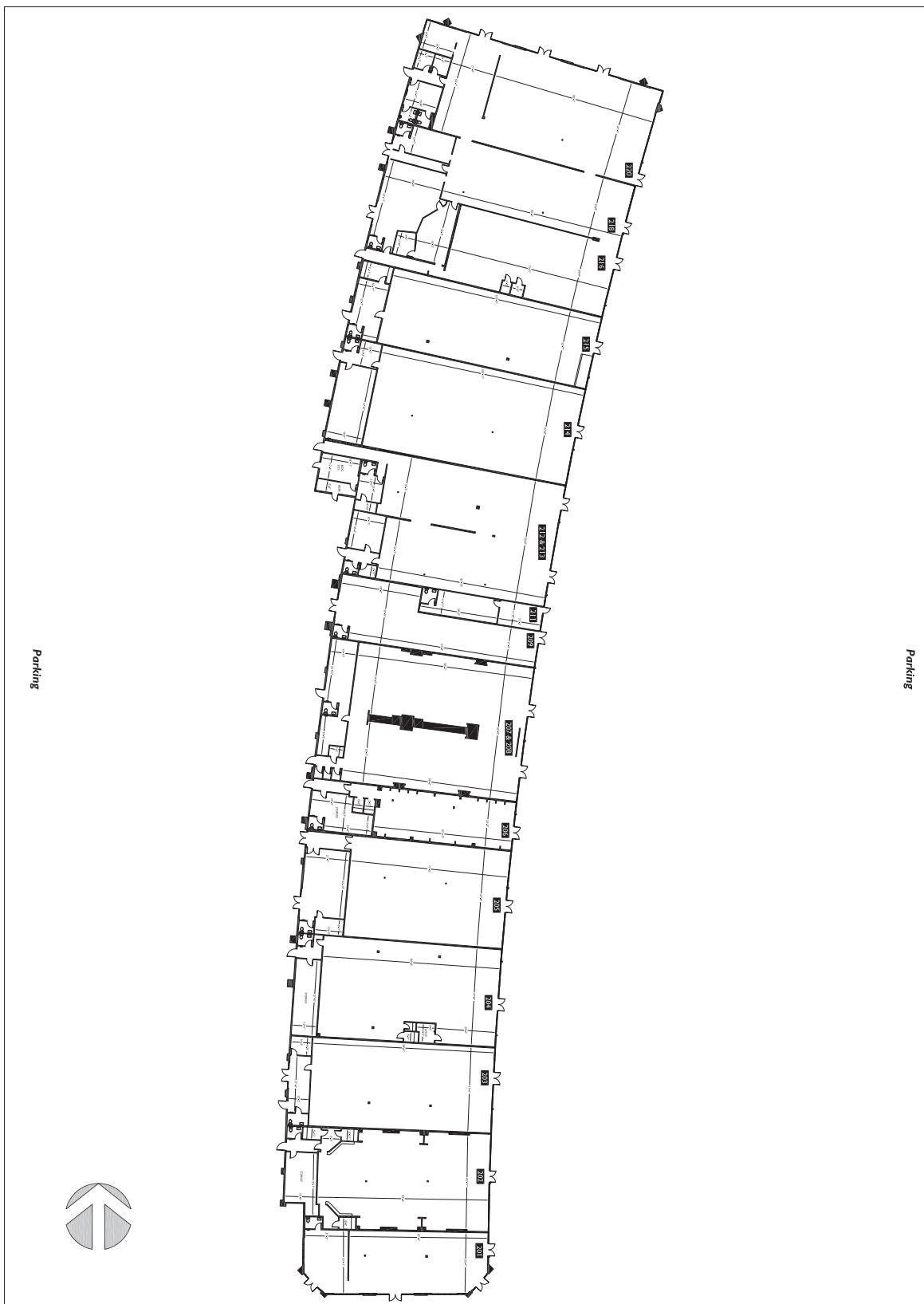
## DEMOGRAPHICS

DRIVE TIMES	5 MINUTE	10 MINUTE	20 MINUTE
POPULATION (includes Canada)	1,055	21,145	121,736
MEDIAN INCOME	\$77,507	\$68,903	\$66,595
HIGHWAY TRAFFIC COUNTS (important feature, Canadian boarder traffic)	15,000 to 30,000	30,000 to 50,000	up to 83,000

## Directory

Anytime Fitness	12
Augusta Franchise LLC	24
Bay City Barber Shop	18
Betty Be Good	21
Birch Bay Budz	34A
Bob's Burger & Brew	35
Bow Wow & Woofs	10
Capstone Physical Therapy	20
Catholic Community Services	6
Edward Jones	19
Energy Foot Massage	13
Jack In The Box	38
Mike's Dollar Plus	15
Nail Masters	16
Nexus	2
NW Vet Clinic	9
Red Cab	8
Sahara Pizza	17
Scent USA	34B
Snip Snip Hooray	27
Subway	12
The Market at Birch Bay	37
Tokyo Monster Sushi	22
Windermere	1
Wood's Coffee	36





JSH Properties, Inc. 10655 NE 4th Street, Suite 901 Bellevue, WA 98004	Birch Bay Square - Bldg. 2 8115 Birch Bay Square Street Blaine, WA 98230	Floor Plan	0 10 20 30 40	2-D AS-BUILT FLOOR PLANS	2DFLOORPLANS.COM 206-328-7410 fax 206-328-4764 1700 21st Avenue South Suite 100 Seattle, WA 98144
Client	Subject	Floor	Scale	Measured: April 2011	Project: CII-212

# BIRCH BAY SQUARE, BLAINE, WA

STORAGE FOR LEASE



**SARATOGA**  
commercial real estate