

LAND FOR SALE

377 S BURLINGTON BLVD

377 S BURLINGTON BLVD
BURLINGTON, WA 98233

MULTI-FAMILY DEVELOPMENT SITE
CALL FOR PRICING

ERNIE VELTON
425.283.5471
erniev@jshproperties.com

REESE VELTON
425.283-5484
reesev@jshproperties.com



EXECUTIVE SUMMARY

This 120 unit site is strategically positioned just north of Burlington's retail core. The offering represents a prime investment in a well-located development opportunity, benefiting from strong public transport and access to the interstate.

PROPERTY DETAILS

ADDRESS	377 S BURLINGTON BLVD BURLINGTON WA 98233
PROPERTY TYPE	MULTI-FAMILY DEVELOPMENT SITE
YEAR BUILT	1974
PARCEL	P62644
LAND ACRES	4.14
LAND SF	180,370 SF
ZONING	MUC2 - MIXED-USE COMMERCIAL
MASSING STUDY	120 UNITS MASSED IN A 3-STORY EXTERIOR WALK-UP MASS- ING CONFIGURATION.
ACCESS	DUAL ACCESS FROM THE NORTH AND EAST SIDES OF THE PROPERTY
ADDITIONAL USES	SITE CAN BE USED AS A CONTRACTOR OFFICE AND/OR ON-SITE CRAFT INDUSTRIES. CALL FOR ADDITIONAL DETAILS.



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. FLOOR PLANS / SITE PLANS MAY NOT BE TO SCALE.

377 S BURLINGTON BLVD MULTI-FAMILY DEVELOPMENT SITE / LAND FOR SALE | 3 |

JSHPROPERTIES.COM

Fred Meyer



I-5 ACCESS



Walgreens

S Burlington Blvd | 24,872 VPD

Dual access from the north and east sides of the property.

