FOR SALE

OFFICE / RETAIL / INDUSTRIAL PROPERTY

ENTIRE PROPERTY OR PORTION AVAILABLE

113 6TH STREET, LYNDEN, WA 98264



2425744, 2425754, 2425757 CBA 43242071, 43242100, 43242124 43242124 CoStar LoopNet CREXI

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EXCLUSIVELY LISTED BY:

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OPPORTUNITY SUMMARY

Unique office, industrial, and retail-ready property on the corner of 6th Street and Grover in downtown Lynden, one block from Front Street. Partitioned offices, a conference room, cubicles, and reception sit behind large storefront windows on a street with plenty of vehicle and foot traffic — a location and layout that works as well for a retail storefront as it does for office tenants. Warehouse space adds work areas, storage, a roll-up grade door, mezzanine, and ample power, plus off-street parking for the whole property. Three legal parcels let a buyer purchase exclusively industrial space or a blend of office and industrial — the office component doubling as a retail-ready storefront in the heart of bustling downtown Lynden.



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OFFERING SUMMARY

Three options for purchase

$1,895,000.00

Office: 5,880 + Indsutrial 6,590 SF +/-

APN: 400320202306, 400320197306, 400320193303

$1,350,000.00

Office: 5,880 + Indsutrial 2,000 SF +/-

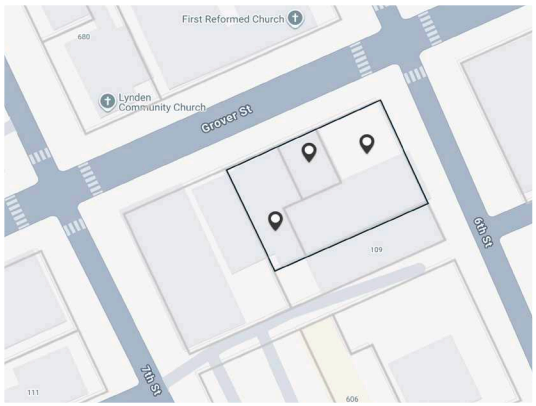
APN: 400320202306, 400320197306

$650,000.00

Industrial: 4,590 SF +/-

APN: 400320193303





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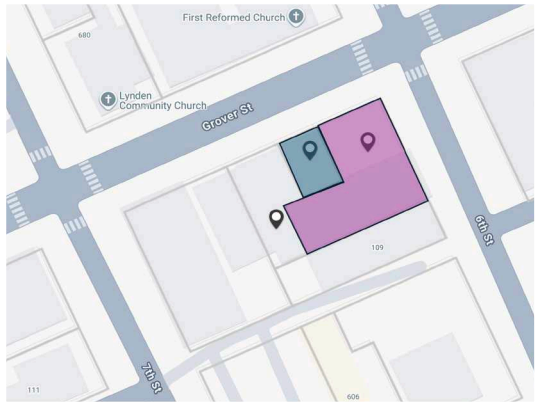

