

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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## DEMOGRAPHIC REPORT

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

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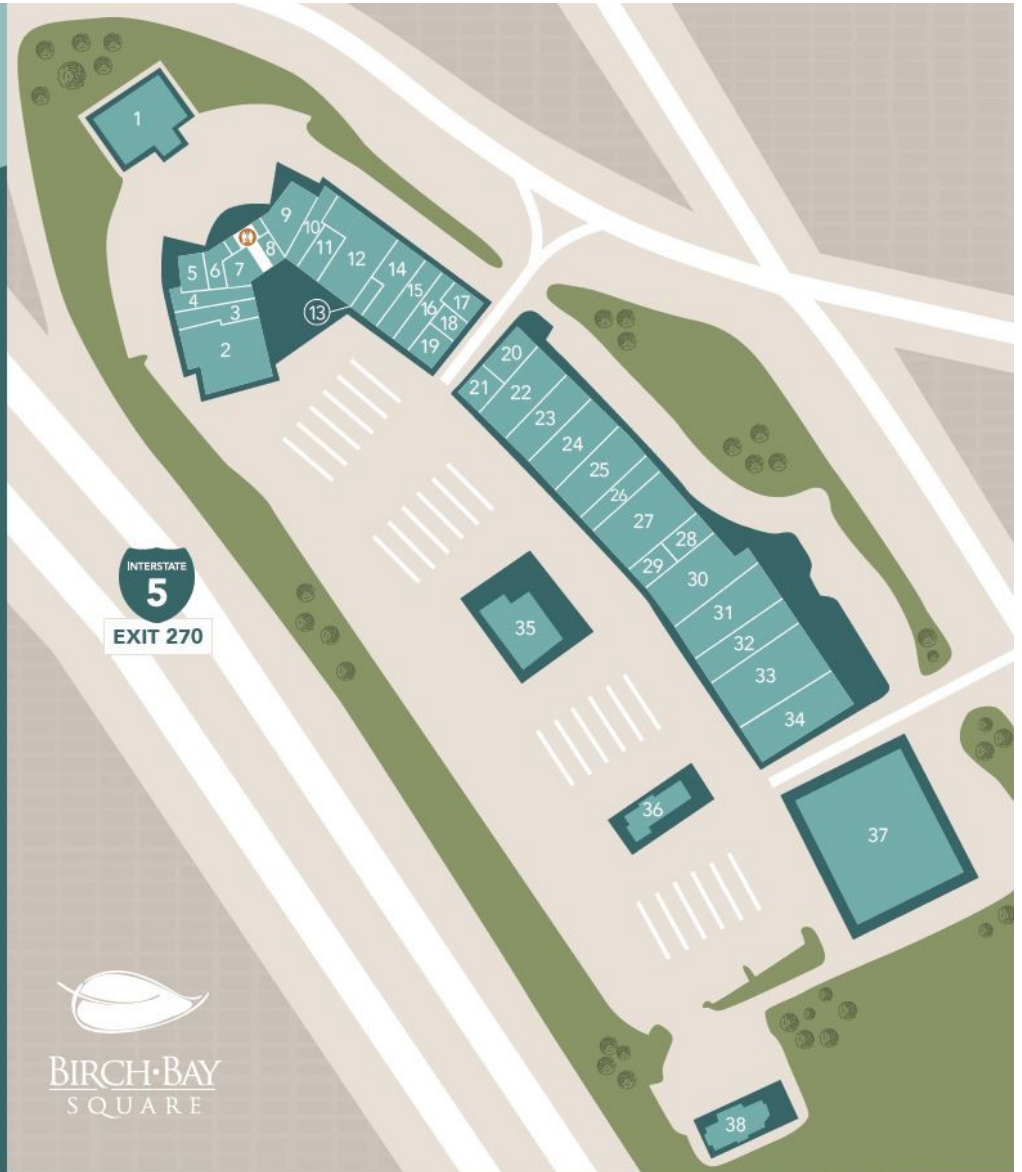
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Site Plan

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



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14-Stall Tesla Supercharger Station