



AVAILABLE

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2030 S BURLINGTON BOULEVARD | BURLINGTON, WA

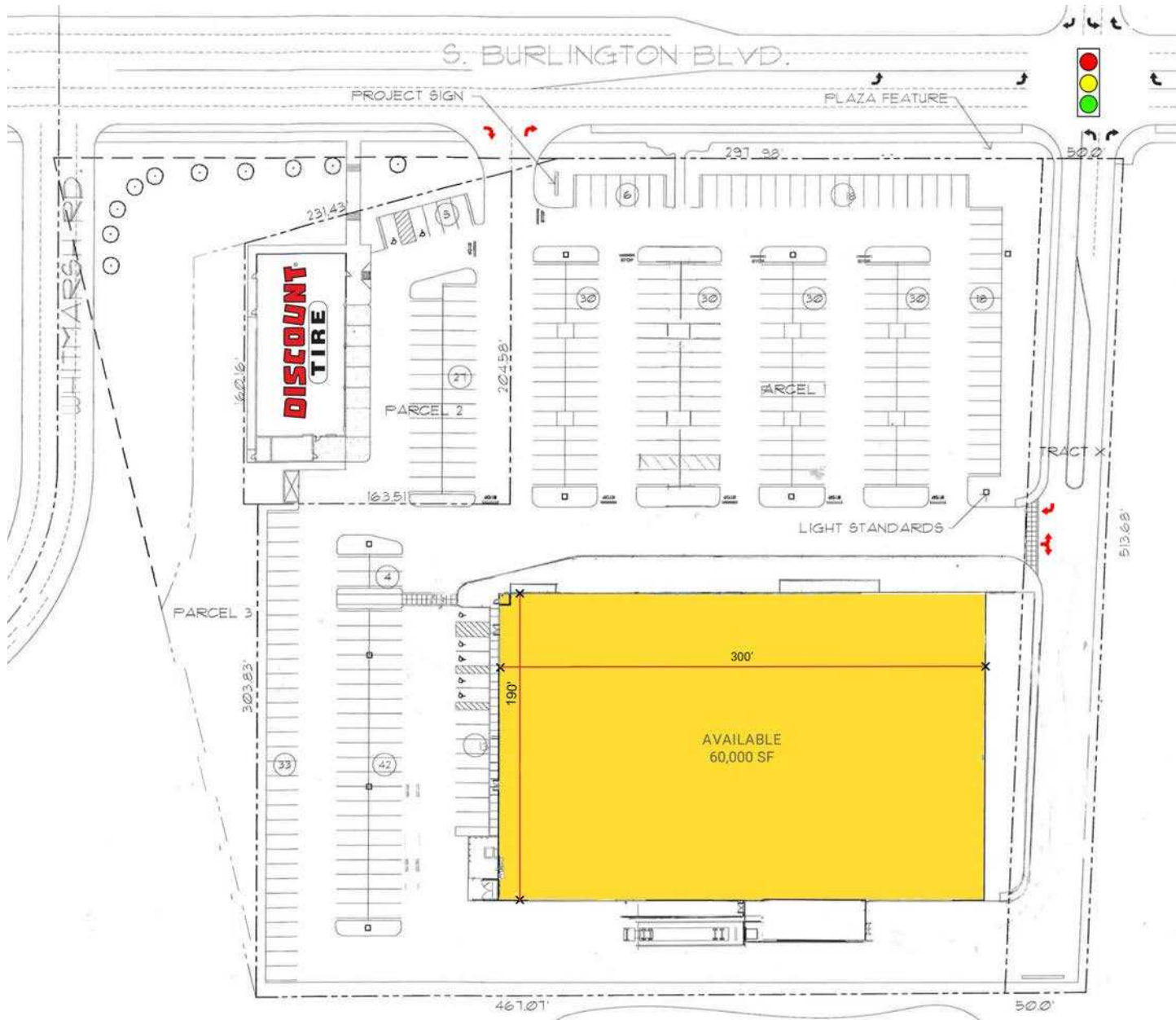
**FOR LEASE**  
**FULL BUILDING AVAILABLE**