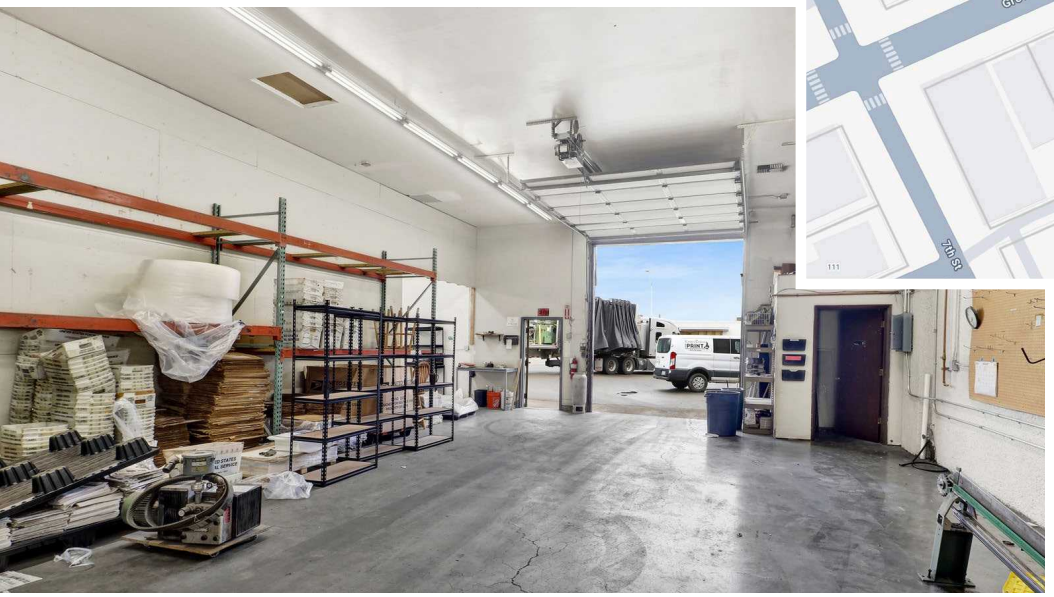

OFFERING SUMMARY

$1,350,000.00
Sale Price

7,880 SF +/-
Building Area

11,492 SF +/-
Lot Area

Blend of approx. 5,880 SF office plus 2,000 SF industrial space. Office space features reception, private offices, conference room, cubicle area, and storage. Industrial area has a roll up grade door and good access from the parking lot.

