

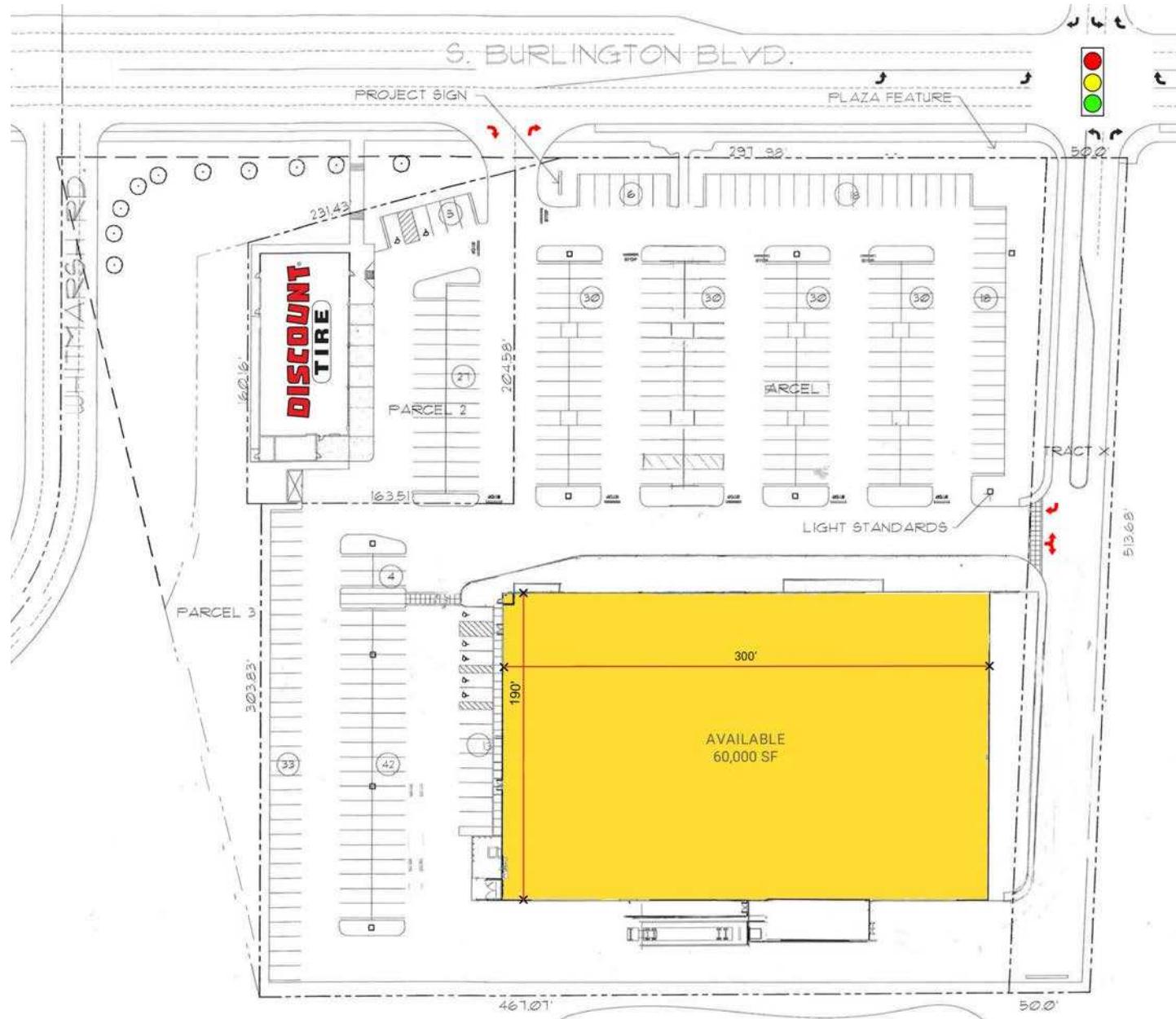


First Western Properties | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

2030 S BURLINGTON BOULEVARD | BURLINGTON, WA

FOR LEASE
FULL BUILDING AVAILABLE

