

A photograph of a modern, single-story commercial building with a light-colored stone or concrete facade and large glass windows. The building is situated on a paved lot with some landscaping and trees in the background under a clear blue sky.

# For Lease FOUR PINES PLAZA RETAIL CENTER

**1220 S Burlington Blvd  
Burlington, WA 98233**

Jon Young  
425-530-5138  
[jonyoung@robgascare.com](mailto:jonyoung@robgascare.com)

John Rochford  
425-444-2750  
[johnrochford@robgascare.com](mailto:johnrochford@robgascare.com)

[www.robgasca.com](http://www.robgasca.com) | PO BOX 3095 Renton WA 98056



# Executive Summary

Retail for Lease

Former Pier 1 with frontage on busy Burlington Blvd.

Four Pines Plaza Retail Center - Four Season Buffet, dental offices and other retail uses. 96 new apartments on the easterly portion.

MUC-2 (mixed use commercial) zoning allows for a variety of uses - retail, specialty grocery, medical, fitness, brewery, auto parts and accessories, furniture, etc.

# Pacific Plaza Summary

## LEASE INFORMATION

Location 1220 S. Burlington Blvd., Burlington, WA

County Skagit

SF Available  $\pm$  9,460 rsf

Lease Type NNN

Lease Rate \$12.00 psf, NNN

Zoning- MUC-2 (mixed use commercial)





# Four Pines Plaza Retail Center

## Availability

**9460 rsf - \$12.00 psf + NNN**

- MUC-2 mixed use commercial zoning allows for a variety of use
- Excellent street visibility

## Premier Retail Center

Located in the heart of Burlington's retail core, the space serves as anchor to Four Pines Plaza.

## Location and Visibility

- Daily traffic volume exceeding 24,000
- Excellent visibility and signage potential
- 30 miles from Bellingham International Airport
- Located on Burlington Blvd minutes from I-5
- Population within 5-miles: 60,000