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OFFERING SUMMARY

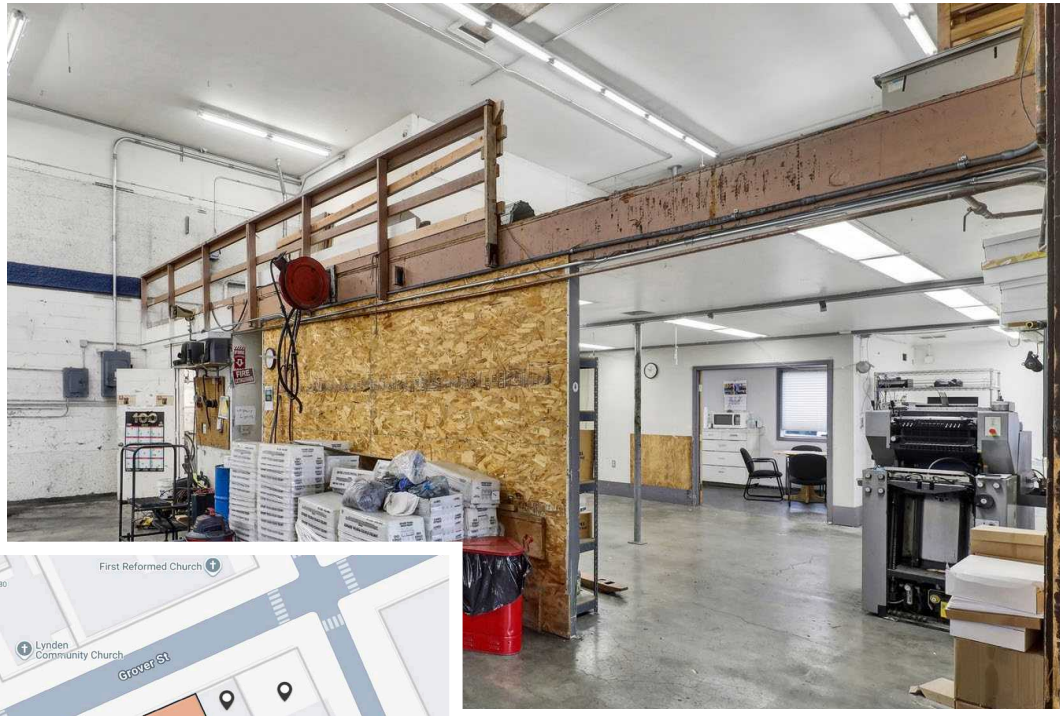
$650,000.00
Sale Price

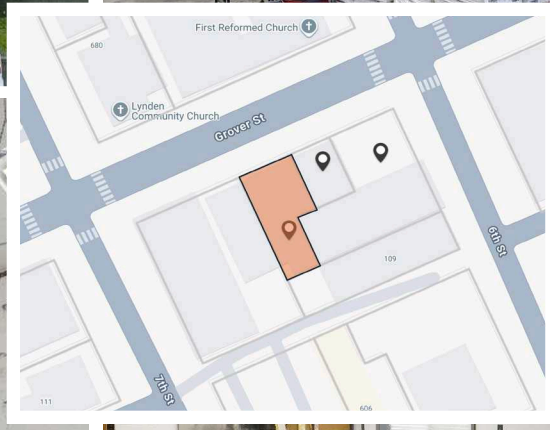
4,590 SF +/-
Building Area

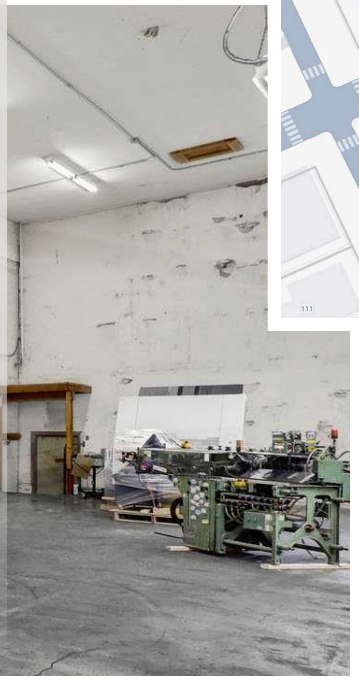
3,508 SF +/-
Lot Area

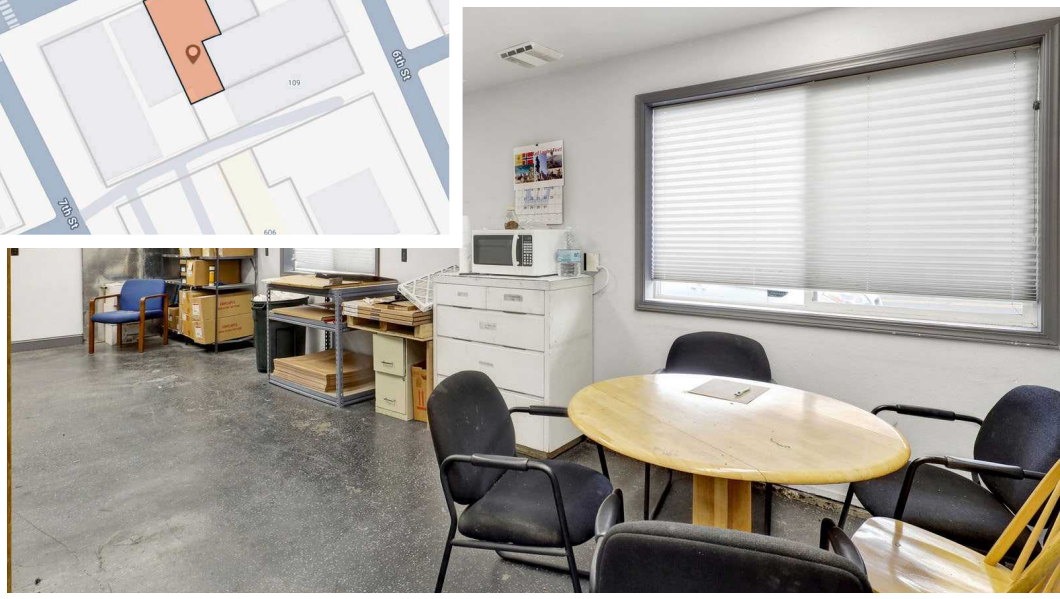
Approx. 3,420 SF industrial space with 1,170 of mezzanine, and break room or potential office/entry area. Access will need to be obtained to this parcel from Grover Street.