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



# 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).

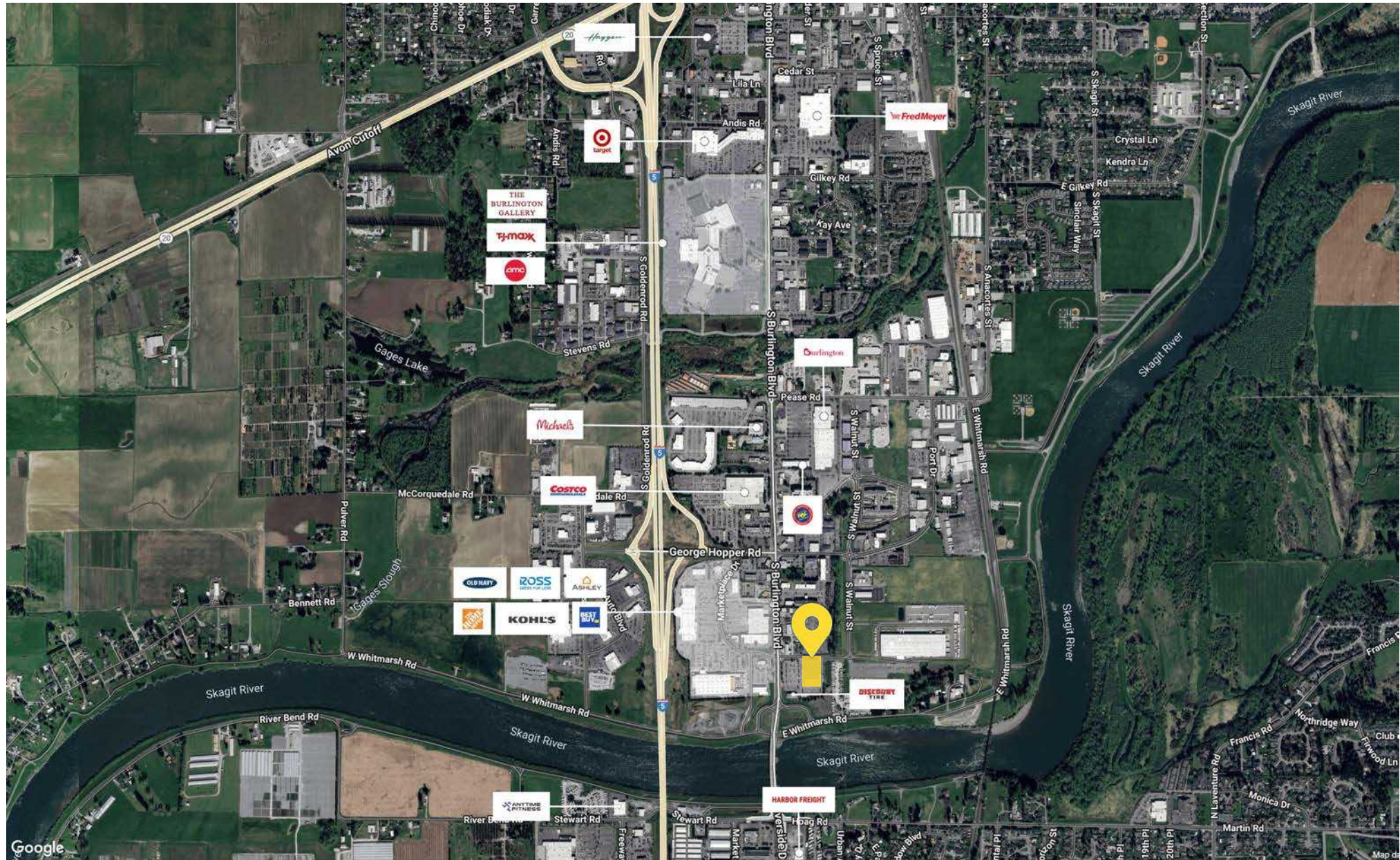
**AVAILABLE FEBRUARY 2026**

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"





