

300 MAIN STREET

LYNDEN, WA 98264



- One of two properties/business opportunities that offer a fuel/express C-Store operation at 300 Main, and is currently one of two fuel station and c-stores in the downtown Lynden core.
- The site is located on Main Street in downtown Lynden, near SR 539, a major north-south highway that connects Lynden to Bellingham and the Canadian border, and also close to SR 546, which runs east toward Sumas and another key border crossing.
- Lynden is the second largest city in Whatcom county outside of Bellingham, and is one of the more urbanized and developed small cities in Whatcom County.

PROPERTY OVERVIEW



PROPERTY ADDRESS

300 Main Street
Lynden, WA



PARCEL NUMBERS

4003202524400000/178015
4003202324490000/178014



PARCEL SIZE

28,749 SF



BUILDING SIZE

2,800 SF



DESCRIPTION OF EXISTING BUSINESS

- Diesel: Yes, Premium Diesel
- Fuel Types: Regular gasoline, ethanol-free premium, and premium diesel
- Lottery Tickets: Offered for purchase
- Fresh Food: Hot & Ready meals, etc.
- Supplied: Snacks, beverages, self-serve coffee, shakes, and a beer cave.
- Tobacco Products: Yes
- 24 Hour Fuel
- Store Hours:
Monday – Friday: 6:00 AM – 8:00 PM
Saturday: 7:00 AM – 8:00 PM
Sunday: Closed
- Propane: Yes
- RV Dump Station



ASKING PRICE

\$3,583,860



AVG GASOLINE VOLUME/MONTH

65,032 Gallons/Month



FUEL MARGIN

12.71% - \$0.54/Gallon



AVERAGE C-STORE SALES/MONTH

\$113,750



C-STORE/FEED STORE MARGIN

34.54%



ANNUAL GROSS PROFIT (2024)

