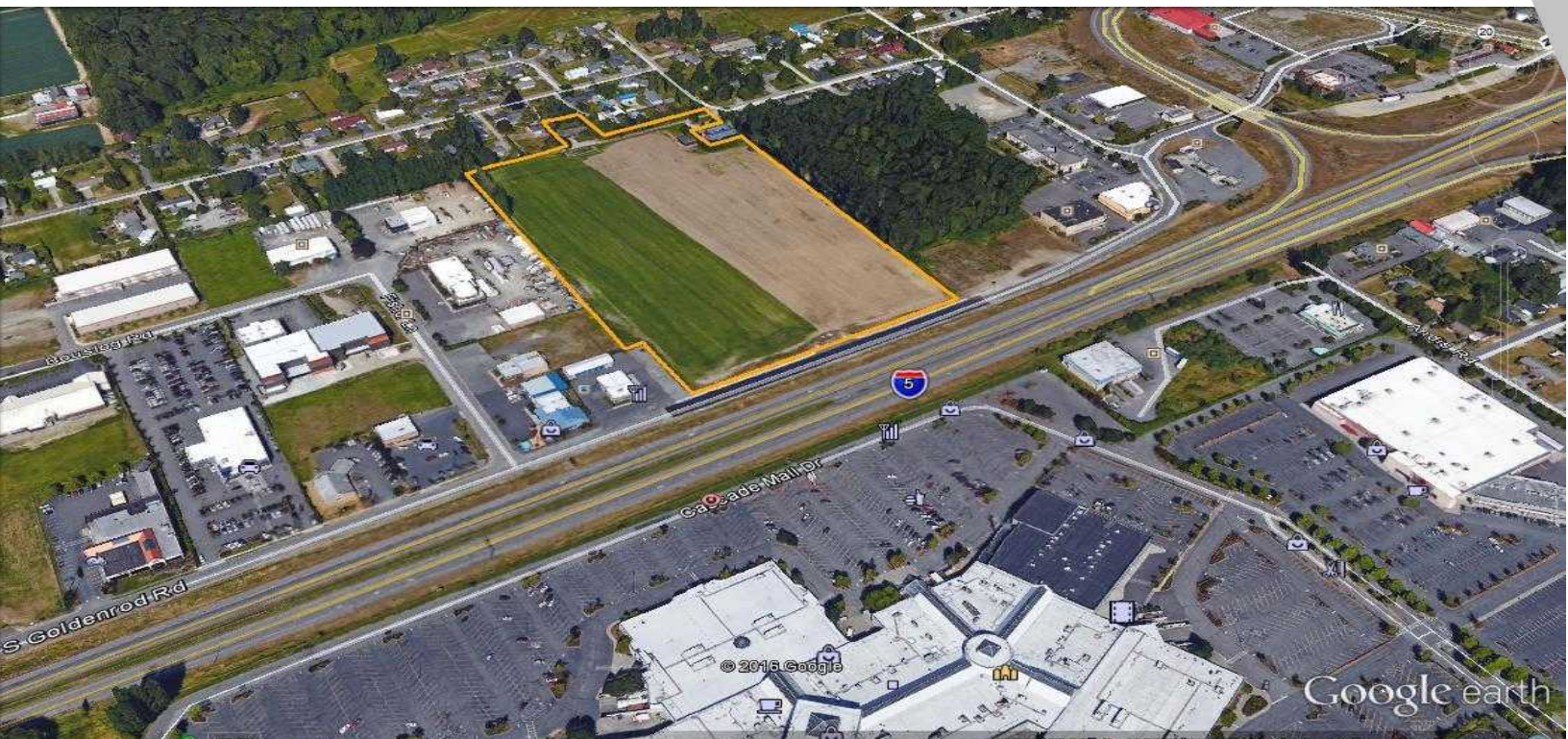


## RETAIL/INDUSTRIAL I-5 FRONTAGE FOR SALE

# BURLINGTON INDUSTRIAL LAND

XXXX Goldenrod Rd., Burlington, WA 98233



<b>SALE PRICE:</b>	\$8.50-\$20/SF See Individual Lot Sizes
<b>LOT SIZE:</b>	15 Acres
<b>ZONING:</b>	C1

### PROPERTY OVERVIEW

This is a unique opportunity to purchase the entire 15 acres or 10 individual lots. Property is level with no wetlands. Binding site plan is completed and all utilities are brought in to the property. Front lots are ready to build with an individual curb-cuts. Convenient access from two exits (SR 20 from the north and George Hopper Rd. from the south) makes this location perfect for a large box retail, boat / RV / car dealership, medical office, retail strip mall, hotel or multifamily.