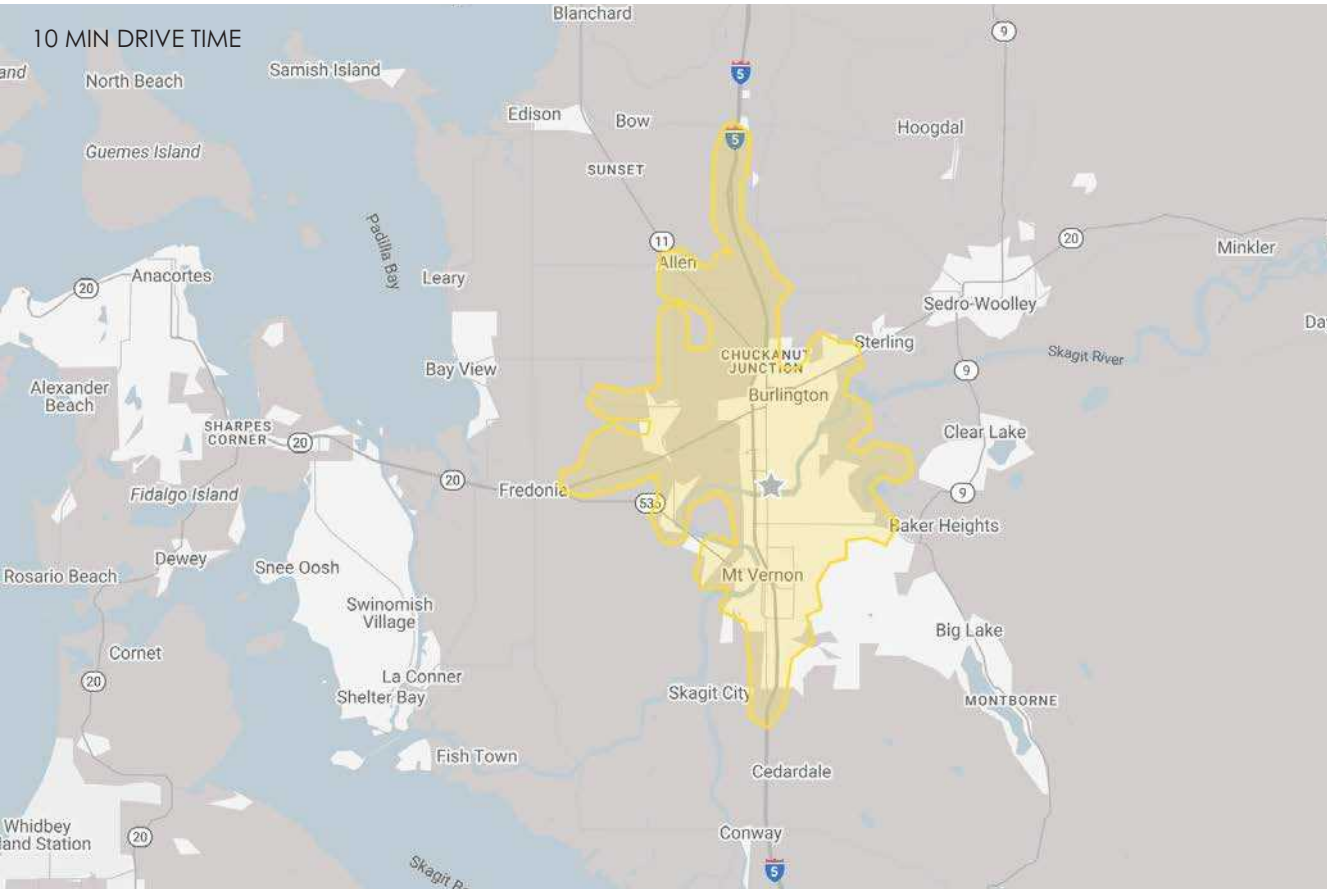
# LOCATION AERIAL





# 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.



42,787

POPULATION  
10 MIN DT



16,048

NO OF HOUSEHOLDS  
10 MIN DT



\$102,976

AVERAGE HH INCOME  
10 MIN DT



\$469,918

MEDIAN PROPERTY VALUE  
10 MIN DT



36.5

YEARS OLD  
MEDIAN AGE



\$793.1M

TOTAL NON-RETAIL  
EXPENDITURE



41,661

DAYTIME ADJ. POPULATION  
10 MIN DT



29,837

ADT  
AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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