

# GROUND LEASE

# PRIME CORNER - GUIDE MERIDIAN

8035 GUIDE MERIDIAN RD, LYNDEN, WA 98264



QSR PAD  
HERE!

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LoopNet™



CoStar



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# OFFERING

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**\$100,000.00/Year**

Land Lease Rate

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## QSR Pad

Corner of Bay Lyn and Guide Meridian

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## Commercial Services

City of Lynden Zoning

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## Property Description

High-profile commercial corner in Lynden—position your business at one of the most visible and heavily trafficked intersections on the Guide Meridian. Located at the gateway to town and adjacent to Lynden’s primary retail hub, with Safeway and Popeyes, this site offers unmatched exposure and accessibility. A prime opportunity for retailers seeking a standout location in a growing market. Secure your spot on one of the last major retail corners of Lynden!



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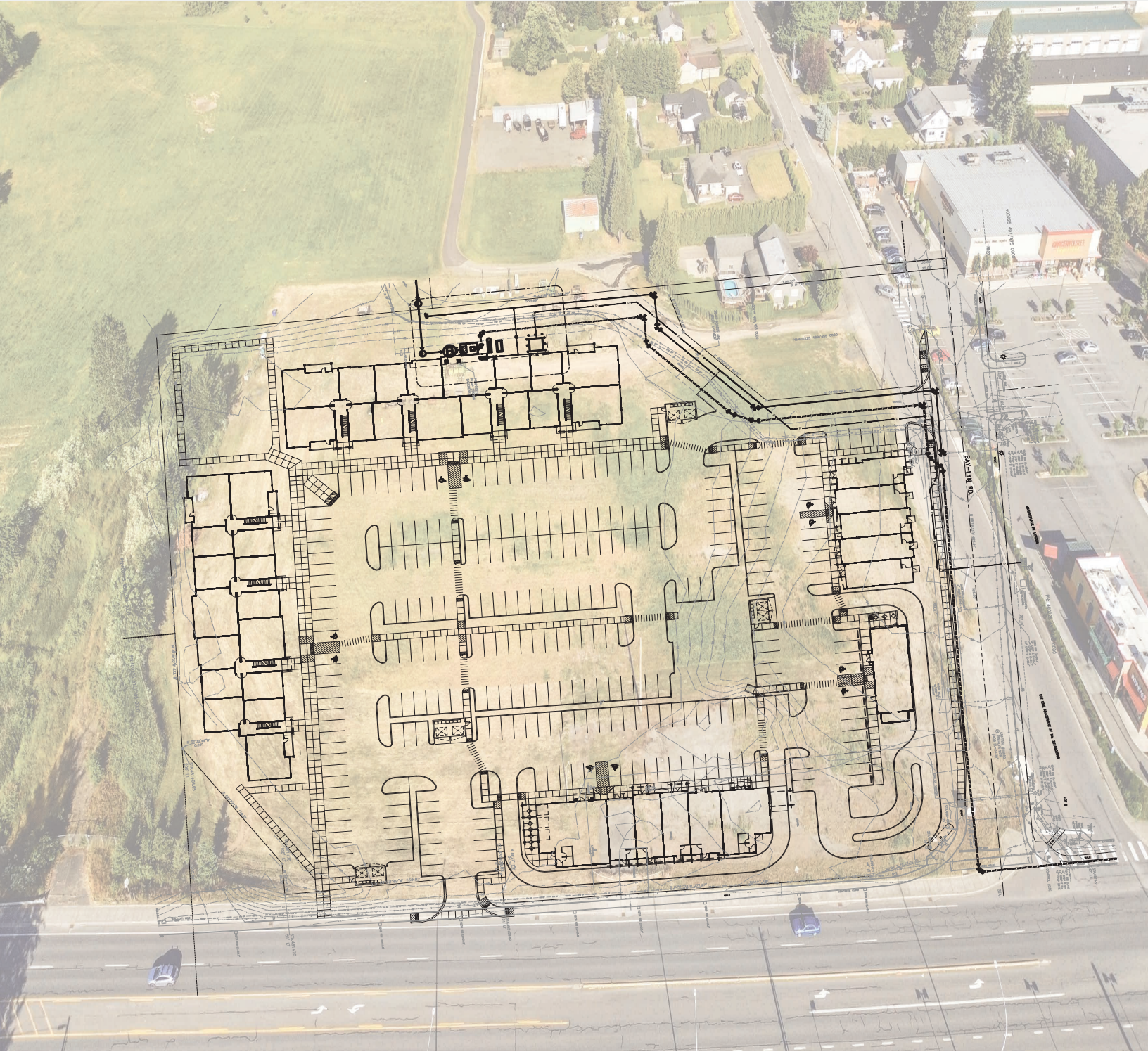
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# SITE PLAN