### PROPERTY FEATURES

- ALL UTILITIES AVAILABLE
- NO STORM WATER DETENTION REQUIRED
- I-5 FRONTAGE – 68,000 CARS PER DAY
- C-1 COMMERCIAL/LIGHT INDUSTRIAL
- DIRECTLY ACROSS FROM CASCADE MALL
- PLATTED AND READY TO BUILD
- BUILT TO SUIT POSSIBLE

**KW COMMERCIAL**  
1100 Dexter Avenue North,  
Suite 275  
Seattle, WA 98109

**BART BORUSINSKI**  
Pacific Commercial Group  
206.226.7303  
bbpcg@outlook.com

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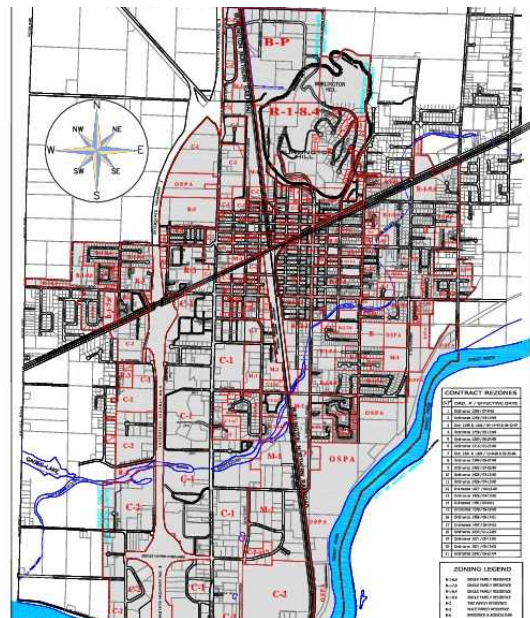
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## PROPERTY HIGHLIGHTS

- Lot C1-C4 - \$20/SF
- Lot C5-C8 - \$12/SF
- Lot C9 and C10 - \$8.50/SF
- Lot C1-C4 - \$20/SF
- Lot C5-C8 - \$12/SF
- Lot C9 and C10 - \$8.50/SF
- Lot C1 - 41,038 SF
- Lot C2 - 41,416 SF
- Lot C3 - 42,289 SF
- Lot C4 - 48,062 SF
- Lot C5 - 39,200 SF
- Lot C6 - 44,889 SF
- Lot C7 - 39,200 SF
- Lot C8 - 44,837 SF
- Lot C9 - 124,851 SF
- Lot C10 - 169,095 SF



