

WARRIOR

commercial real estate

FOR SALE
GOVT TENANT ANCHORED SHOPPING CENTER

8115 BIRCH BAY SQUARE STREET, BLAINE, WA



FOR SALE
GOVERNMENT TENANT ANCHORED SHOPPING CENTER

8115 BIRCH BAY SQUARE STREET, BLAINE, WA

\$12,000,000

**OUTDOOR MALL
RETAIL / OFFICE / RESTAURANT / WAREHOUSE
VALUE ADD POTENTIAL
MULTI TENANT PROPERTY**



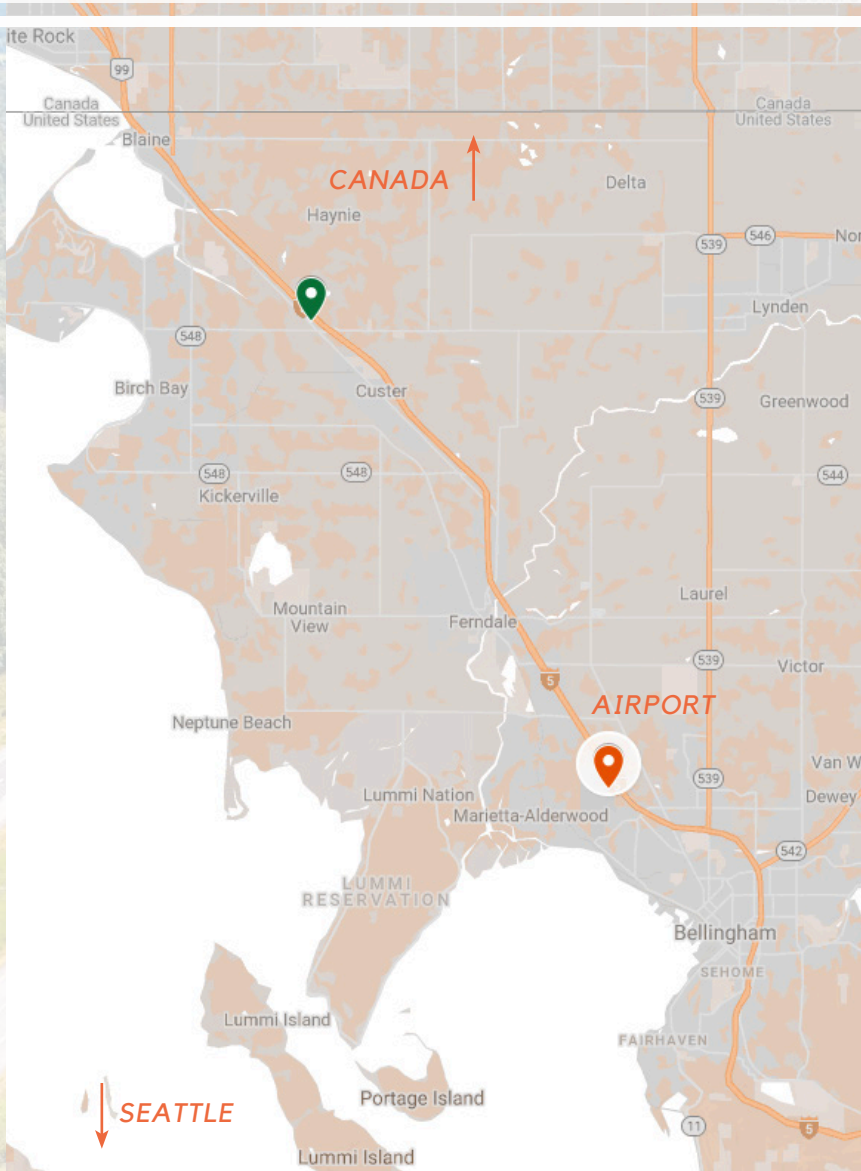
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INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE,
BUT NOT GUARANTEED. BUYER TO VERIFY.

LOCATION



INVESTMENT HIGHLIGHTS

The Birch Bay Square Shopping Center is an outdoor mall situated right below the Canadian Border along I-5. Tenants here enjoy a daily stream of shoppers from Canada and locals alike. The large parking lot, public restrooms, and wide variety of tenants offering different services allow for the center to continue to become a place for shoppers to enjoy.