## COMING SOON



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**LEASE  
THIS  
CORNER!**

- |   |  |  |
|---|--|--|
| <p> Popeye's<br/>Grocery Outlet<br/>Autozone</p>  | <p> S &amp; H Auto Parts<br/>Hinton Chevrolet</p>   | <p> Subway<br/>Verizon<br/>Dollar Tree<br/>Food Pavillion<br/>McDonalds<br/>Coconut Kenny's<br/>Dairy Queen<br/>O'Reilly Auto Parts</p> |
| <p> Safeway Grocery<br/>Taco Time</p>             | <p> Cobblestone Hotel<br/>Woods Coffee<br/>Taco Bell<br/>WECU<br/>Dominos<br/>Scholtens Equipment</p> | <p> Rite Aid<br/>Starbucks</p>  |
| <p> Bob's Burgers &amp; Brews<br/>Burger King</p> |  |  |

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Ring of 1 mile



**2**

Bakers  
(Retail)



**1**

Bars and  
Pubs



**6**

Coffee  
Shops



**0**

Juice  
Bars



**0**

Doughnut  
Shops



**1**

Ice Cream  
Parlors



**5**

Pizza  
Restaurants



**20**

Other  
Restaurants

**1,990**

Population

**772**

Households

**2.58**

Avg Size  
Household

**41.8**

Median  
Age

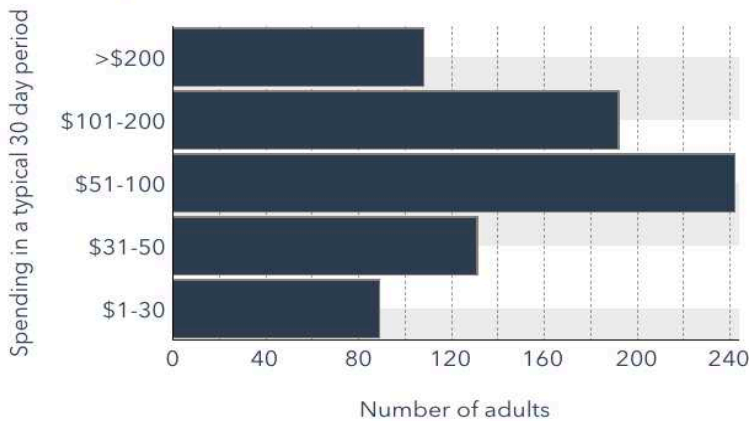
**\$79,779**

Median Household  
Income

**\$627,101**

Median Home  
Value

### Family Restaurants Market Potential



### Annual Household Spending

**\$2,917**

Meals at  
Restaurants

**\$611**

Food & Drink  
on Trips

### Local Business Summary

**230**

Total  
Businesses

**2,157**

Total  
Employees

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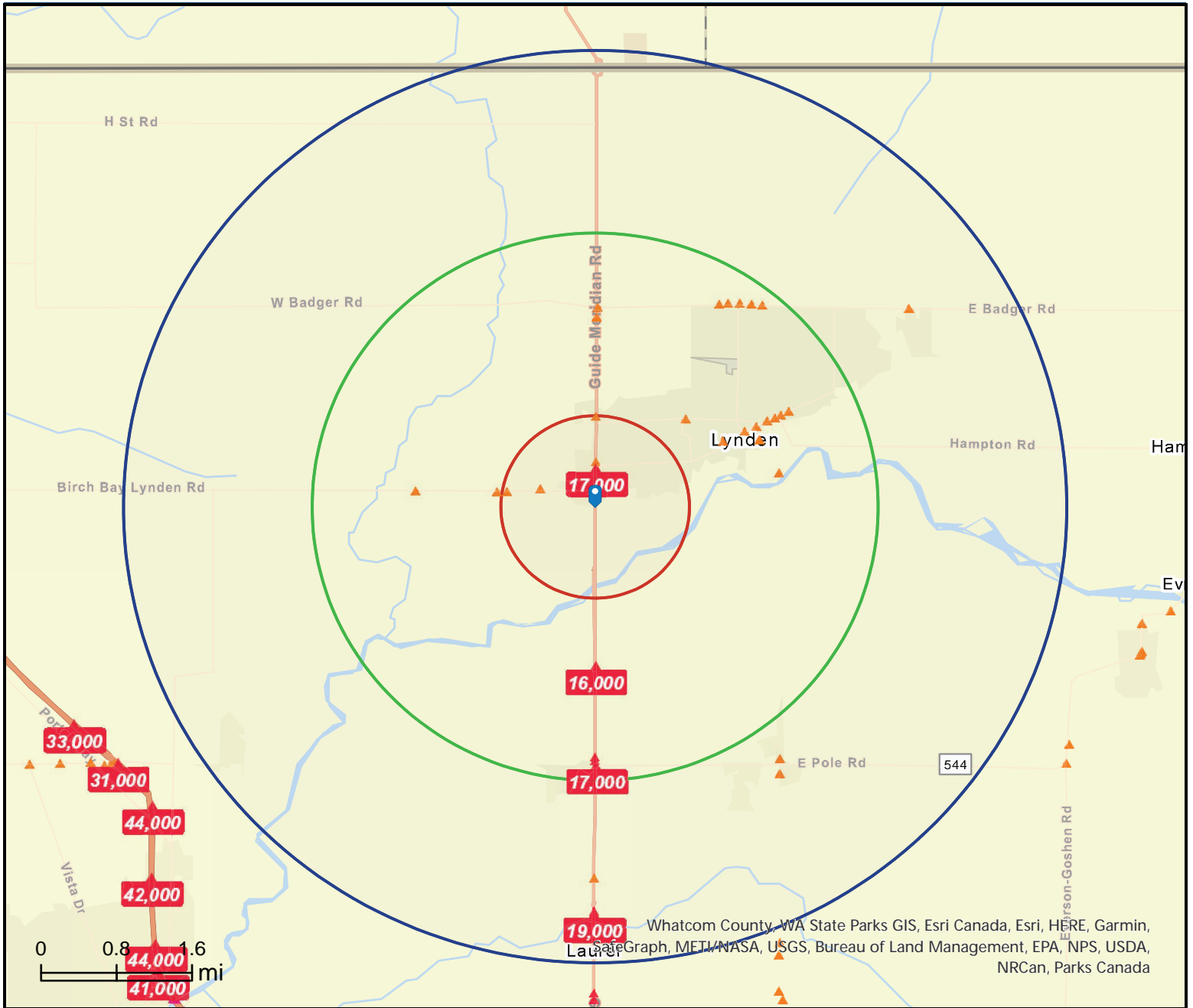
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# TRAFFIC COUNTS



## 1, 3, 5 MILE RADIUS

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# DEMOGRAPHICS

