



# LYNDEN TOWNE PLAZA

8130 Guide Meridian, Lynden, WA 98264

Major Intersection with 24,000+ Traffic Count

Easy Access to Freeway and Highway 539

Anchored by Grocery Market

4.5 Miles from the Canadian Border

Kirk Ennen, Broker

(360) 647-2290

Kirk@EnnenProperties.com

KC Coonc, Designated Broker

(360) 305-9977

KC@PacificContinentalRealty.com



Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)





# THE OFFERING

## Suite #8160: 8,618 Square Feet

Base Rent: \$13.00 Square Foot / Year

Base NNN: \$3.10 Square Foot / Year

Base Rent + NNN = \$11,562.49 / Per Month

CBA #: 565878

## Suite #8170: 2,150 Square Feet

Base Rent: \$25.00 Square Foot / Year

Base NNN: \$3.10 Square Foot / Year

Base Rent + NNN = \$5,0340.58 / Per Month

CBA #: 640226

Suites available at Lynden Towne Plaza; the grocery-anchored shopping center conveniently located off Guide Meridian at the active intersection of Birch Bay-Lynden Road and Guide Meridian! Suite 8160 features a large open retail floor area, a large storage area, and two enclosed offices. Additionally, it includes a spacious break room, kitchenette, and a utility room at the back of the building. Highly visible from the main parking lot entrance. Lastly, rare opportunity to lease suite 8170, the 2,150 SF endcap suite beside The Dollar Tree, formerly the Industrial Credit Union. Easy for another credit union or bank to move in. Equipped with teller counters, high quality money safe in back area space, a private office, and two private bathrooms. **These are all rare spaces and won't be available for long!**





Guide Meridian SR 539

Birch Bay-Lynden Road

### 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 / ACCESSIBILITY:

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.

### LOCATION:

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

### ANCHOR TENANTS:

**The Food Pavilion Grocery (54,880 SF). Pad Tenants are Banner Bank, Cruisin' Coffee, McDonald's, and O'Reilley Auto Parts. Other tenants include Papa Murphy's Pizza, Subway, Guide Insurance, Great Clips Hair, Dollar Tree, El Ranchito & More.**

### PARKING:

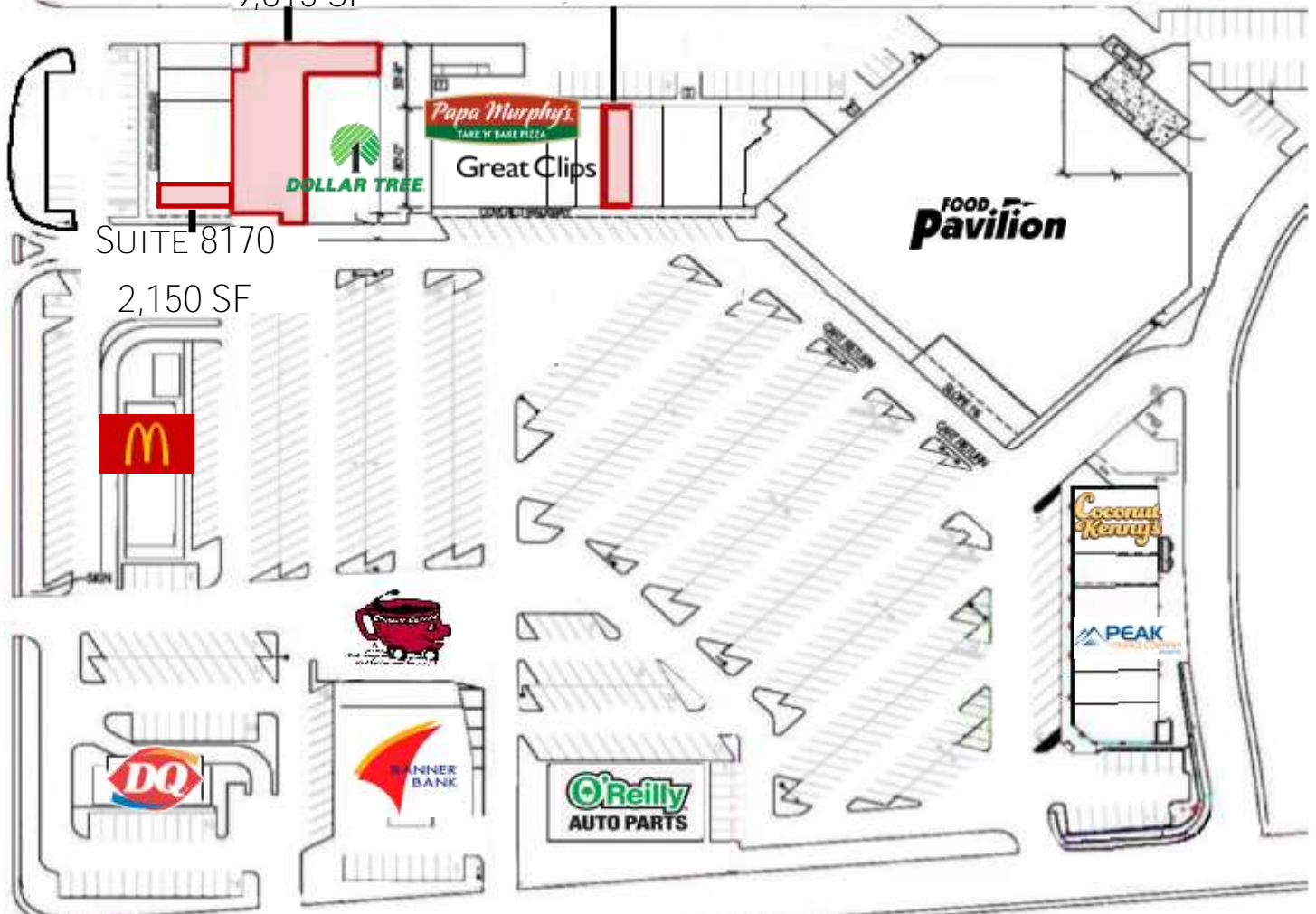
16 total shared parking spaces



# COMPLEX FLOOR PLAN

SUITE 8160

9,615 SF



# SUITE 8160 - 8,618 SF





# SUITE 8170 - 2,150 SF







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 \$64,433, Lynden is one of the fastest growing residential areas in Whatcom County. A surge in retail sales reflects the area's growth. **Lynden's population is currently increasing annually at a rate of 3.2% with a median age of 39.3 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 138,000) and Vancouver, BC (Metro area population over 2.3 million) which is the 8th largest city in Canada. Whatcom County population is over 208,000 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

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A photograph of a large, modern commercial building with a glass facade, likely the Lynden Towne Plaza. The building is multi-storied and features a grid-like pattern of windows. It is surrounded by trees with yellow and green foliage, suggesting an autumn setting. The sky is clear and blue. The image is overlaid with a dark blue gradient at the bottom, which contains contact information and the company logo.

**PCR**  
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