



PAD AT LYNDEN TOWNE PLAZA

8112 Guide Meridian, Lynden, WA 98264

2,000 SF Building Site on 26,000 SF Lot

Between Dairy Queen & McDonalds

Drive-Thru Opportunity

Major Intersection with 24,000+ Traffic Count

Easy Access to Freeway and Highway 539

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THE OFFERING

Pad Footprint: 2,000 SF

Lot: 26,000 SF

Base Rent: \$30 SF/Y

Base NNN: \$3.74 SF/Y

Base Rent + NNN = \$5,623 / Per Month

CBA #: 28396644

2,000 sf building site on 26,000 sf lot situated between Dairy Queen and McDonalds with ample parking and drive-thru opportunity. Lynden Towne Plaza is a grocery-anchored shopping center conveniently located in Lynden at the active intersection of Birch Bay-Lynden Road and Guide Meridian! This intersection sees over 24,000 cars daily and is enroute to the busiest US/Canada border crossing. Pad site is highly visible from Birch-Bay Lynden Road and Guide Meridian.



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.

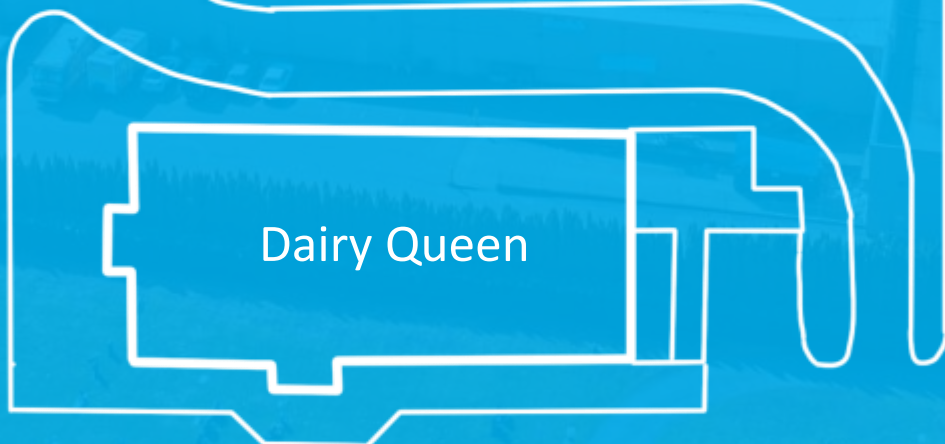
POTENTIAL PAD CONFIGURATION



Lot Size



Drive-thru



PAD LOT LINES



PAD LOT LINES





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.

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A photograph of a modern, multi-story commercial building with a grid-like facade of windows. The building is surrounded by trees and is situated at a street corner with traffic lights. The sky is clear and blue.

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