SITE SUMMARY



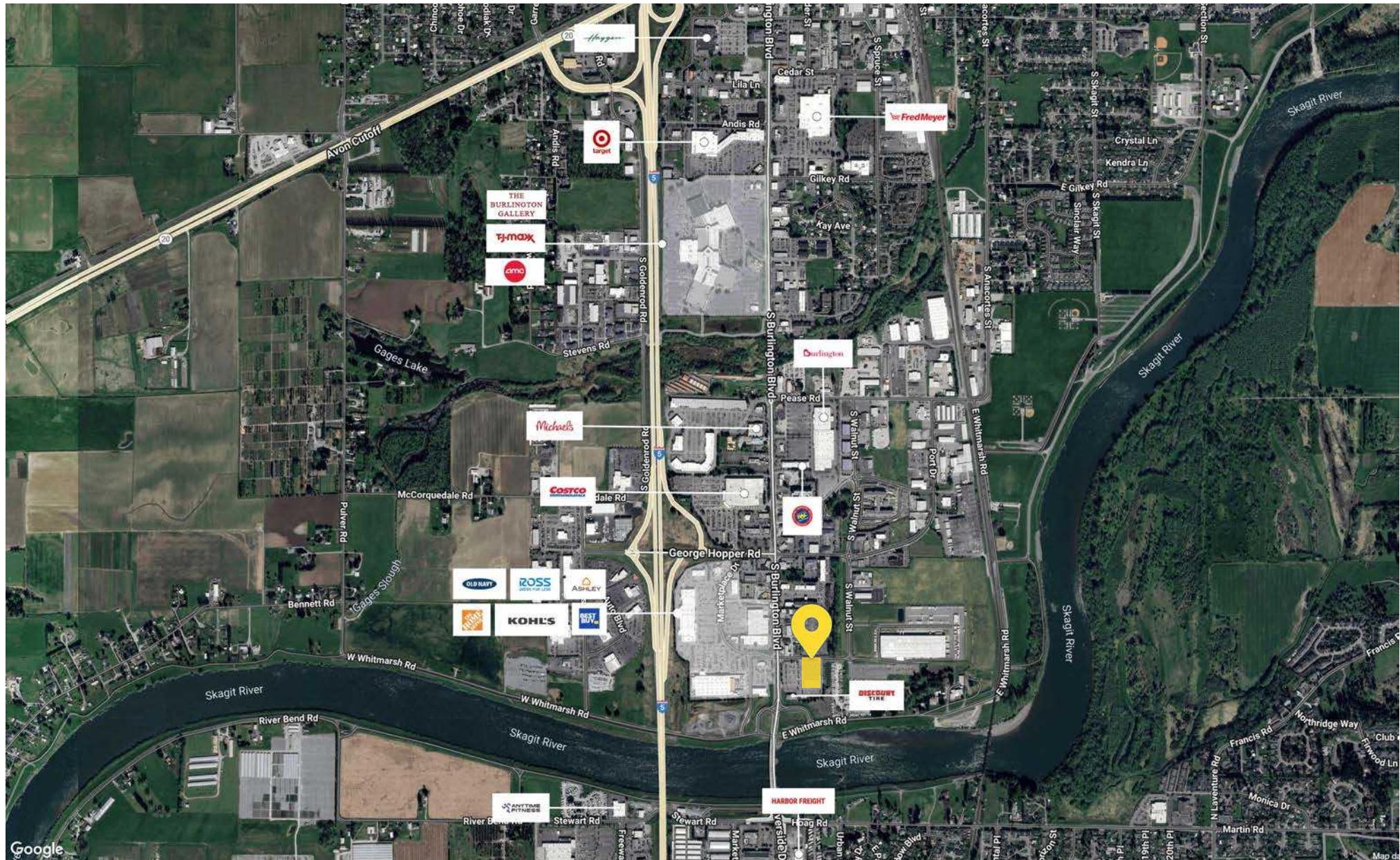
Join Discount Tire in this highly visible center located on directly across from Burlington Crossings Shopping Center (Home Depot, Kohl's, Ross and more).

