

102 NOOKSACK AVENUE

NOOKSACK, WA



- Hard corner located fuel station/c-store in Nooksack, featuring two operating businesses across two buildings with fuel canopy.
- 24-Hour service with 8 pumps, C-Store and a co-op offering farm and home supplies, energy products, propane, ATM and Espresso.
- Prime corner location, situated at the corner of SR-544 and SR-9, key routes connecting Lynden and Nooksack, with SR-9 North providing direct access
- Nooksack is a smaller bedroom community that shares borders and services with Sumas and Everson with heavy traffic coming through the community given its proximity to the Canadian border.

PROPERTY OVERVIEW



PROPERTY ADDRESS

102 Nooksack Avenue
Nooksack, WA



PARCEL NUMBER

4004292460150000/139074



PARCEL SIZE

37,515 SF



BUILDING SIZE

6,400 SF



DESCRIPTION OF EXISTING BUSINESS

- Propane: Yes
- Diesel: Yes, Premium Diesel
- ATM: Yes
- Store Supply: Fresh foods, deli, hot items, etc.
- Farm & Home Supplies: Yes, pet supplies, hardware, feed, garden supplies, agriculture inputs
- 24 Hour Fuel
- Store Hours:
Monday – Saturday: 8:00 AM – 6:00 PM
Sunday: 10:00 AM – 5:00 PM
- Espresso: Yes



ASKING PRICE

\$4,477,056



AVG C-FEED STORE SALES/MONTH

\$271,663



C STORE/FEED STORE MARGIN

34.14%



ANNUAL GROSS PROFIT (2024)

\$1,492,352



CURRENT FUEL MARGIN

11.08% - \$0.46 per gallon gross profit



AVG GASOLINE VOLUME/MONTH

67,772 Gallons/Month (2024)

