

FOR LEASE

LYNDEN MARKET SQUARE

1898 Front Street, Lynden, WA



- 1,200 - 40,000 SF of retail space with Front Street exposure
- Traffic counts of 10,000 +/- cars per day on Front Street connecting the city of Lynden to Guide Meridian (1/4 mile)
- Positioned between Lynden's major residential neighborhoods and the grocery centers (Safeway and Food Pavilion)
- Visibility at Front Street and 19th Street intersection
- Flexible floor plans available
- Abundant on-site parking



Sales, Leasing, Management
Office, Retail and Industrial Properties

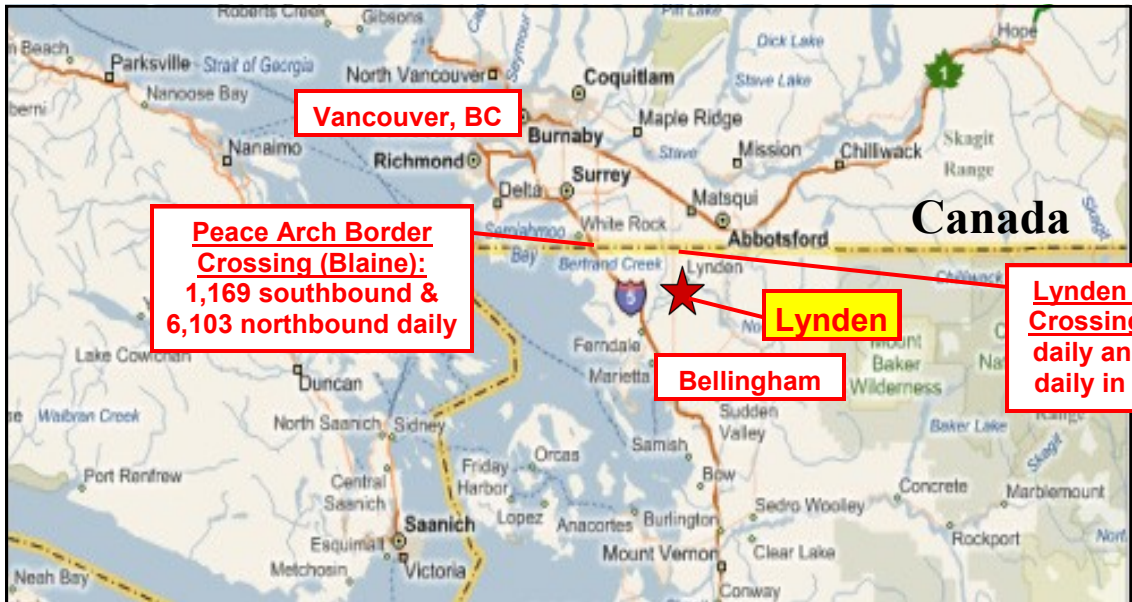
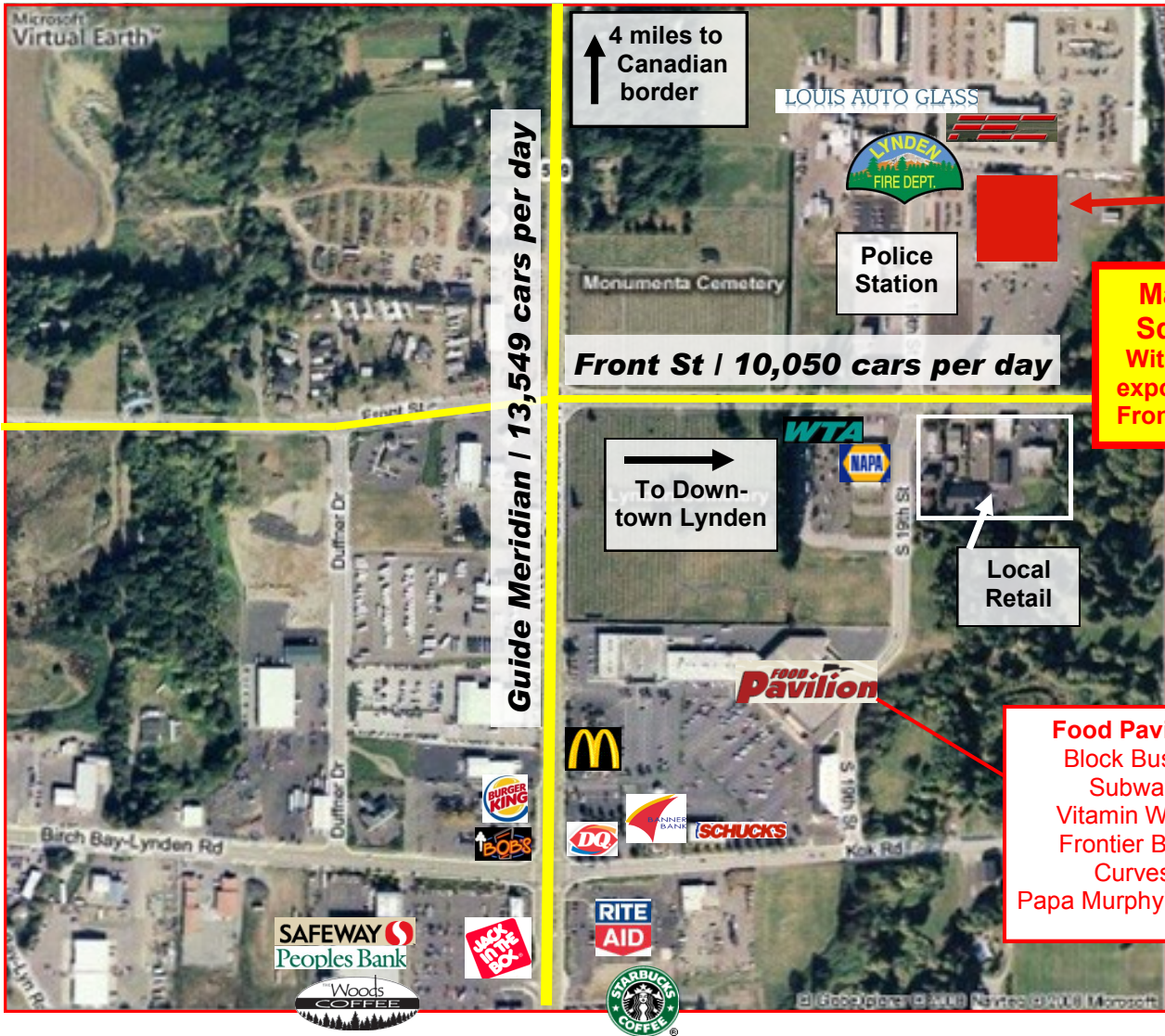
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- Existing Building
- Proposed Commercial Retail Development
- Proposed Residential Condo Development

