

# FOR LEASE

## LYNDEN TOWNE PLAZA INTERSECTION OF GUIDE MERIDIAN AND KOK ROAD LYNDEN, WASHINGTON



- **Major intersection with 24,000+ traffic count**
- **Anchored by Food Pavilion (grocery)**
- **Neighboring tenants include: Industrial Credit Union, Frontier Bank, McDonalds, Dairy Queen, Schuck's Auto Supply, Blockbuster Video, Papa Murphy's, Subway, Cruisin Coffee, and others**



**Sales, Leasing, Management  
Office, Retail and Industrial Properties**

114 W. Magnolia, Suite 302 Bellingham, WA 98225

For information contact:

**Jim Bjerke or Kirk Ennen**

(360) 671-4200

[jim@pacificcontinentalrealty.com](mailto:jim@pacificcontinentalrealty.com)

[kirk@pacificcontinentalrealty.com](mailto:kirk@pacificcontinentalrealty.com)

# **SITE INFORMATION**

## **Lynden Towne Plaza Shopping Center, Lynden Washington**

### **LOCATION:**

Northeast corner of Guide Meridian (SR 539), Birch Bay/Lynden and Kok Roads in Lynden Washington.

### **AVAILABILITY:**

Building A Suite 8180: 967 SF  
Building B Suite 8142: 1,621 SF

### **ANCHOR TENANTS:**

The Food Pavilion Grocery (54,880 SF) . Pad Tenants are Banner Bank, Cruisin' Coffee, McDonald's, and Shuck's Auto Supply. Other tenants include Blockbuster Video, Papa Murphy's Pizza, Subway, Industrial Credit Union, Frontier Bank, Great Clips Hair, Curves for Women, and a Mexican Restaurant.

### **VISIBILITY / EXPOSURE:**

This center is located on the first right hand corner as you enter Lynden from the south on Guide Meridian (SR 539). The center is well kept and has a large parking lot in front that allows a view of all tenants' storefronts (as well as ample parking) as one travels north on Guide Meridian (SR 539) or either direction on Kok Road.

### **TRAFFIC / ACCESSABILITY:**

24,000 Car per day traffic count, speed limit on surrounding streets is 35 mph. Site sits at a 5 lane stop light with a designated left turn into the Plaza.