**Fred Meyer**



**TARGET**

**Red Robin**

**Papa Murphy's**  
TAKE 'N BAKE PIZZA

**amc**  
THEATRES



**T.J. maxx**



JACK CARROLL'S  
**Skagit Hyundai**

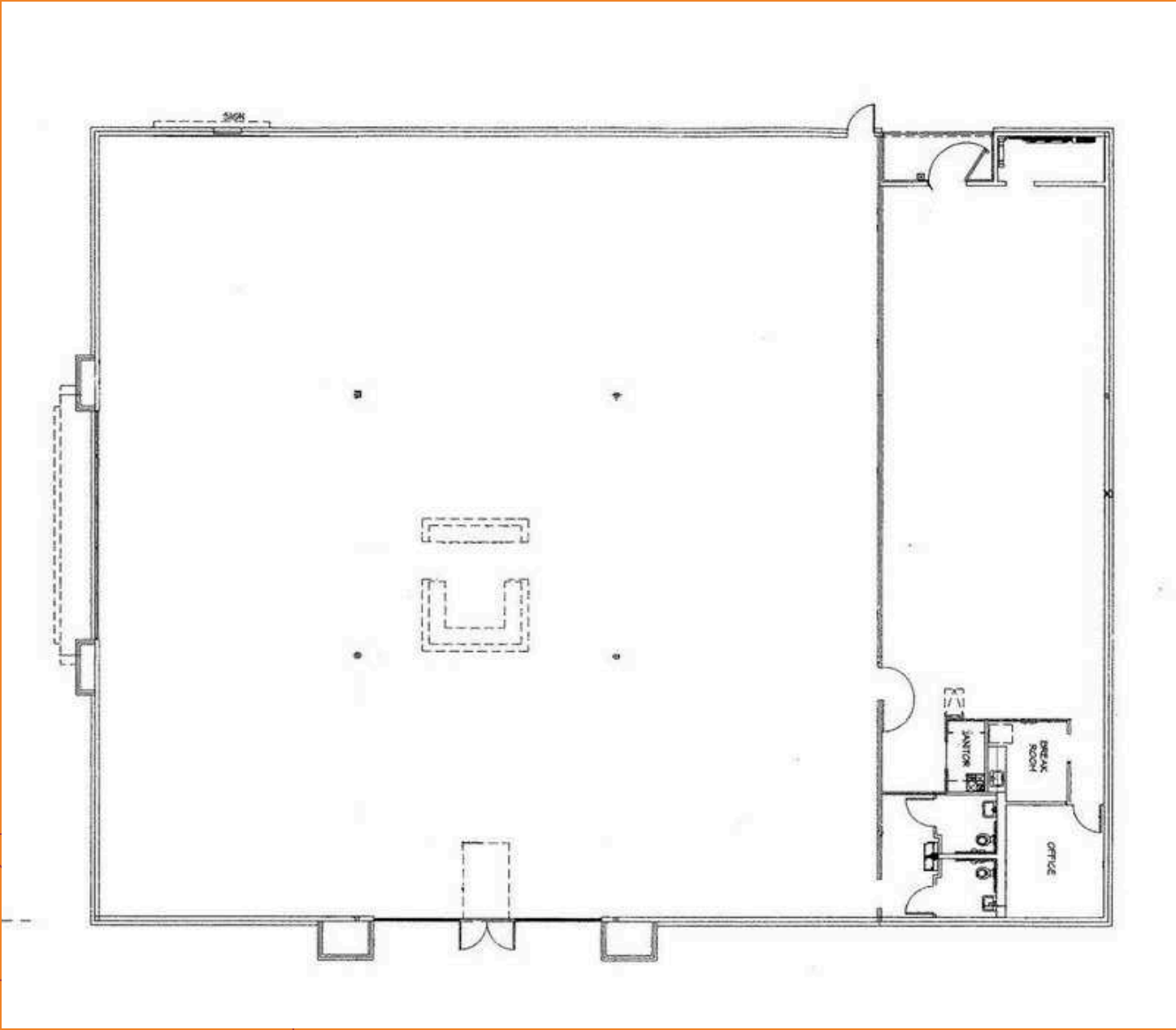
**Applebee's**  
GRILL + BAR













# Demographic Overview

## Demographics 2024 Consensus

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<u>Population</u>	<u>7,169</u>	<u>34,727</u>	<u>60,683</u>
<u>Median Age</u>	<u>35.2</u>	<u>37.3</u>	<u>38.6</u>
<u>Median Home Value</u>	<u>\$390,144</u>	<u>\$399,306</u>	<u>\$416,458</u>
<u>Average Income</u>	<u>\$69,455</u>	<u>\$79,023</u>	<u>\$86,740</u>
<u>Median Household Income</u>	<u>\$48,933</u>	<u>\$56,423</u>	<u>\$66,032</u>
<u>Daytime Employment</u>	<u>7,099</u>	<u>19,942</u>	<u>34,690</u>
<u>Number of Business</u>	<u>832</u>	<u>2,561</u>	<u>4,221</u>



# For Lease FOUR PINES PLAZA RETAIL CENTER

**1220 S Burlington Blvd  
Burlington, WA 98233**

**Exclusively Listed By:**

**Jon Young**  
**425-530-5138**  
**[jonyoung@robgascare.com](mailto:jonyoung@robgascare.com)**

**John Rochford**  
**425-444-2750**  
**[johnrochford@robgascare.com](mailto:johnrochford@robgascare.com)**

DISCLAIMER: THE INFORMATION PROVIDED HAS BEEN SECURED FROM SOURCES BELIEVED TO BE RELIABLE, HOWEVER, NO WARRANTIES OR REPRESENTATIONS ARE MADE TO ITS ACCURACY. ALL MEASUREMENTS, SPECIFICATIONS, AND FINANCIAL DETAILS ARE APPROXIMATE AND SUBJECT TO VERIFICATION. PROSPECTIVE TENANTS OR BUYERS SHOULD CONSULT THEIR PROFESSIONAL ADVISORS AND CONDUCT THEIR OWN INDEPENDENT INVESTIGATION. PROPERTIES ARE SUBJECT TO CHANGE IN PRICE AND/OR AVAILABILITY WITHOUT NOTICE.

[WWW.ROBGASCA.COM](http://WWW.ROBGASCA.COM)