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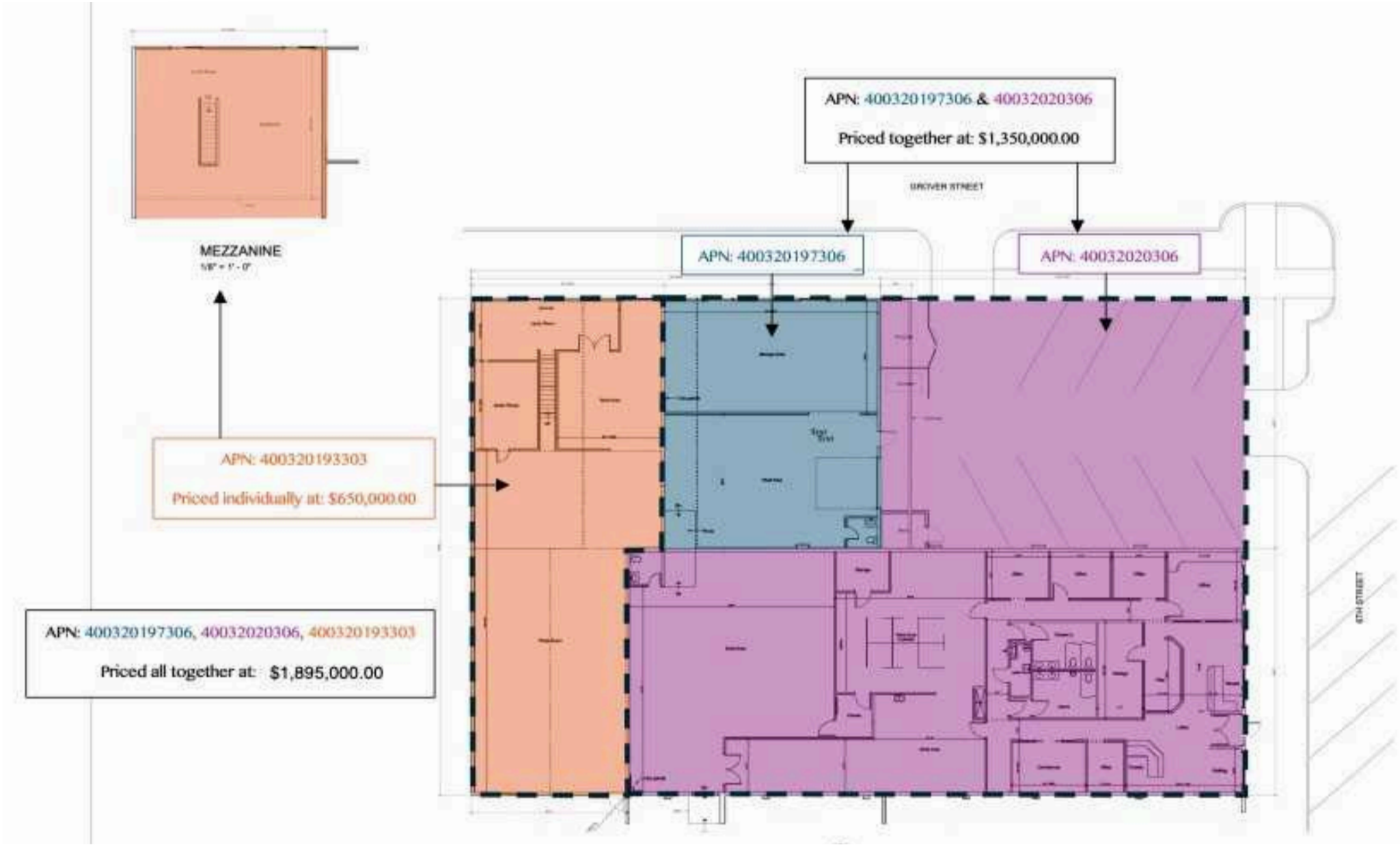

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DEMOGRAPHICS

LYNDEN, WA

SR 539 and the Lynden-Aldergrove Border Crossing deliver a pass-through customer base that gives retailers access to a trade area extending well beyond city limits.



50,000+
vehicles travel SR 539 daily

47 miles
to Vancouver, B.C.

16,200
Population

$93,900
Median Income per Household

55%
White Collar Workforce

Lynden is the second-largest city in Whatcom County, strategically located just south of the Canadian border. Known for its strong Dutch heritage and as one of the nation's top raspberry producers, Lynden offers a stable agricultural and trade-driven economy.

