

OFFICE/RETAIL
FOR LEASE

SARATOGA

GROCERY-ANCHORED SHOPPING CENTER

8115 - 8125 BIRCH BAY SQUARE ST, BLAINE

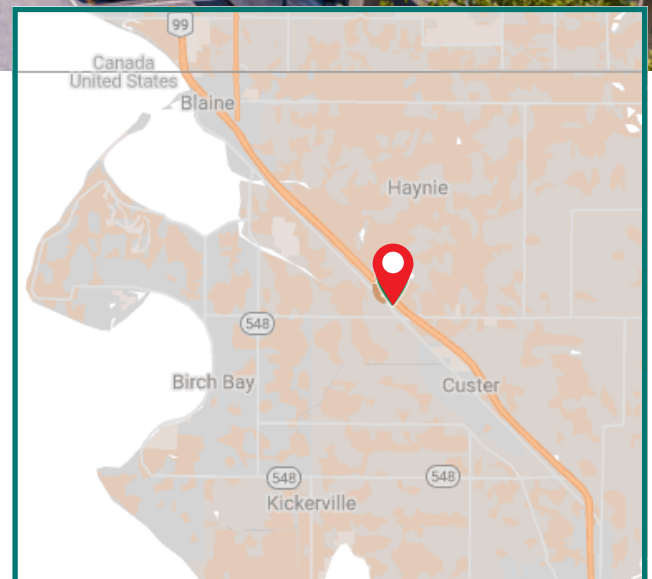


RETAIL or OFFICE

1,720 - 25,280 SF AVAILABLE

\$12/SF/YR + NNN

- *Improvement allowance available for qualified tenants*
- *Anchored by The Markets grocery*
- *NEXUS application center site*
- *25,000+ cars per day on I-5*
- *Exit 270 on I-5 just 6 miles south of US / Canadian Border*
- *14 stall Tesla supercharger stations*



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DEMOGRAPHICS

8115 - 8125 BIRCH BAY SQUARE ST

DRIVE TIMES

5 MINUTE

10 MINUTE

20 MINUTE

POPULATION
(includes Canada)

861

21,497

122,703

MEDIAN INCOME

\$104,890

\$86,603

\$74,753

DAILY TRAFFIC VOLUME
*(important feature,
Canadian boarder traffic)*

10,000
to 25,000

25,000
to 50,000

Over
70,000



SARATOGA
commercial real estate

DIRECTORY

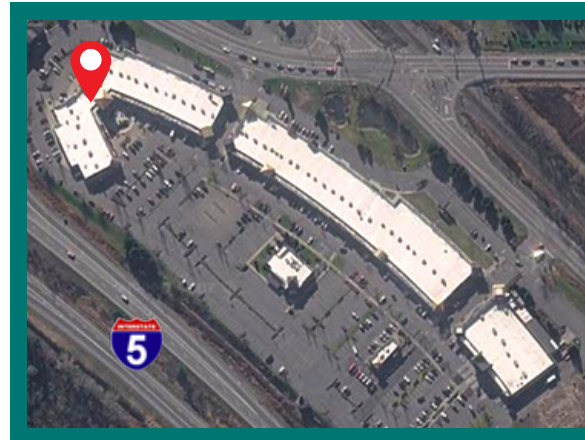
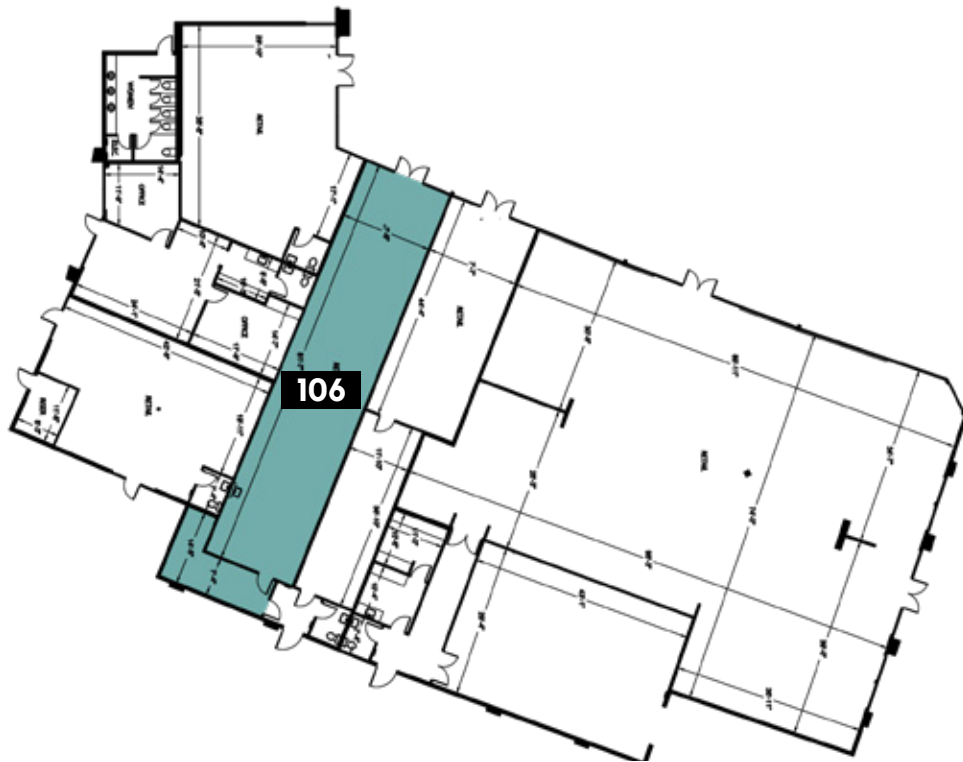
8115 - 8125 BIRCH BAY SQUARE ST

Adored Again Boutique	3
Anytime Fitness	12
Applegrove Junction	25
Bay City Barbershop	18
Betty Be Good	21
Birch Bay Budz	34A
Bob's Burgers & Brew	35
Capstone Physical Therapy	20
Catholic Community Services	6
Edward Jones	19
Energy Foot Massage	13
Jack In The Box	38
MD MedSpa	7
Mike's Dollar Plus	15
Nail Masters	16
Nexus	2
NW Vet Clinic	9
Quantum Healing Lounge	8
Sahara Pizza	17
Scent USA	34B
Snip Snip Hooray	27
Subway	12
The Market at Birch Bay	37
Tokyo Monster Sushi	22
Windermere	1
Woods Coffee	36



VACANCIES

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