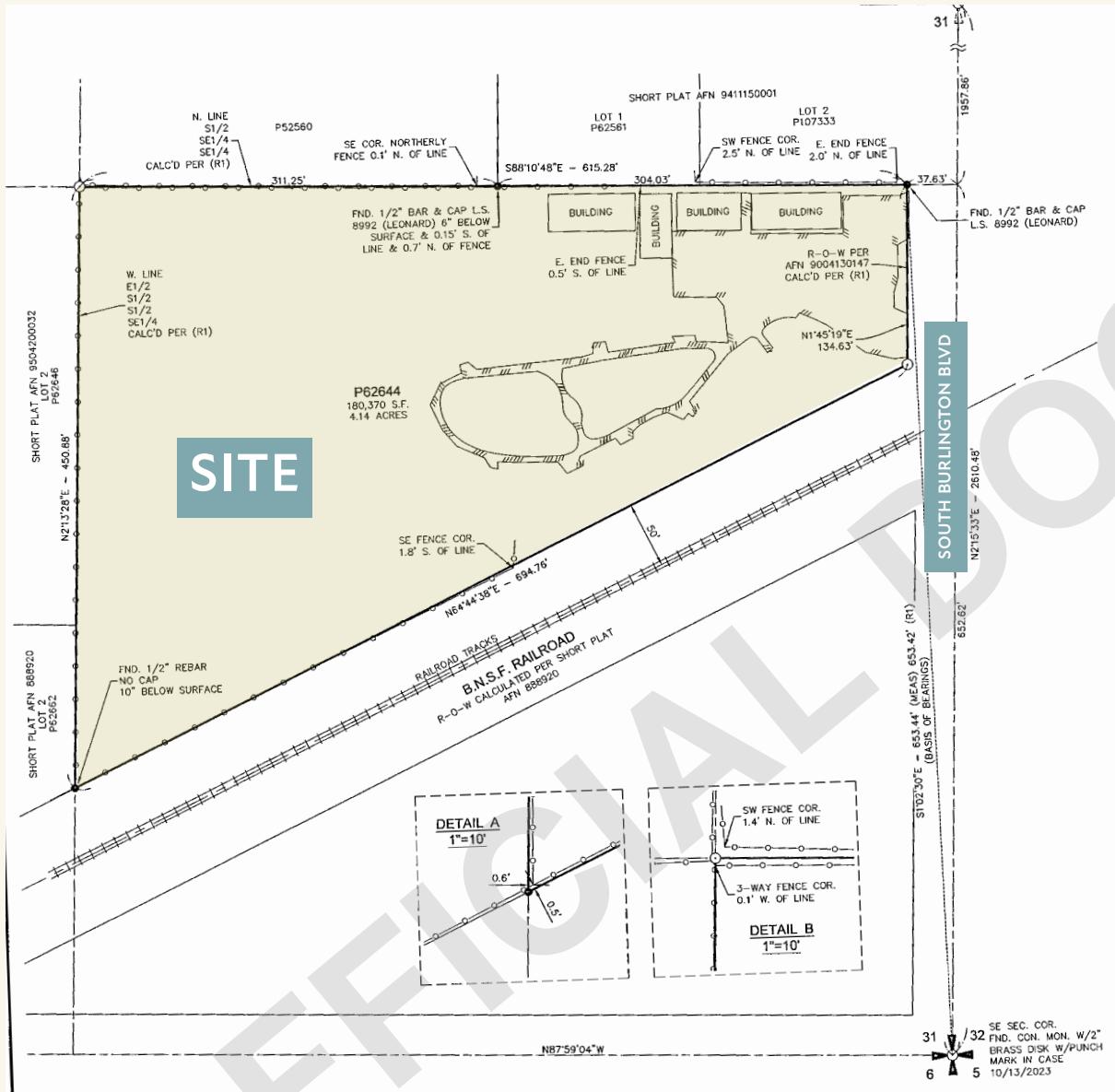
S Burlington Blvd
ACCESS POINT

Hulbush Lane
ACCESS POINT

SOUTH BURLINGTON BLVD

MULTI-FAMILY DEVELOPMENT SITE

ACREAGE SURVEY



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. FLOOR PLANS / SITE PLANS MAY NOT BE TO SCALE.

MASSING STUDY

Apartment Concept



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. FLOOR PLANS / SITE PLANS MAY NOT BE TO SCALE.

MASSING STUDY

Townhome Concept



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. FLOOR PLANS / SITE PLANS MAY NOT BE TO SCALE.

377 S BURLINGTON BLVD MULTI-FAMILY DEVELOPMENT SITE / LAND FOR SALE | 7 |

JSHPROPERTIES.COM

BURLINGTON

Located near the intersection of Interstate 5 and State Route 20, Burlington's growing retail market is approaching \$1 billion in annual sales. Burlington is home to more than 43,292 jobs within a 10-mile radius. Major employment sectors in Burlington include retail, manufacturing, and government.

2024 DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	30,415	60,434	95,966
Daytime Population	37,036	68,962	99,528
Households	11,300	22,323	35,816
Avg. Household Income	\$93,605	\$102,763	\$107,416



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE. FLOOR PLANS / SITE PLANS MAY NOT BE TO SCALE.

SKAGIT COUNTY

Established in 1883 and named after the Skagit Indian Tribe, Skagit County encompasses a population of approximately 131,512 as of July 1, 2024. Skagit County, located between Seattle and Vancouver, B.C., offers an ideal balance of economic opportunity, transportation access, and quality of life. Burlington, known as the “Hub City” of Skagit County, is a prime location for its 3, 896 businesses looking to benefit from a growing economy, strong workforce, and strategic connectivity.

Thriving Economy

Skagit County’s economy is diverse, with key industries including manufacturing, agriculture, retail, healthcare, and tourism. The region is home to a mix of large employers and small businesses, offering a stable economic environment. Major employers in the area include Skagit Regional Health, Janicki Industries, Trident Seafoods, and PACCAR. Burlington, in particular, is a retail and commercial hub, attracting businesses and customers from across the county and beyond.

Education & Workforce Development

The county boasts excellent educational institutions, including Skagit Valley College (5,000 students), which provide degree programs that align with local industry needs. Nearby Western Washington University (14,700 students) and Washington State University’s extension programs further enhance the talent pool.

Economic Significance

Skagit County boasts a diverse economy with key industries including agriculture, healthcare, manufacturing, tourism, and marine trade. The county’s fertile farmlands contribute significantly to its agricultural output, with Mount Vernon hosting the renowned Skagit Valley Tulip Festival, attracting over one million visitors per year from around the world. The Port of Anacortes enhances trade and logistics, benefiting Burlington’s economic landscape.



Top Employers in Skagit County

Several major employers contribute to the economic vitality of Skagit County.

TOP SKAGIT COUNTY EMPLOYERS

[Skagit Regional Health](#)

[Janicki](#)

[Mount Vernon School District](#)

[Sinclair Refinery](#)

[Draper Valley Farms](#)

[Skagit Valley Casino](#)

[Tesory Refinery](#)

[Skagit Valley College](#)

[Costco Burlington](#)

[Skagit County Government](#)

[Sedro Woolley School District](#)

[Island Hospital](#)

[PACCAR Technical Center](#)

[Peace Health United General Medical](#)

[Swinomish Casino](#)

[Legend Brands](#)

[Fred Meyer Burlington](#)

[Cambia Health Solutions](#)

SKAGIT COUNTY

Accommodations and Dining

The county offers a wide range of lodging options, including approximately 40 hotels and motels, as well as over 40 bed and breakfast inns. Visitors and residents can enjoy a variety of dining experiences, from quick-service eateries to establishments offering world-class cuisine. The thriving local food scene features well-known establishments like the Chuckanut Brewery & Kitchen and Skagit River Brewery.