Its historic downtown has expanded to include nationally recognized retail and dining tenants, supported by strong community engagement and annual events like the Northwest Washington Fair. With Whatcom County ranking fifth in the state for tourist spending, the area benefits from a robust tourism and recreation sector.

Source: ArcGIS Business Analyst / PlacerAI

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LYNDEN, WA

KEY OFFICE DATA

55% White Collar Workforce

0.70% Projected Population Growth

56% Inbound Commuters

38.4 Median Age

AN EDUCATED WORKFORCE:

- 32% Some College or Associate's Degree
- 29% Bachelor's, Graduate, or Professional Degree
- 9% Graduate or Professional Degree

AVERAGE SPENDING PER PERSON IN 2025:

- $3,888 on Travel
- $1,545 on Transportation
- $4,248 on Entertainment
- $2,450 on Apparel

TOP EMPLOYMENT TYPES:

- Office and Administrative Support
- Healthcare and Social Assistance
- Sales
- Transportation

Source: ArcGIS Business Analyst / PlacerAI

Why this matters: For professional service firms, Lynden's high-income, community-oriented demographic and nationally recognized downtown offer the kind of local client density and quality-of-life retention that justifies a suburban office footprint.

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LYNDEN, WA

KEY RETAIL DATA

5,800,000+
Annual Non-resident Visitors

0.70%
Projected Population Growth

$93,900
Median Income per Household

23,400+
Daytime population

COMMUNITY SPENDING IN 2025:

- $21,600,000+ spent on apparel and services
- **$37,400,000+ spent on entertainment and recreation**
- $26,600,000+ spent on household furnishings and equipment
- $9,400,000+ spent on personal care products and services

COMMUNITY SHOPPING HABITS IN 2025:

- **65% of population shopped at a convenience store**
- 65% of population bought Men's clothing
- 77% of population bought shoes
- 25% of population bought a big-ticket home furnishing

Source: ArcGIS Business Analyst / PlacerAI

Why this matters: High-income households, a proven track record of national retail tenants, and strong visitor traffic from both the U.S. and Canada make Lynden a lower-risk location for retail concepts that depend on brand-aligned demographics.

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LYNDEN, WA

KEY INDUSTRIAL DATA



A SKILLED AND EDUCATED WORKFORCE:

- **4,500+ students at Bellingham Technical College**
  - 45 Associate of Applied Science Degree programs
  - 32 Certificate Programs

A STRONG MANUFACTURING AND LOGISTICS PRESENCE:

- 81 Construction businesses with 445+ total employees
- 37 Manufacturing businesses with 690+ total employees
- 38 Wholesale trade businesses with 900+ total employees
- 20 Transportation and Warehousing businesses with 250+ total employees
- 26 Agriculture, Forestry, Fishing & Hunting businesses with 1,400+ total employees

Source: ArcGIS Business Analyst / PlacerAI

Why this matters: Lynden's agricultural and wholesale trade base makes it uniquely suited for food processing, cold storage, and agri-logistics operations that need both workforce and proximity to cross-border supply chains.

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No representation is made by Muljat Group Commercial or Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or presen- tation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Muljat Group Commercial, Seller, and its employees disclaim any and all liability for representations and warranties, expressed or implied, contained in, or for omissions from, the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. Prospective purchasers should be aware that Seller of the business known as 113 6TH STREET., is selling 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 purchase, as appropriate, pur- chaser will be given reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of purchaser's choosing. Prospective purchaser 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, purchaser shall not be entitled to and should not rely on Seller 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 limit- ed 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 Seller may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Seller and its agents shall not be responsible to purchaser or any successor on account of any errors or omissions or construction defects of such predeces- sors 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 Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsi- bility of the prospective purchaser.

Seller 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. Seller shall have no legal commitment or obligation to any entity review- ing this Offering Memorandum or making an offer to purchase the Property unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any obligations set by Seller thereunder have been satisfied or waived.

Any offer to Seller must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract of purchase and sale to be prepared by Seller and executed by both parties, and (iii) approved by Seller before the transaction becomes binding on either party. Neither the prospective purchaser nor the Seller shall be bound until execution of the contract of purchase and sale, 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 Memo- randum, 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 Seller 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 Seller or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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