## Saratoga commercial real estate

## Retail / Office / Warehouse FOR LEASE

Home of 'The Markets' Gourmet Grocer Featuring **NEXUS** Customs Application Center



### Features

\$12.00 /SF + NNN

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

565 sf - 30,000 sf

Home of "The Markets"

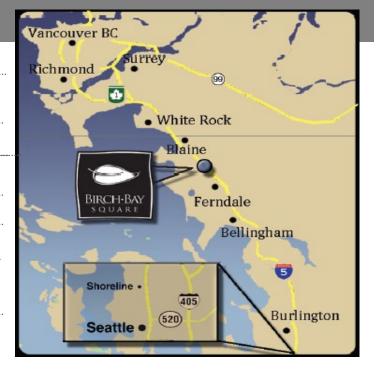
**NEXUS** Application Center

29,000 Cars per Day on I-5

**Exit 270** on I-5 just 3 miles South of US / Canadian Border

**Other Tenants include**: Anytime Fitness, Subway, Jack in the Box, Van Heusen, Bass, and many more.

Take Advantage of Heavy Canadian



### Contact

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# For Lease



#### **DEMOGRAPHIC REPORT**

|                                 | <u>1 Mile</u> | 3 Mile               | 5 Mile                        |
|---------------------------------|---------------|----------------------|-------------------------------|
| Population<br>(includes Canada) | 540           | 4500                 | 75,000                        |
| Median Income                   | \$65,000      | \$68,000             | \$70,000                      |
| Hwy Traffic Count:              | 29,000        | Important<br>Feature | Canadian<br>Border<br>Traffic |

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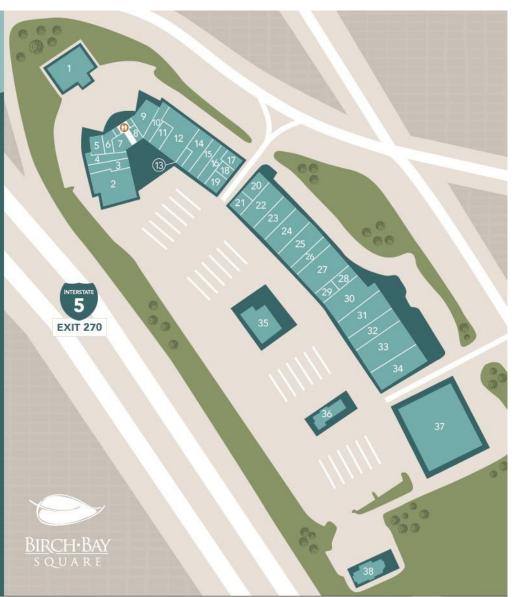


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### Site Plan

## Directory

| Anytime Fitness                 |    |
|---------------------------------|----|
| 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 |
|                                 |    |



### Contact

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# For Lease



14-Stall Tesla Supercharger Station