

A photograph of a modern, two-story retail building with a light-colored stone or brick facade. The building has a prominent corner entrance with large glass windows. The words "FOUR PINES PLAZA" are visible above the entrance, and "RETAIL CENTER" is written below it. The building is set back from the street, with a paved driveway and parking area in the foreground. Bare trees are visible against a clear blue sky.

For Lease FOUR PINES PLAZA RETAIL CENTER

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

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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 ± 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

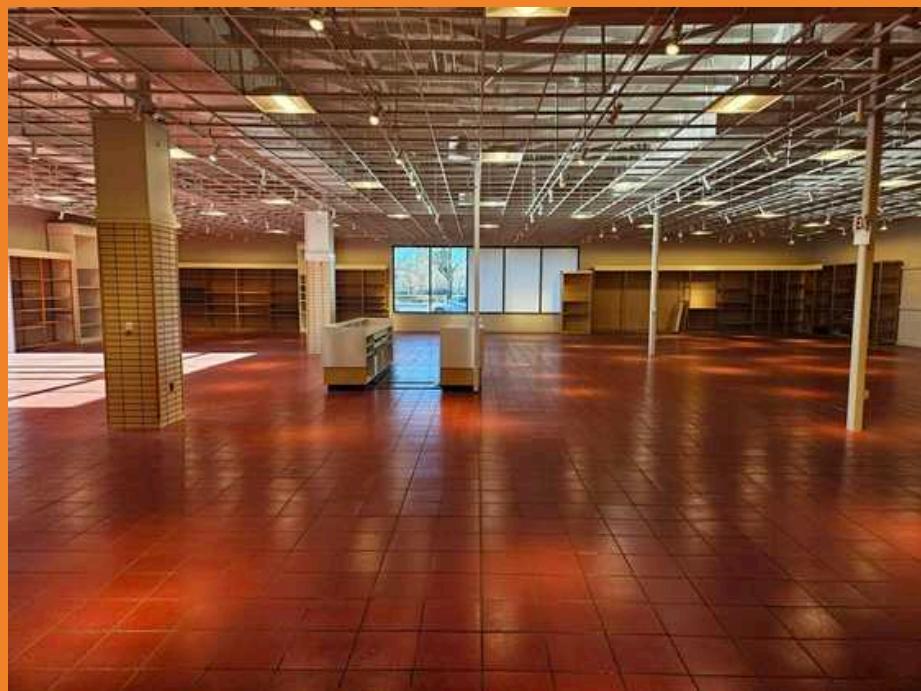
Premier Retail Center

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

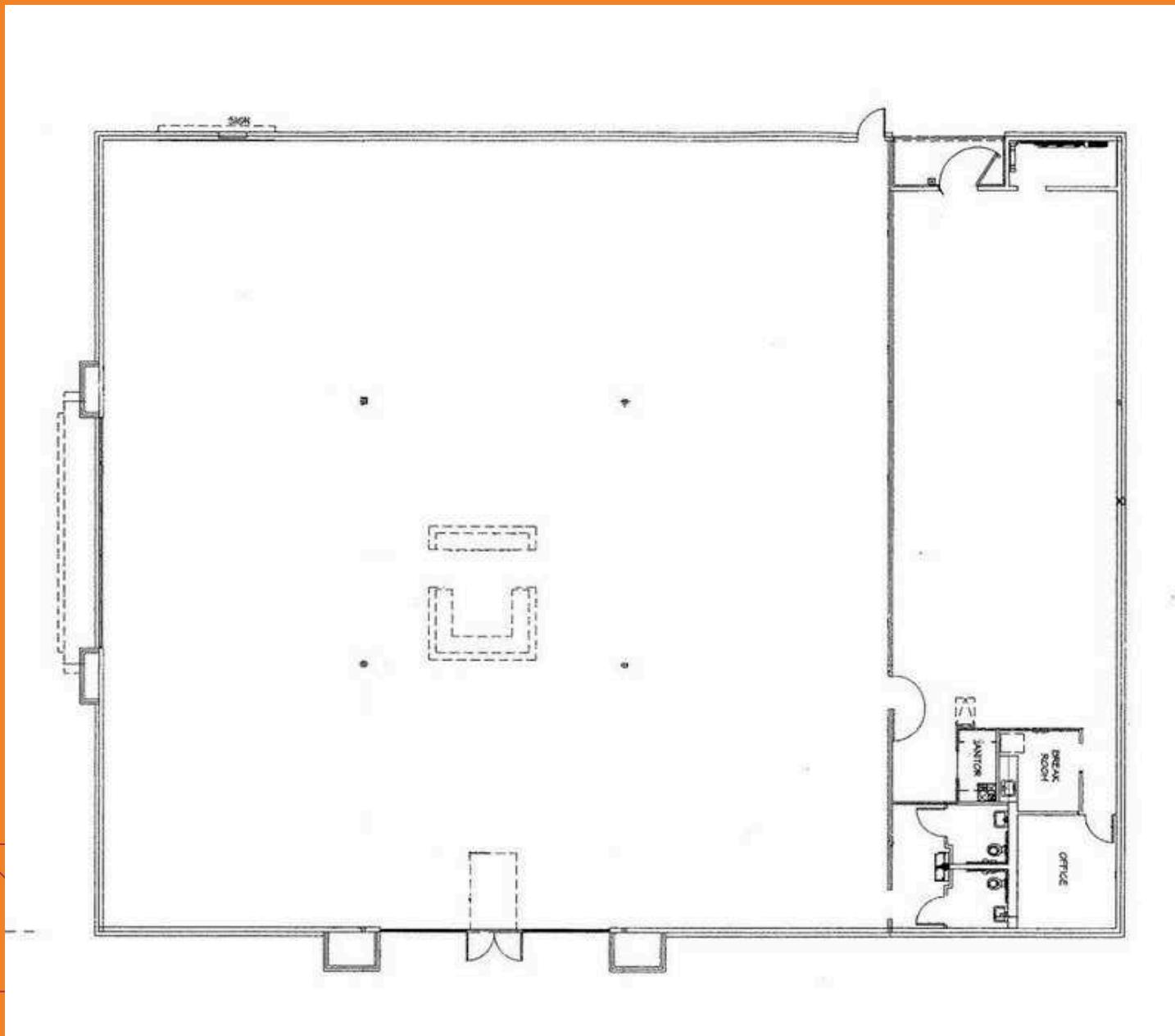
Location and Visibility

- 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









Demographics 2024 Consensus

Demographic Overview

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

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