

**400 W. Rio Vista Ave
Burlington, WA 98233**

For lease: \$27 - \$32 per SF NNN

For Sale: \$2,200,000

5,200 SF existing turn-key restaurant

Landlord can demise the building & change storefront look to accommodate 2 tenants

Flexible commercial zoning

Retail, medical, restaurant, office

Excellent location & I-5 visibility

53,000 Cars Per Day

Lots of Parking (52 spaces)

Building fascia & pole signage

Located on major I-5 on/off ramp

Contact

Greg Martineau, CCIM
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PROPERTY FACT SHEET

Parking:	52 Spaces
Site:	0.38 Acres
Zoning:	Commercial
Year Built:	2007 (Effective Age)
Building Size:	5,200 Sq. Ft.
NNN:	\$5.50 per SF
Access:	I-5 & W. Rio Vista Ave
Signage:	A+ Signage, Pole & Fascia (2)
Use:	Restaurant
Traffic	53,000 ADT
Disclosure:	Property Shares A Common Vault (Sewer-Station) With Adjacent Hotel Property

2015	1 Mile	3 Mile	5 Mile
Population	5,161	18,724	45,564
Median Household Income	\$44,204	\$51,521	\$52,930
Average Household Income	\$53,231	\$61,763	\$65,164
Per Capita Income	\$20,523	\$22,904	\$23,968

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