The offering provides an opportunity to acquire a multi-tenant shopping center with appreciable vacancy that provides significant opportunity to improve income.

TOTAL PRICE: \$12,000,000

Highlights:

- Existing Buildings Leasable SF 130,125 sf
- Year Built 1993
- Year Renovated 2008
- Total Developed Land 14.85 acres
- Total Undeveloped Land 16.71 acres

INVESTMENT HIGHLIGHTS

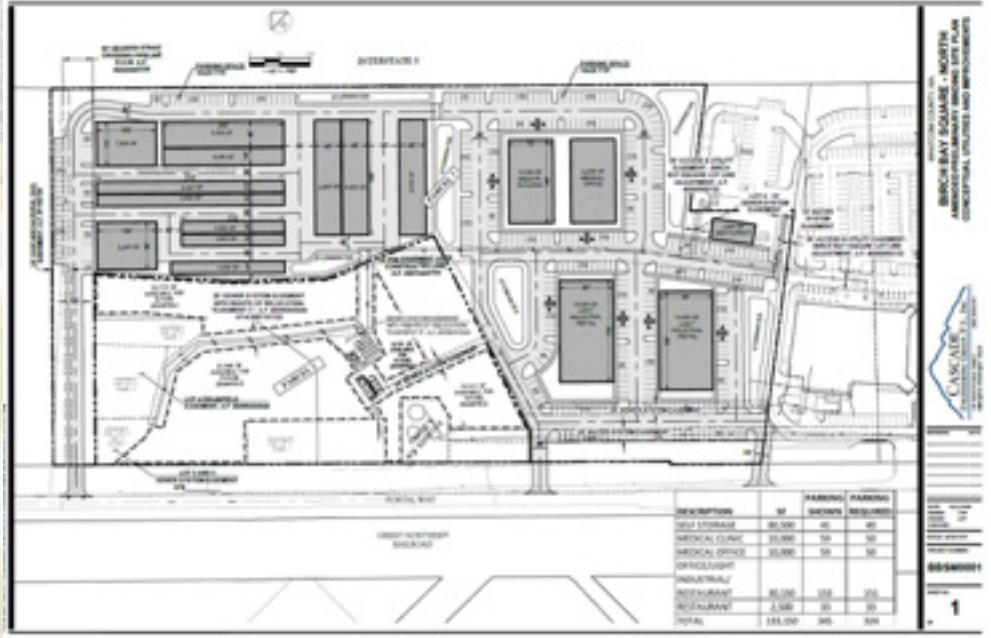


PARCEL IS ZONED RURAL GENERAL COMMERCIAL (RGC), WHICH PROVIDES A WIDE RANGE OF POTENTIAL USES.

NEW TESLA SUPERCHARGER STATIONS ARE LOCATED ON THE NORTH EAST SIDE OF THE SHOPPING CENTER.

SHOPPING CENTER TENANTS INCLUDE (BUT NOT LIMITED TO):

- ANYTIME FITNESS; BOB'S; BETTY BE GOOD;
- BOW WOW + WOODS; CANNABIS; CAPSTONE;
- DOLLAR PLUS; FARMERS INSURANCE;
- JACK IN THE BOX; NEXUS; NAIL MASTER;
- NORTHWEST VETERINARY CLINIC;
- SUBWAY; THE MARKET;
- WINDERMERE; THE WOODS COFFEE;



FINACIAL SUMMARY

TOTAL PRICE: \$12,000,000

Developed Land \$12,000,000

Cap Rate 5.25%

NET OPERATING INCOME SUMMARY

Scheduled Income	2020	Annual
Scheduled Rent		\$964,304.00
Operating Expenses		\$217,503.48
Equals : Scheduled Gross Income		\$1,181,807.48
Market Vacancy	-7%	\$82,726.52
Equals : Effective Gross Income		\$1,099,080.96

LESS OPERATING EXPENSES

CAMS		\$296,010.00
Property Taxes		\$88,312.00
Insurance		\$26,924.46
Management Fees		\$57,600.00
TOAL OPERATING EXPENSES		\$468,846.46

EQUALS:

NET OPERATING INCOME		\$630,234.50
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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