Summary of Illustrative Site Data:

<i>Pre-Development Site</i>		
Grocery Store: 47,267 SF 4.5/1000 = 213 stall		
Building A (existing)		
Office / Bus. School:	8,021 SF	*3.0 / 1000 = 24*
Retail / Commercial:	13,589 SF	4.5 / 1000 = 61
Warehouse / Stor.	25,911 SF	1.0 / 2000 = 13
Mech / Elect.	225 SF	
Building B (New)		
Retail / Commercial:	8,250 SF	4.5 / 1000 = 37
Building C (New)		
Retail / Commercial:	19,200 SF	4.5 / 1000 = 86
Building D (New)		
Retail / Commercial:	8,000 SF	4.5 / 1000 = 36
Building E (New)		
Retail / Commercial:	8,000 SF	4.5 / 1000 = 36
Building F/G (New)		
Residential MF	30 Units = 25 at 2/+5 at 1.5/ =	58
Total Parking required:		351
Total Parking shown on Site: 334 (17 shared stalls)		



Synopsis of Site and Trade Area

Lynden, Washington is five miles from the Canadian border in northern Whatcom County. Just over the border in Canada is Abbotsford, BC (population 123,864) and Vancouver, BC (metro area population over 2.3 million), which is the 8th largest city in Vancouver. Whatcom County population is over 205,000 and growing.

Lynden is one of the fastest growing residential areas in Whatcom County. The City of Lynden expects to grow by 1.8% from by 2012. The surge in retail sales reflects the area's growth. Lynden has a projected 2012 population of 13,573 with a median age of 37.5 years. Within a 3 mile radius there are 711 businesses that employ over 6,300 people.

Market Square is located a few blocks from the county fair grounds where the Northwest Washington Fair is held every August and continues to draw more than 200,000 visitors every year. The market area for this center includes Northwest Whatcom County and areas of southern British Columbia, Canada.

Market Square is poised to support regional and national retailers. The growing local trade, Canadian shoppers, tourists, and continuing development along Guide Meridian makes this area much stronger than population figures would indicate. Market Square is easily accessed from any direction and is highly visible from Front Street. Positioned between Lynden's major residential neighborhoods and the grocery centers (Safeway & Food Pavilion).



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