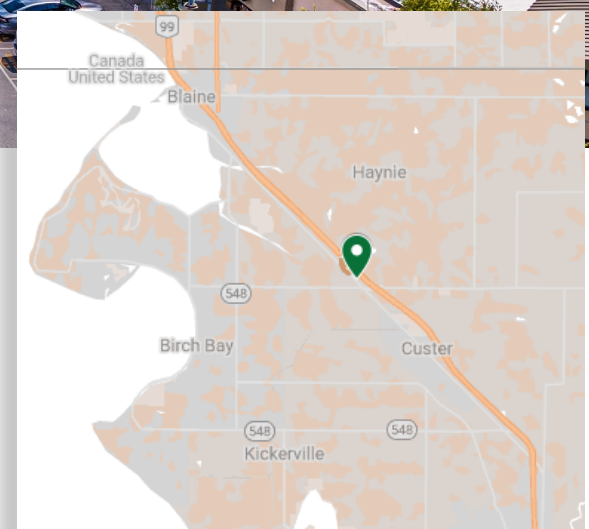


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FOR LEASE

SARATOGA

GROCERY-ANCHORED SHOPPING CENTER

8115 - 8125 BIRCH BAY SQUARE STREET, BLAINE, WA



RETAIL OR OFFICE

730 - 28,000 SF AVAILABLE

\$12/SF/YR + NNN

- Improvement Allowance available for qualified Tenants
- Anchored by The Markets grocery
- NEXUS Application Center site
- 29,000 Cars per Day on I-5
- Exit 270 on I-5 just 3 miles South of US / Canadian Border
- 14 - stall Tesla supercharger stations

Amia Froese, CCIM, CPM
amia@saratogacom.com
360.610.4331

Nathan Shamseldin
nathan@saratogacom.com

360.306.5860

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.

DEMOGRAPHICS

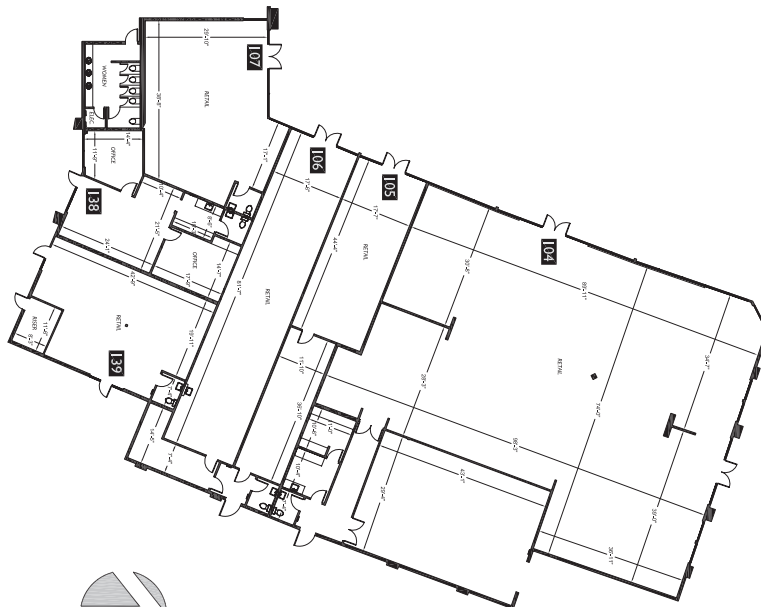
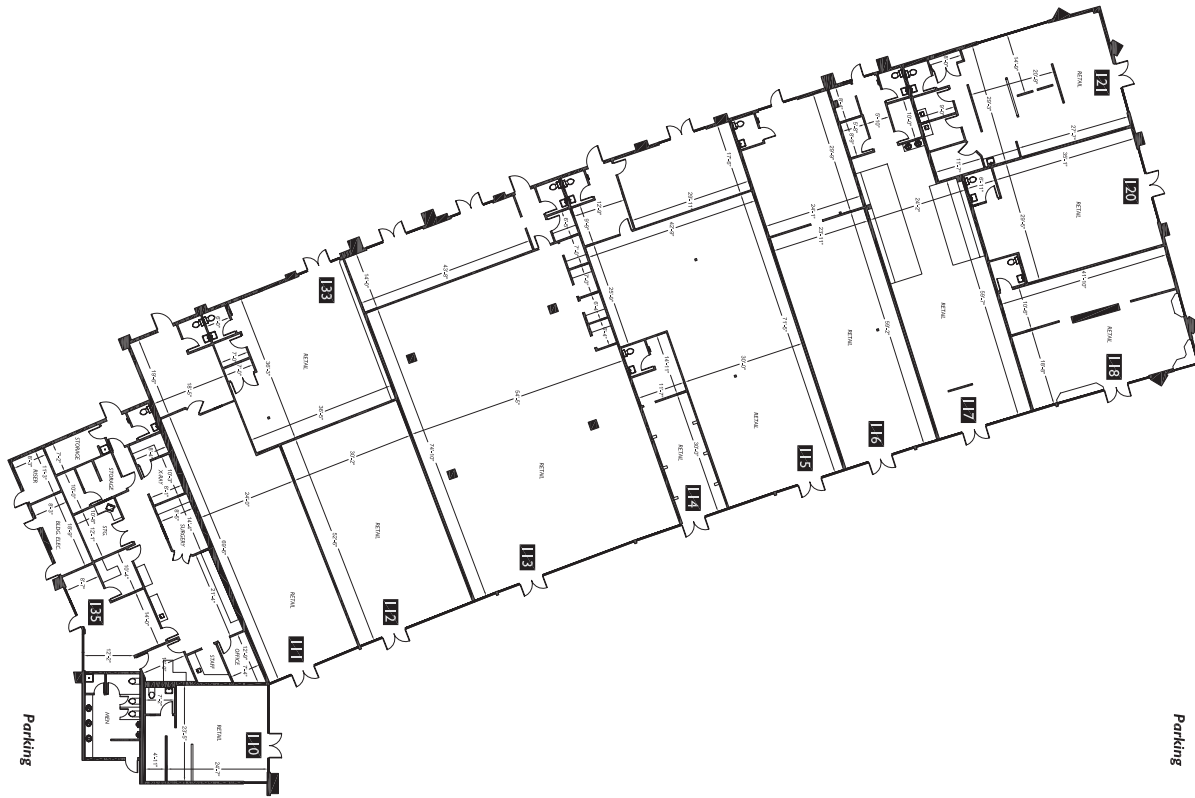
DRIVE TIMES	5 MINUTE	10 MINUTE	20 MINUTE
POPULATION (includes Canada)	1,055	21,145	121,736
MEDIAN INCOME	\$77,507	\$68,903	\$66,595
HIGHWAY TRAFFIC COUNTS (important feature, Canadian border traffic)	15,000 to 30,000	30,000 to 50,000	up to 83,000

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



Parking



JSH Properties, Inc. 10655 NE 4th Street, Suite 201 Bellevue, WA 98004	Birch Bay Square - Bldg. 1 8115 Birch Bay Square Street Blaine, WA 98230	Floor Plan I			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: C11-212

BIRCH BAY SQUARE, BLAINE, WA

OFFICE / RETAIL FOR LEASE

