

# FOR LEASE

## Market Square

1898 Front Street, Lynden, WA



## Retail Space Available in Lynden's Market Square

- **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



114 W. Magnolia, Suite 302  
Bellingham, WA 98225

For information contact:

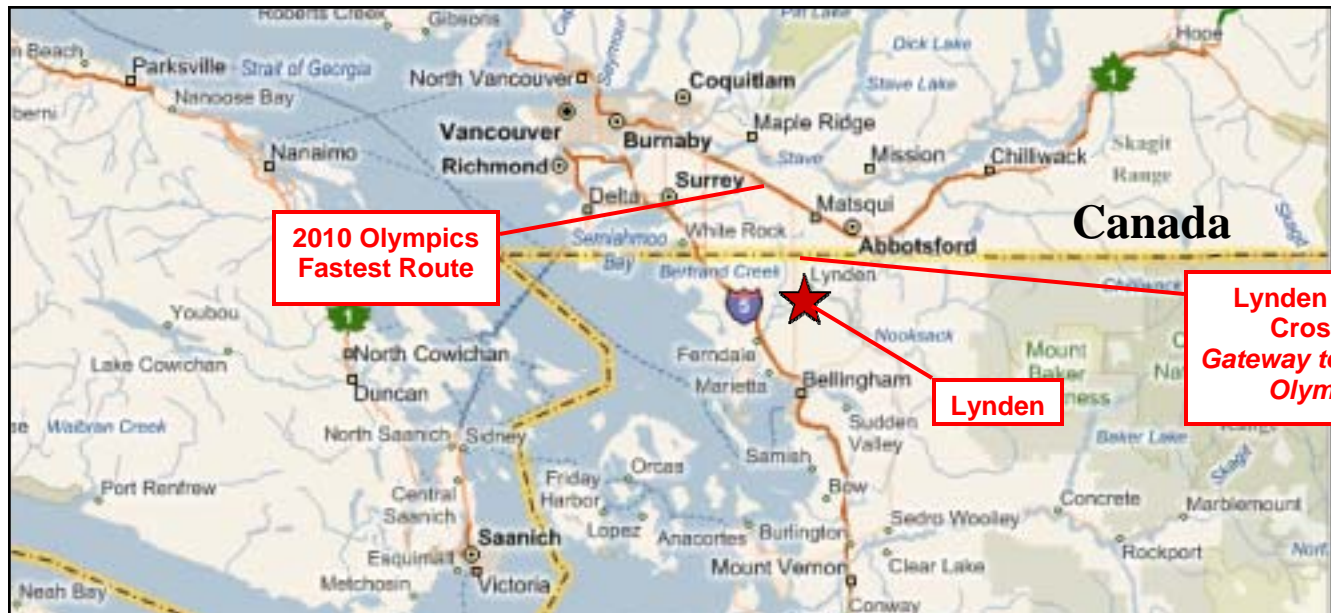
**Jim Bjerke &  
Tracey Carpenter**

(360) 671-4200

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



- Food Pavilion
- Block Buster
- Subway
- Vitamin World
- Frontier Bank
- Curves
- Papa Murphy's Pizza
- H&R Block
- Cruisin Coffee







## 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 \$54,518.00, 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 34.1 years. Add the surrounding area and we have a market base of 60,000 people for this center.

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 and Food Pavilion)



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