PROPERTY PHOTOS



AERIAL

**102 NOOKSACK AVE
PARCEL #:
4004292460150000/139074
PARCEL SIZE: 37,515 SF**

NOOKSACK AVENUE

**CHS CONVENIENCE
STORE**

**NOOKSACK COUNTRY
STORE**

W COLUMBIA STREET



LOCATION OVERVIEW



NOOKSACK

VALLEY
TAP ROOM

PACIFIC
PRIDE



102 NOOKSACK AVE
PARCEL #:
4004292460150000/139074
PARCEL SIZE: 37,515 SF

Everson

544

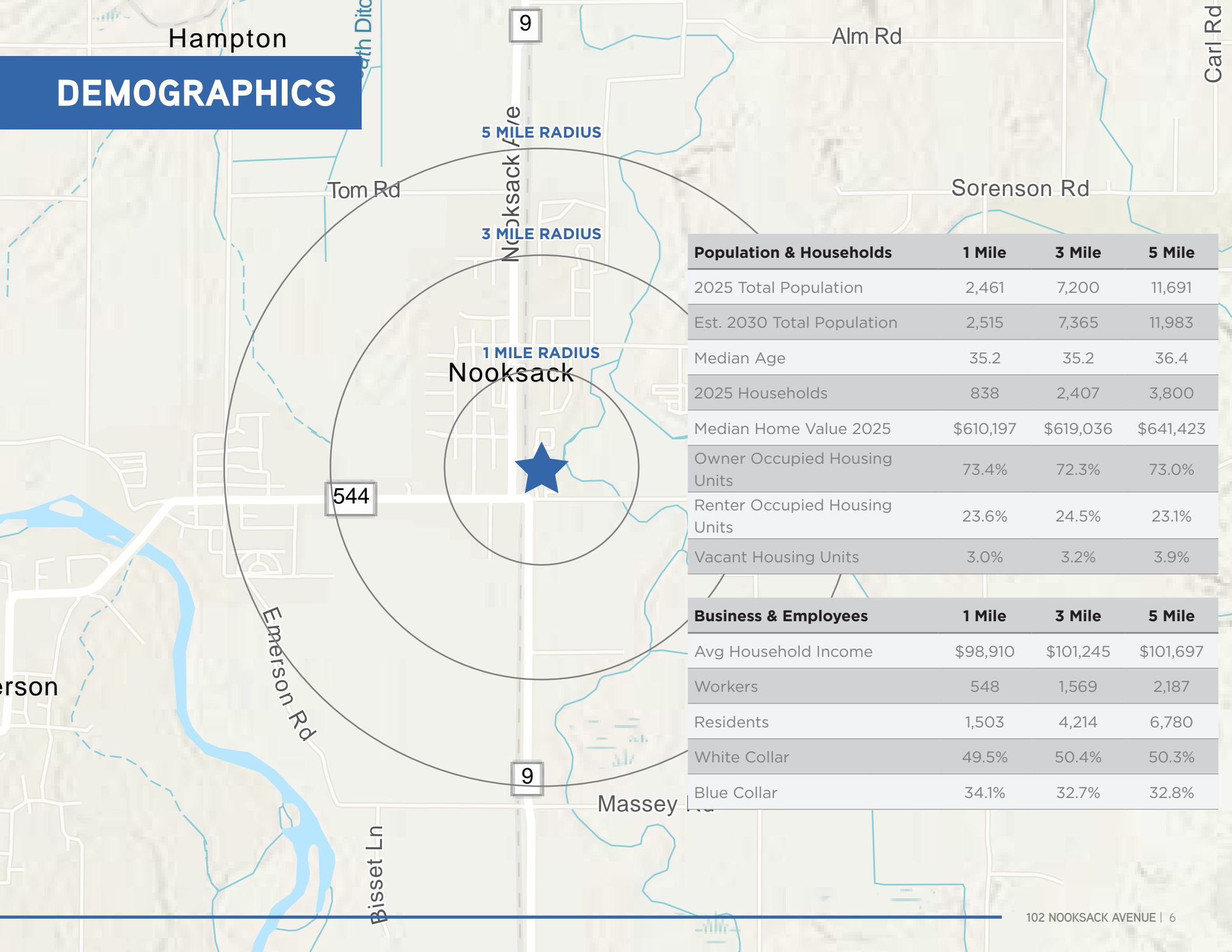
Everson Market



EVERSON

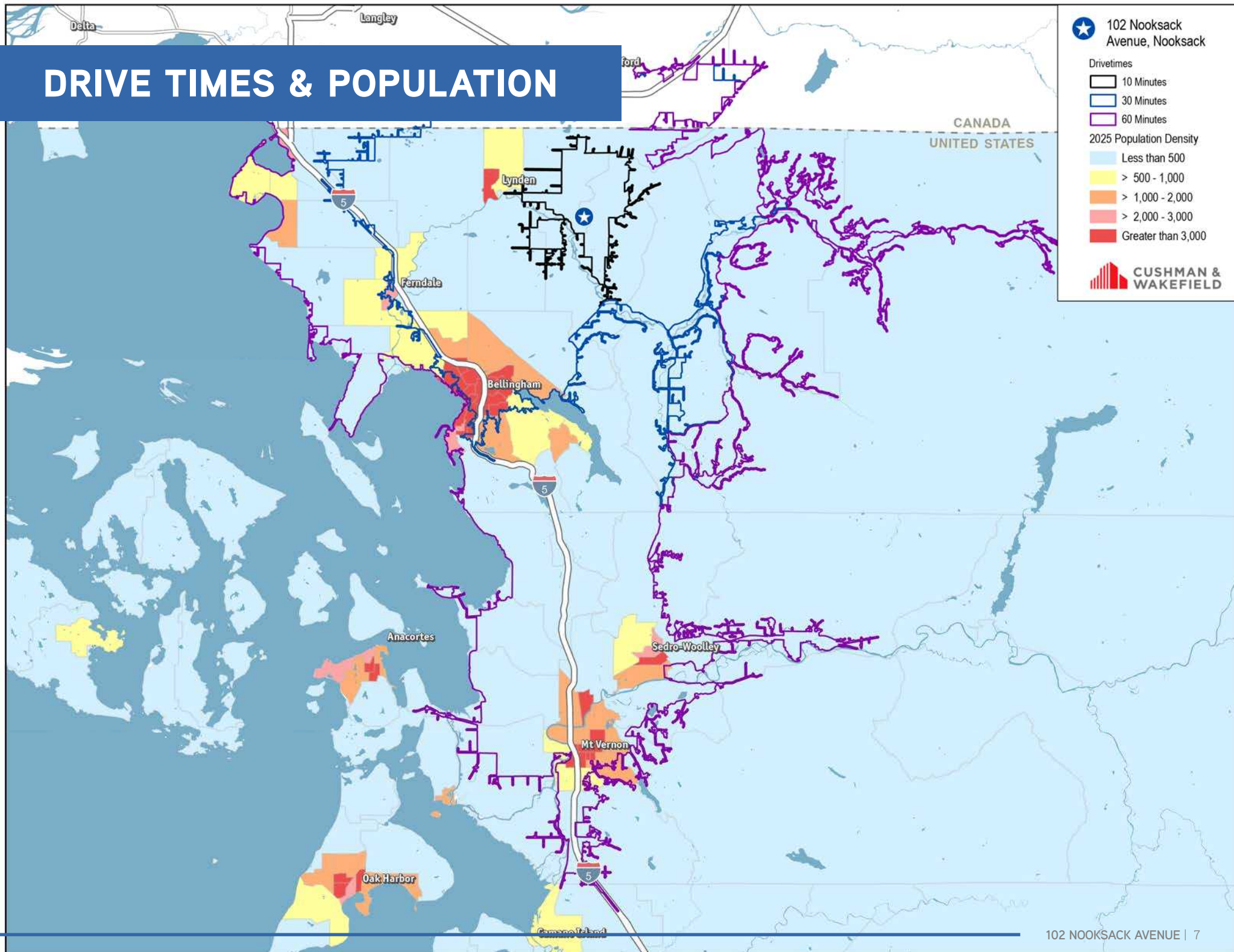
9

DEMOGRAPHICS

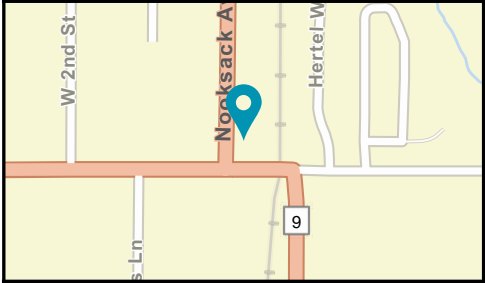
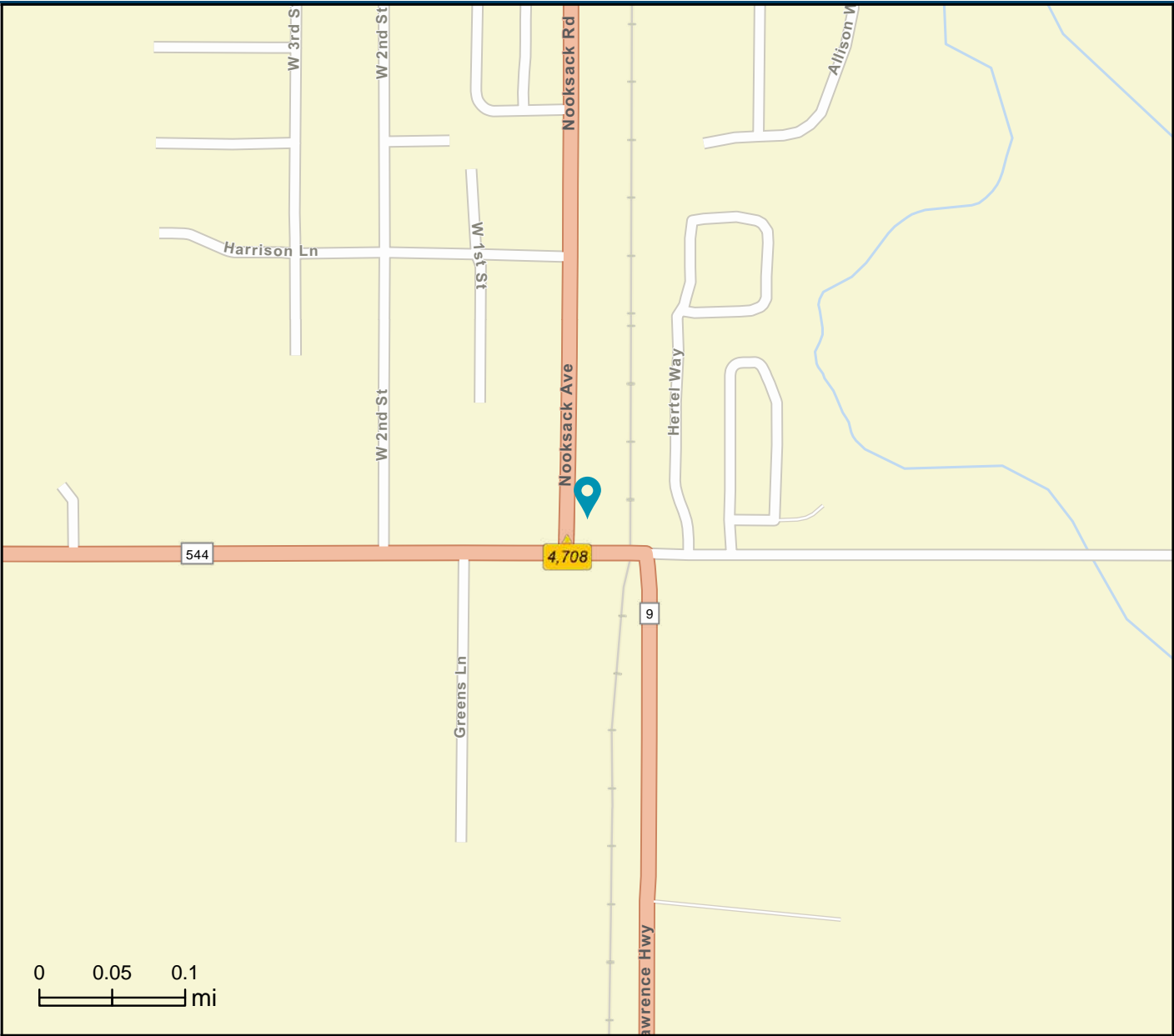


Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	2,461	7,200	11,691
Est. 2030 Total Population	2,515	7,365	11,983
Median Age	35.2	35.2	36.4
2025 Households	838	2,407	3,800
Median Home Value 2025	\$610,197	\$619,036	\$641,423
Owner Occupied Housing Units	73.4%	72.3%	73.0%
Renter Occupied Housing Units	23.6%	24.5%	23.1%
Vacant Housing Units	3.0%	3.2%	3.9%
Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$98,910	\$101,245	\$101,697
Workers	548	1,569	2,187
Residents	1,503	4,214	6,780
White Collar	49.5%	50.4%	50.3%
Blue Collar	34.1%	32.7%	32.8%

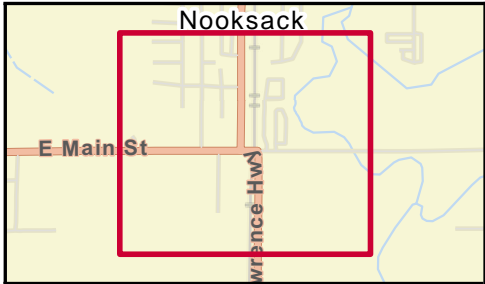
DRIVE TIMES & POPULATION



TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

102 NOOKSACK AVENUE

NOOKSACK, WA



JIM REED

Executive Managing Director
+1 206 215 9815
jim.reed@cushwake.com

SABA MODARES

Brokerage Specialist
+1 206 215 9824
saba.modares@cushwake.com

LUKE SCHAMMEL

Senior Associate
+1 312 424 8098
luke.schammel@cushwake.com

ADAM MCCOSTLIN

Managing Director
+1 312 424 8034
adam.mccostlin@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

