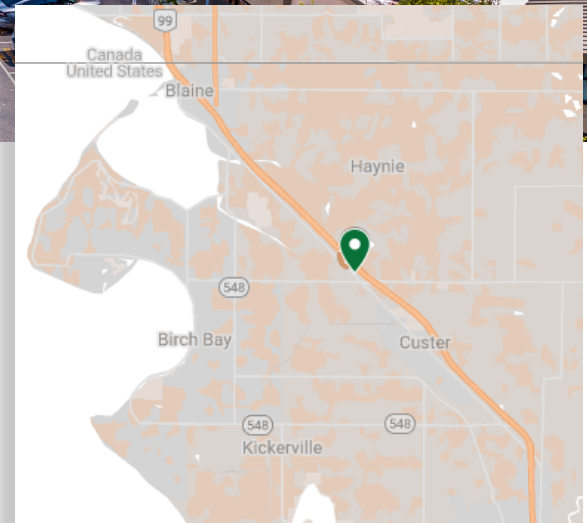


OFFICE / RETAIL
FOR LEASE

SARATOGA

HOME OF 'THE MARKETS' GOURMET GROCER

BIRCH BAY SQUARE, BLAINE



PRICE \$12.00/SF + NNN

- Landlord willing to provide warehouse pricing for storage or shipping user.

565 - 30,000 SQUARE FEET

- Home of "The Markets"
- NEXUS Application Center
- 29,000 Cars per Day on I-5
- Exit 270 on I-5 just 3 miles South of US / Canadian Border
- 14 - stall Tesla supercharger stations

Amia Froese, CCIM, CPM
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Hannah Cano
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228 E CHAMPION, STE 102, BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED. LESSEE TO VERIFY.

DEMOGRAPHICS

DRIVE TIMES	5 MINUTE	10 MINUTE	20 MINUTE
POPULATION (includes Canada)	1,055	21,145	121,736
MEDIAN INCOME	\$77,507	\$68,903	\$66,595
HIGHWAY TRAFFIC COUNTS (important feature, Canadian boarder traffic)	15,000 to 30,000	30,000 to 50,000	up to 83,000