### **PARKING:**

816 Total shared parking spaces

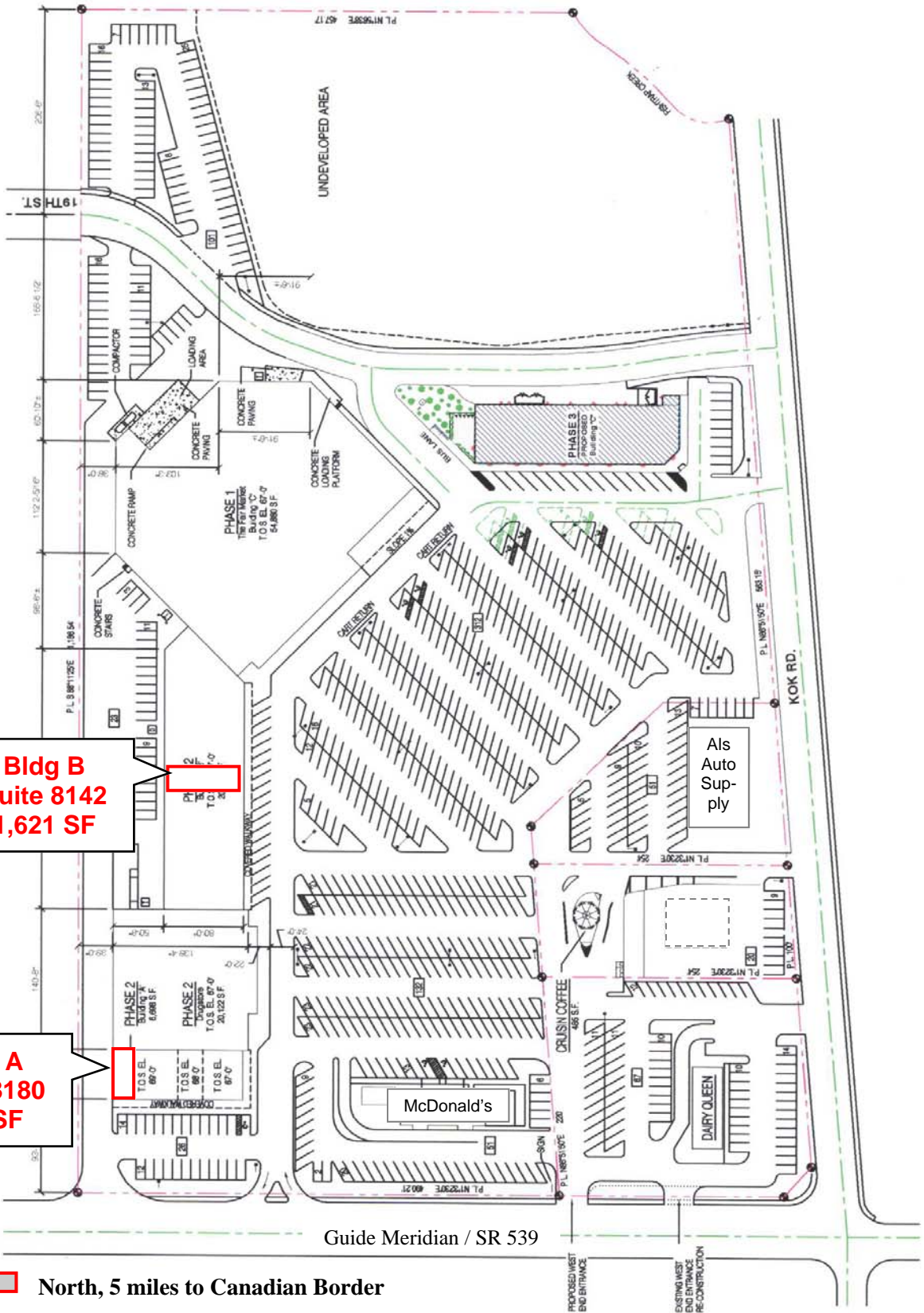
## **SYNOPSIS OF SITE AND TRADE AREA**

*Lynden, Washington is five miles from the Canadian border in northern Whatcom County. It is just off the major north-south state highway, Guide Meridian/ SR 539. With an average income of \$54,612, Lynden is one of the fastest growing residential areas in Whatcom County. A surge in retail sales reflects the area's growth. Lynden and the surrounding area have a projected 2015 population of 41,398 with a median age of 36.8 years. Within the actual market area, there are 1,455 businesses that employ 11,192 people.*

*Lynden Towne Plaza 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 growth of Lynden as a residential community spurred the development of this center, who's market area includes Northwest Whatcom County and areas of southern British Columbia, Canada. Lynden is five miles from the Canadian border. 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 Canada. Whatcom County population is over 205,000 and growing.*

*Lynden Towne Plaza 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. Lynden Towne Plaza is easily accessed from any direction and is highly visible from Guide Meridian. The growing sales by the major tenants in this center indicates the strength offered by Lynden Towne Plaza.*

# Lynden Towne Plaza

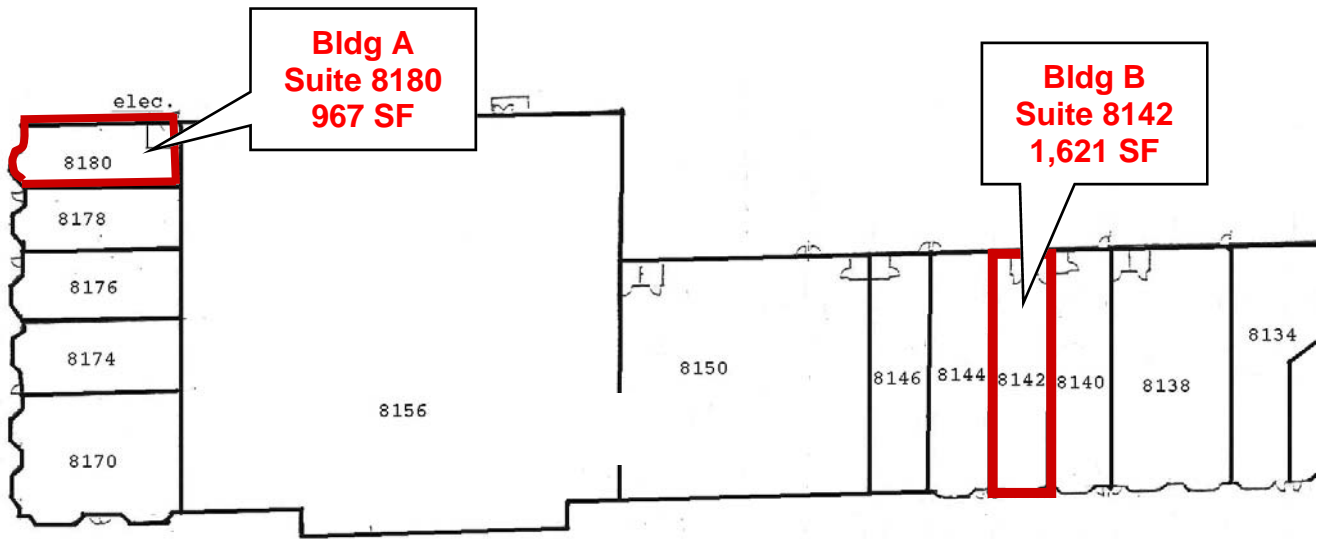


**Bldg B  
Suite 8142  
1,621 SF**

**Bldg A  
Suite 8180  
967 SF**

 North, 5 miles to Canadian Border

# Building A



Sales, Leasing, Management  
Office, Retail and Industrial Properties