Media and Communications

Skagit County is served by several media outlets, including the daily newspaper The Skagit Valley Herald, multiple weekly newspapers, and three commercial radio stations. Additionally, numerous internet service providers operate throughout the area, ensuring robust connectivity for both personal and business needs.

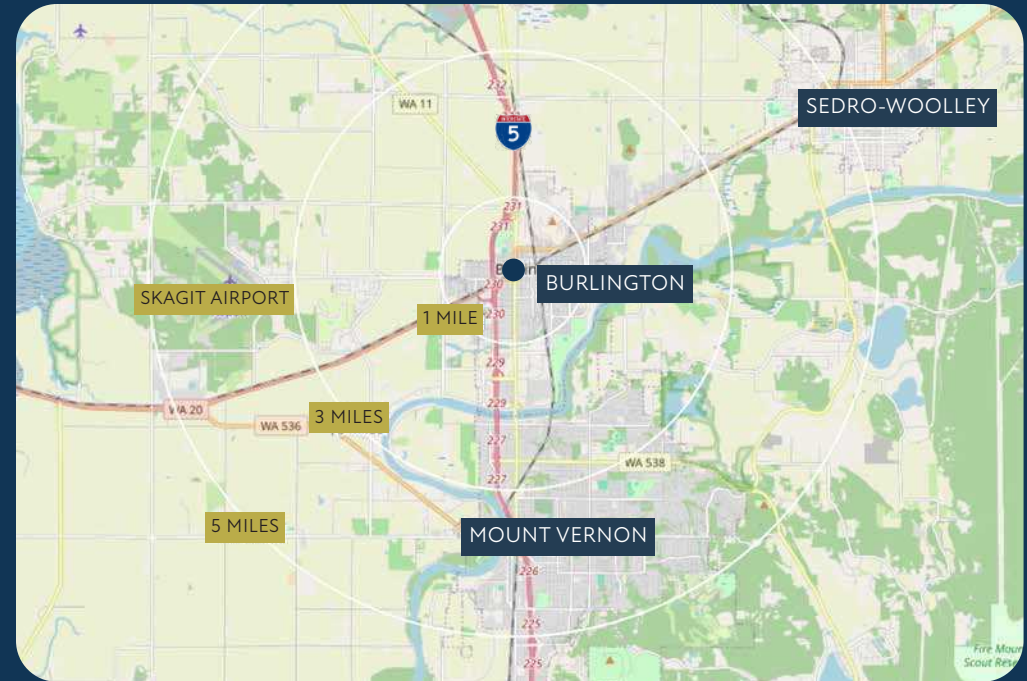
Cultural Facilities and Events

The county boasts a rich array of cultural sites, such as the Skagit County Historical Museum, the La Conner Quilt Museum housed in the historic Gaches Mansion, the Museum of Northwest Art, and the Sedro-Woolley Museum. The historic Lincoln Theatre in downtown Mount Vernon and McIntyre Hall, a state-of-the-art performing arts facility on the Skagit Valley College campus, host various performances and events.

Transportation Infrastructure

Air Travel: Anacortes Municipal Airport features a 3,015-foot runway and services regional flights. Skagit Regional Airport offers charter services with a 5,475-foot runway, while Concrete Municipal Airport has a 2,600-foot runway.

Bus Services: Greyhound operates a terminal in Mount Vernon, and Skagit Transit (SKAT) provides public transportation across cities including Mount Vernon, Burlington, Sedro-Woolley, La Conner, Anacortes, and upriver areas through Concrete.



Ferry Services: Washington State Ferries operate routes from Anacortes to the San Juan Islands and Vancouver Island. The county-owned Guemes Island Ferry maintains a regular daily schedule.

Marinas and Shipping: Several marinas, primarily managed by port districts, support maritime activities. The Port of Anacortes accommodates barge and ship berths handling logs, steel, lumber, and dry bulk commodities. Burlington Northern Railroad provides numerous shipping spurs, and over 40 trucking and freight companies operate within the county. Skagit Regional Airport also offers air shipping services.

Rail Services: Amtrak provides daily high-speed commuter train service between Seattle and Vancouver, enhancing regional connectivity.