\$895,965

PROPERTY PHOTOS



AERIAL

**300 MAIN STREET
PARCEL #:
4003202524400000/178015
PARCEL SIZE: 28,749 SF**



LOCATION OVERVIEW



LYNDEN

Depot Rd

Vinup Rd

539

546

Main St

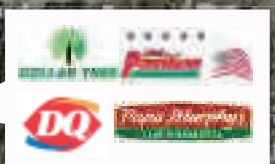
14th St

Front St

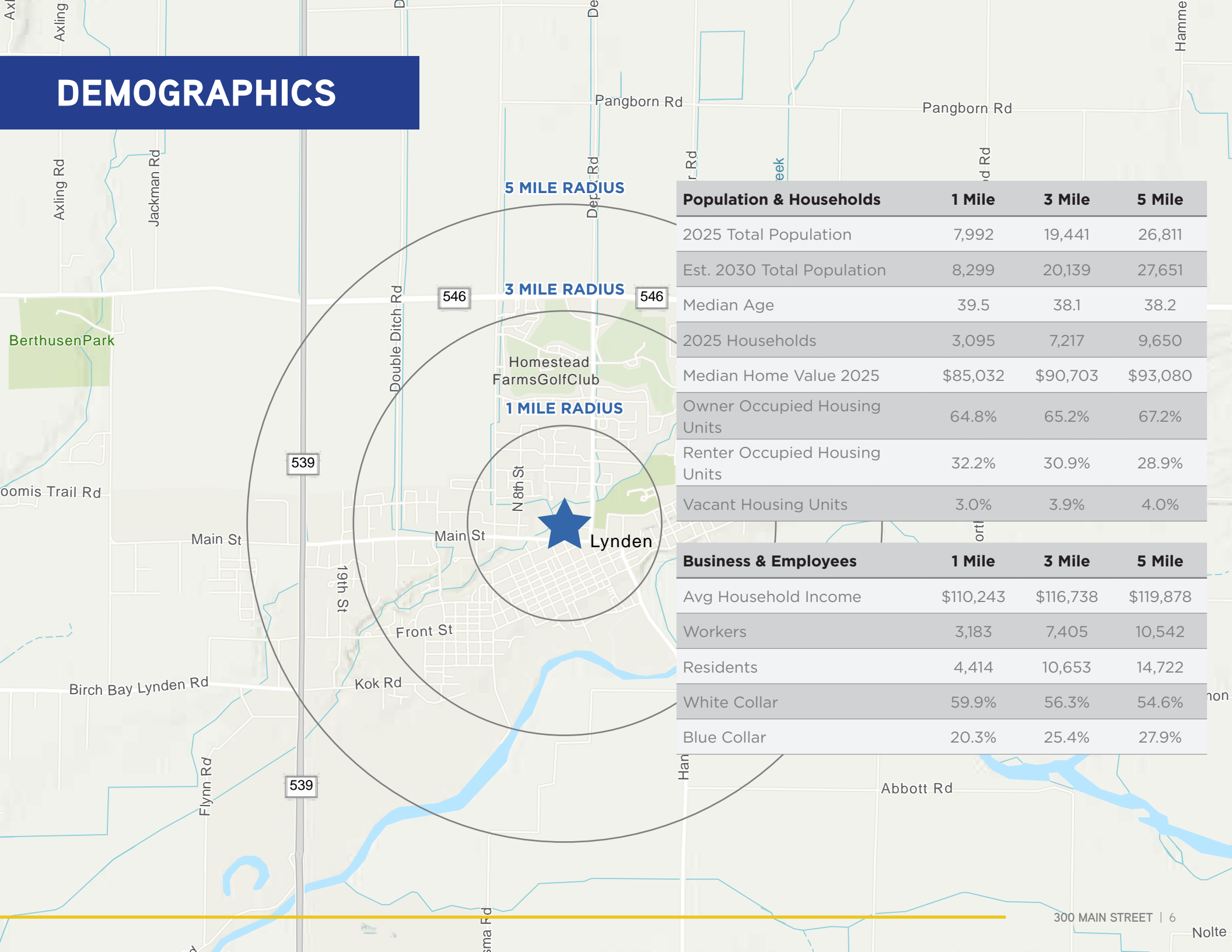
3rd St

1st St

Hampton Rd



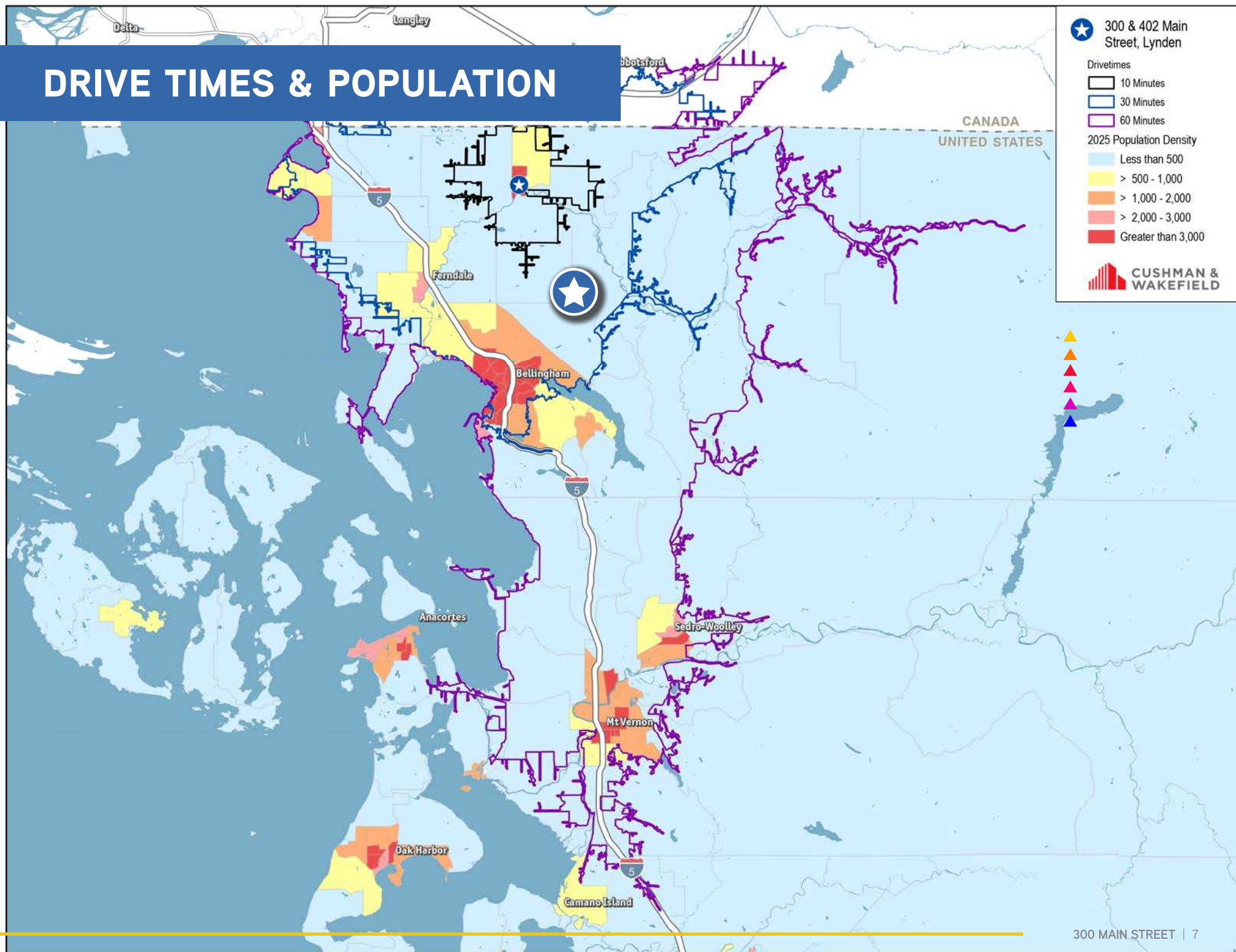
DEMOGRAPHICS



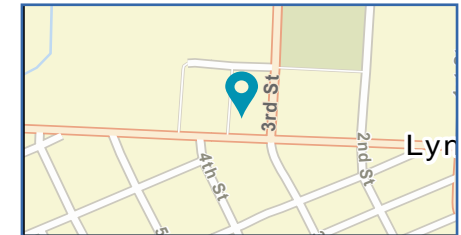
Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	7,992	19,441	26,811
Est. 2030 Total Population	8,299	20,139	27,651
Median Age	39.5	38.1	38.2
2025 Households	3,095	7,217	9,650
Median Home Value 2025	\$85,032	\$90,703	\$93,080
Owner Occupied Housing Units	64.8%	65.2%	67.2%
Renter Occupied Housing Units	32.2%	30.9%	28.9%
Vacant Housing Units	3.0%	3.9%	4.0%

Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$110,243	\$116,738	\$119,878
Workers	3,183	7,405	10,542
Residents	4,414	10,653	14,722
White Collar	59.9%	56.3%	54.6%
Blue Collar	20.3%	25.4%	27.9%

DRIVE TIMES & POPULATION



TRAFFIC COUNTS



300 MAIN STREET

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