LYNDEN, WA 98264



## LOCATION

Located just 15 miles north of the county seat, Bellingham, and only 5 miles south of the Canadian Border, the City of Lynden offers a unique opportunity to join a strong and growing community. While being the second largest city in Whatcom County, Lynden provides the perfect small-town feel which highlights the town's century-old Dutch and pioneer heritage.

## COMMUNITY

Centered around a charming main drag, Lynden has transformed from Washington State's largest Dutch settlement to a lively and joyful city center. A more traditional "Americana" feel is shaped by their strong service industry and agricultural focus. Additionally, their tight-knit community is reflected in a unique selection of festivals and events. These include the Northwest Raspberry Festival and the Northwest Washington Fair, which bring in over 200,000 people every year.

## NATURAL BEAUTY

Lynden's location provides easy access to a wealth of outdoor recreation. Nestled between Mount Baker and the San Juan Islands, the natural beauty of the area is highly attractive to visitors. Whatcom County ranks fifth in the state for tourist spending.

19K



POPULATION

92K



MEDIAN  
HOUSEHOLD  
INCOME

48%



COLLEGE  
DEGREE

38.0



MEDIAN AGE

Sources: lyndenwa.org, STDB.com, census.gov

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Prospective tenants should be aware that Owner of the real property known as 8035 Guide Meridian Rd is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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