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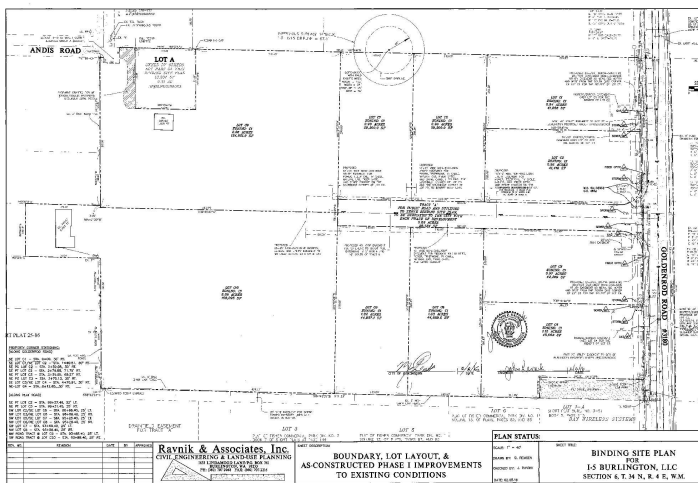
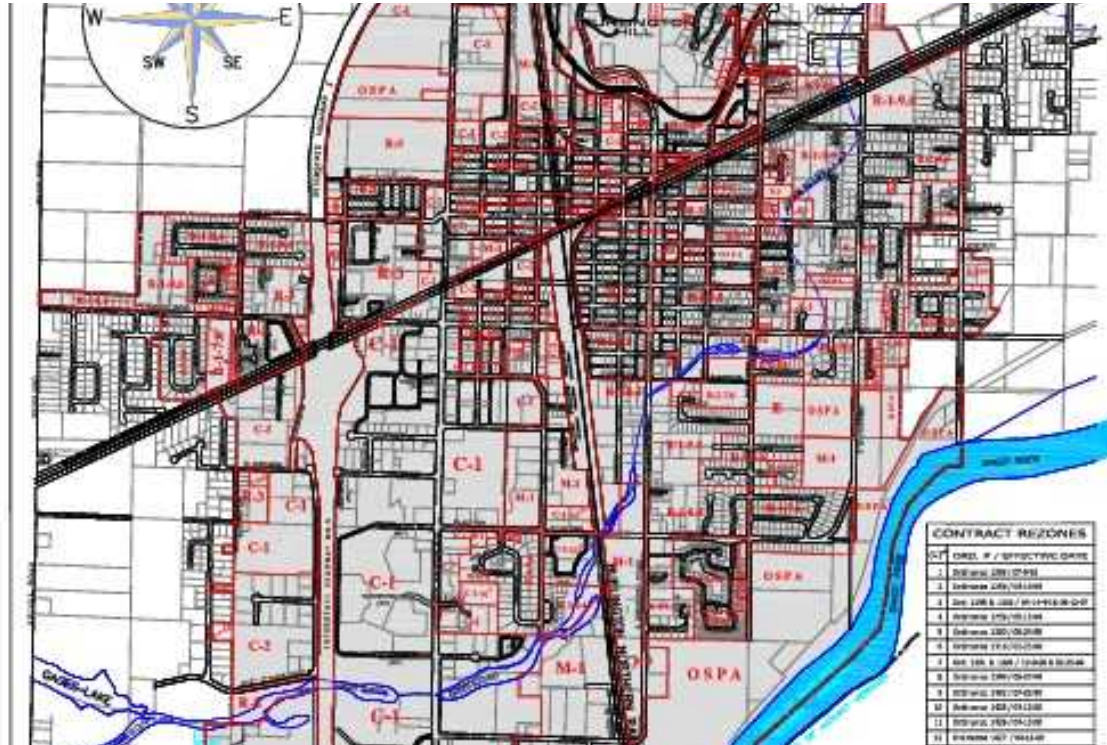
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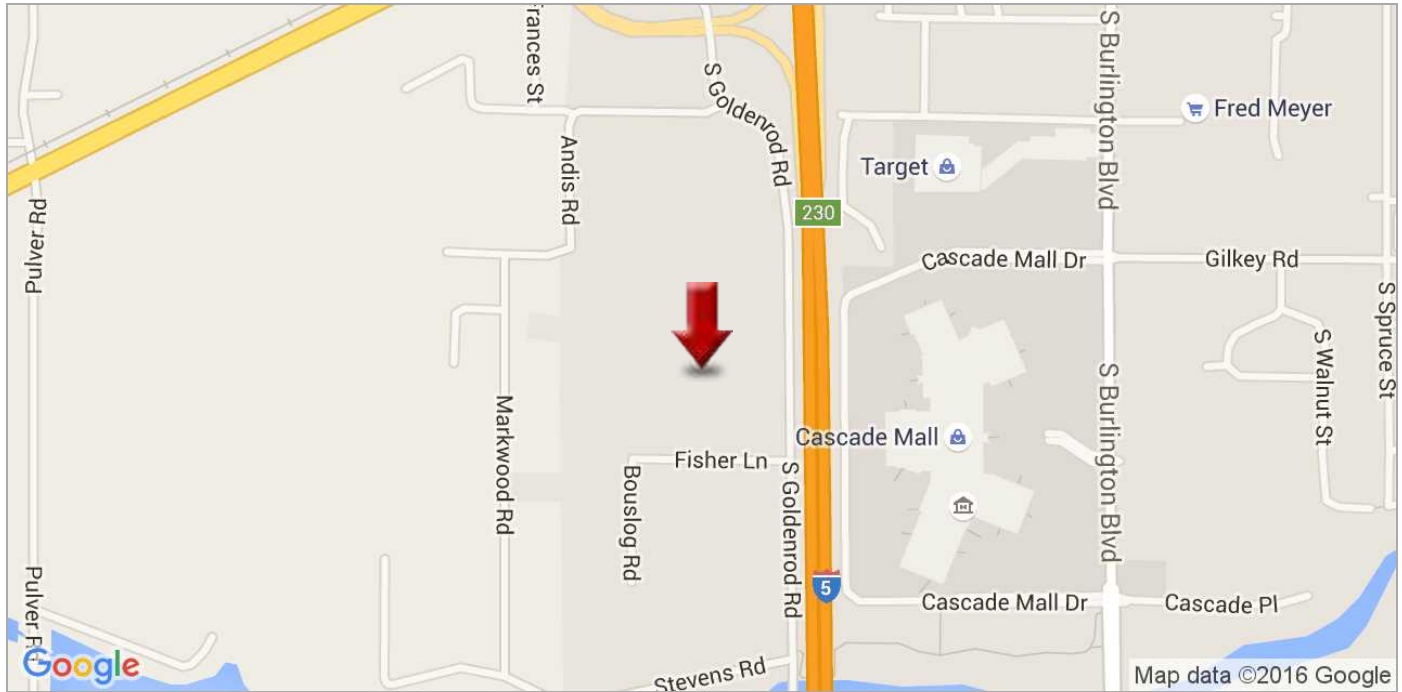
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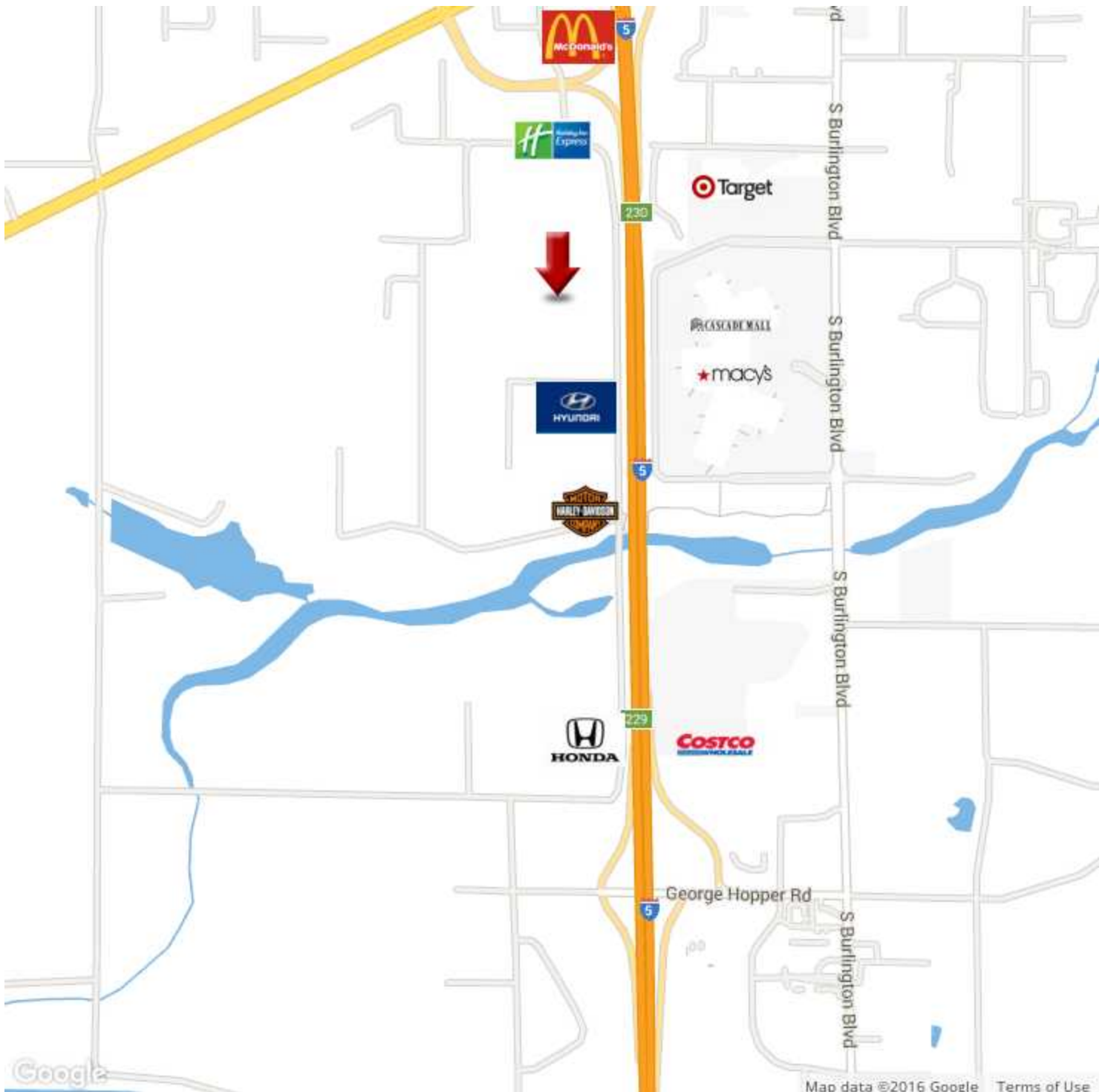
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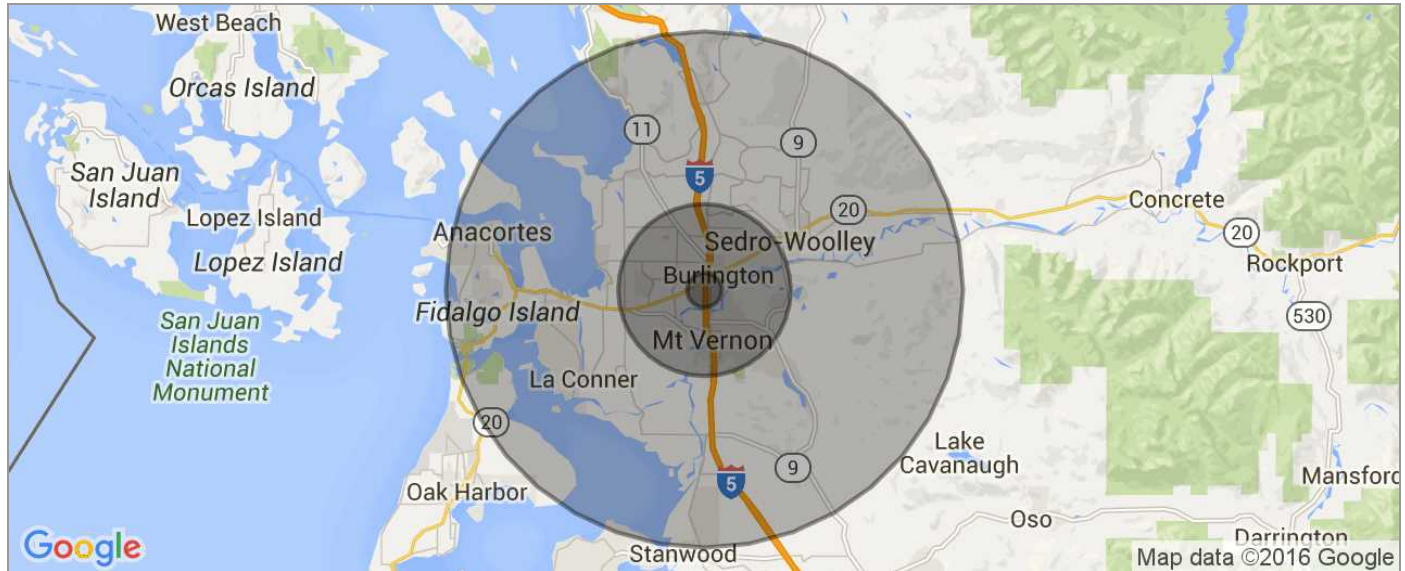
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>15 MILES</b>
TOTAL POPULATION	3,053	59,708	140,446
MEDIAN AGE	30.0	33.5	37.5
MEDIAN AGE (MALE)	29.4	32.2	36.7
MEDIAN AGE (FEMALE)	31.3	35.3	38.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>15 MILES</b>
TOTAL HOUSEHOLDS	1,355	22,309	53,656
# OF PERSONS PER HH	2.3	2.7	2.6
AVERAGE HH INCOME	\$45,436	\$59,826	\$66,888
AVERAGE HOUSE VALUE		\$273,345	\$314,509
<b>RACE</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>15 MILES</b>
% WHITE	72.8%	77.2%	83.9%
% BLACK	2.4%	0.8%	0.7%
% ASIAN	6.0%	3.0%	1.9%
% HAWAIIAN	0.0%	0.1%	0.2%
% INDIAN	1.0%	1.0%	1.9%
% OTHER	15.5%	13.5%	7.9%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>15 MILES</b>
% HISPANIC	30.9%	29.4%	18.7%

\* Demographic data derived from 2010 US Census

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