AVAILABLE FEBRUARY 2026

Space	13,809 - 60,000 SF
Asking Rent	Contact Broker for Details
NNN's	\$4.50 PSF
Total Parking on Site	282 Stalls (4/1,000 SF)
Ceiling Height	19'9"

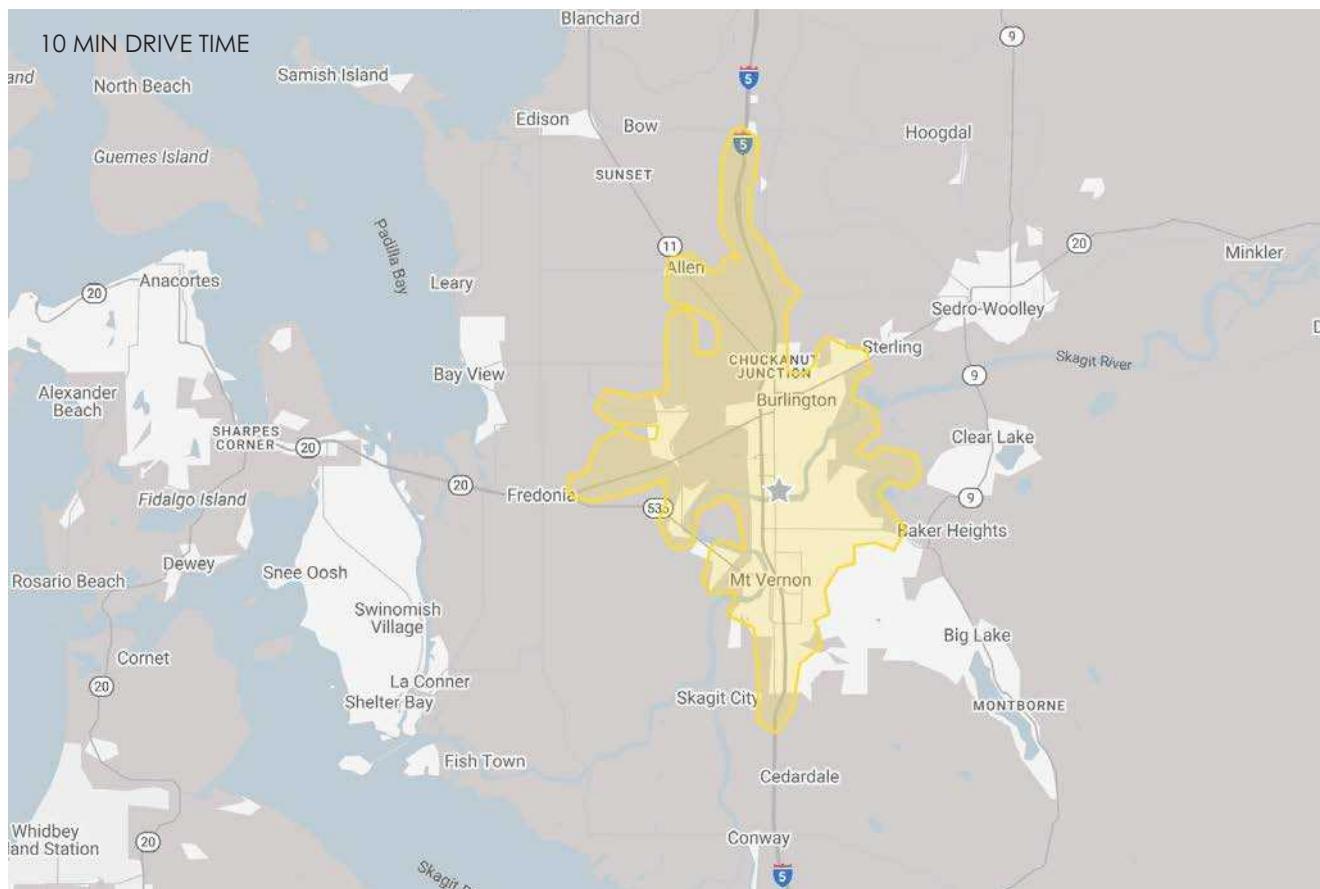


LOCATION AERIAL



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.





RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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