Directory

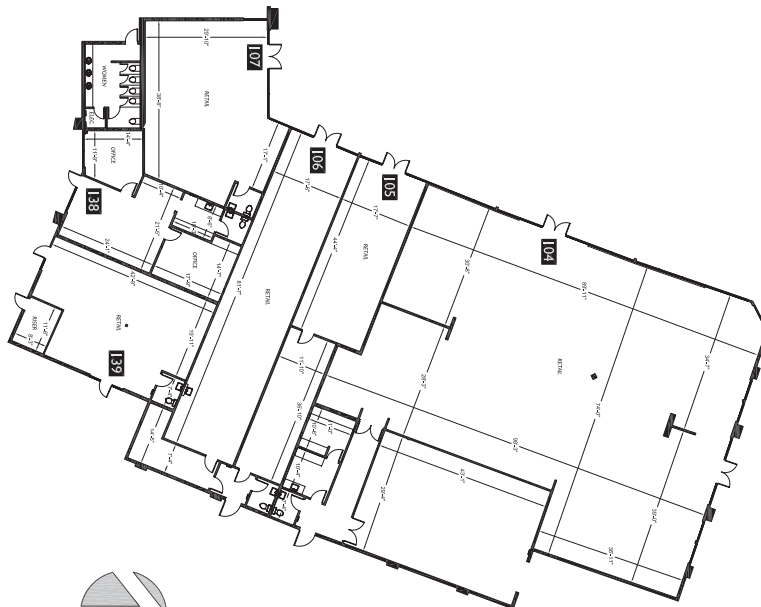
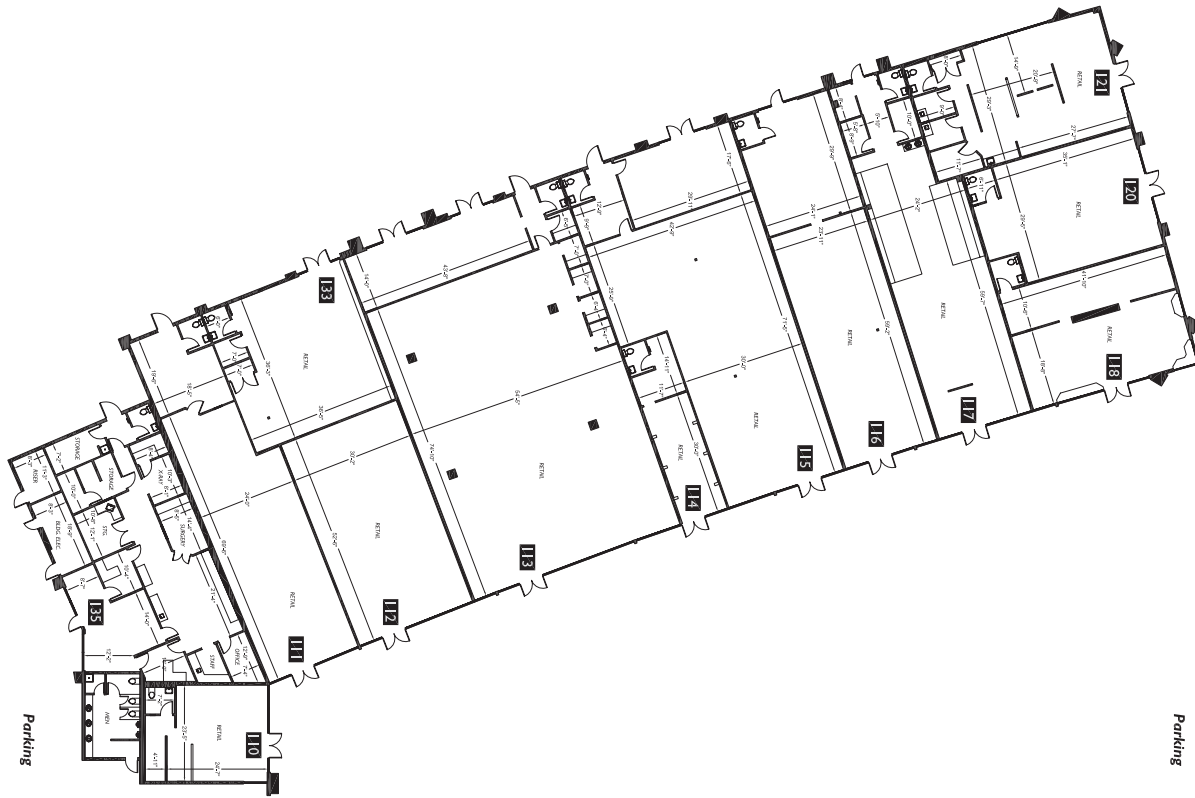
- Anytime Fitness 12
- Betty Be Good 21
- Birch Bay Tax & Accounting 1
- Bob's Burgers & Brew 35
- Bow Wow and Woofs 10
- Capstone Physical Therapy 20
- Farmers Insurance Ryan Hayes 6
- G.H. Bass & Co. 27
- Jack in the Box 38
- L'eggs Hanes, Bali, and Playtex 24
- The Markets at Birch Bay 37
- Mike's Dollar Store 15
- Nail Masters 16
- Nexus 2
- Northwest Veterinary Clinic 9
- Pacific Water Works 13
- Subway 29
- Van Heusen 22
- Vitamin World 3
- Whatcom Land Title Company 1
- Windermere Real Estate 1
- Wood's Coffee 36



BIRCH BAY SQUARE, BLAINE

OFFICE / RETAIL SPACE FOR LEASE

Parking



JSH Properties, Inc. 10655 NE 4th Street, Suite 201 Bellevue, WA 98004	Birch Bay Square - Bldg. I 8115 Birch Bay Square Street Blaine, WA 98230	Floor Plan I			2DFLOORPLANS.COM 206-328-7410 fax 206-328-4764 1700 21st Avenue South Suite 100 Seattle, WA 98144
Client	Subject	Floor	Scale	Measured: April 2011	Project: C11-212

BIRCH BAY SQUARE, BLAINE

OFFICE / RETAIL SPACE FOR LEASE

