

RETAIL SPACE
FOR LEASE

SARATOGA

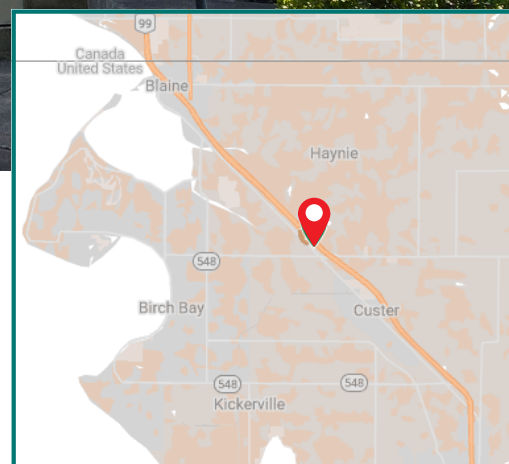
HIGH-VISIBILITY CORNER SPACE AT BIRCH BAY SQUARE

8125 BIRCH BAY SQUARE ST, #201, BLAINE



1,228 SF Retail Space
\$14/SF + NNN

- High visibility corner unit
- Turn-key retail
- Exit 270 on I-5 just 6 miles south of US / Canadian Border
- 25,000+ cars per day on I-5

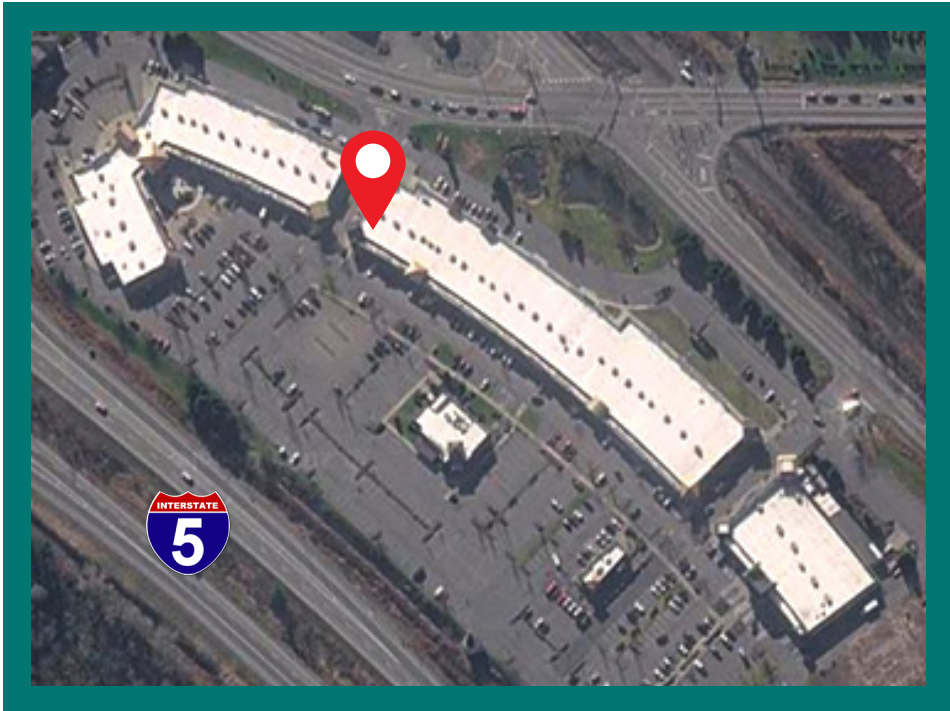
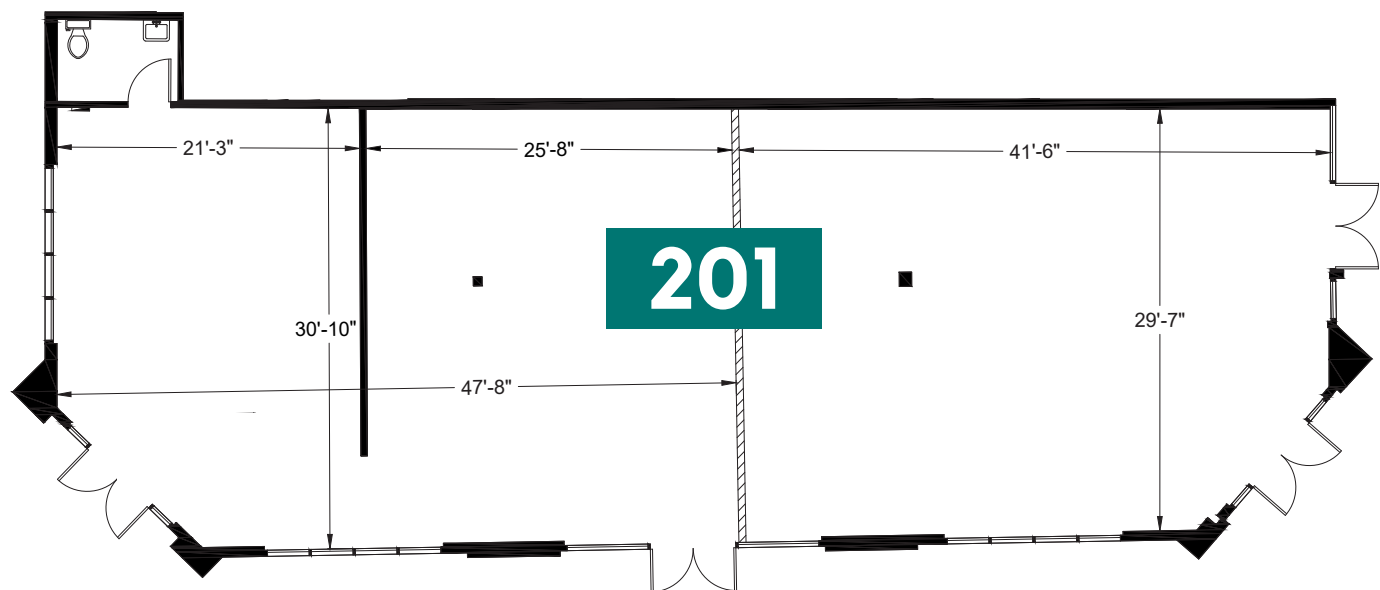


Amia Froese, CCIM, CPM
amia@saratogaRE.com
360.610.4331

saratogaRE.com
228 E CHAMPION, STE 102
BELLINGHAM, WA 98225

FLOOR PLAN

8125 BIRCH BAY SQUARE ST, #201



EXTERIOR PHOTOS

8125 BIRCH BAY SQUARE ST, #201



DEMOGRAPHICS

8125 BIRCH BAY SQUARE ST, #201

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