

~~\$23.00/SF, NNN~~  
Ownership open to all  
reasonable offers to lease!



# Burlington

## 6,794 SF RESTAURANT FOR LEASE

FORMER OUTBACK STEAKHOUSE | 478 Andis Road, Burlington, WA 98233

\* FF&E in place \*

**CHAD WALDBAUM, CCIM**  
425.531.7098  
chadw@jshproperties.com

 **JSH | PROPERTIES, INC.**

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STAND ALONE BUILDING



138 PARKING SPACES



FULL SERVICE RESTAURANT/BAR/KITCHEN



PYLON SIGN VISIBLE FROM INTERSTATE 5

## BURLINGTON FORMER OUTBACK STEAKHOUSE RESTAURANT FOR LEASE | 2 |

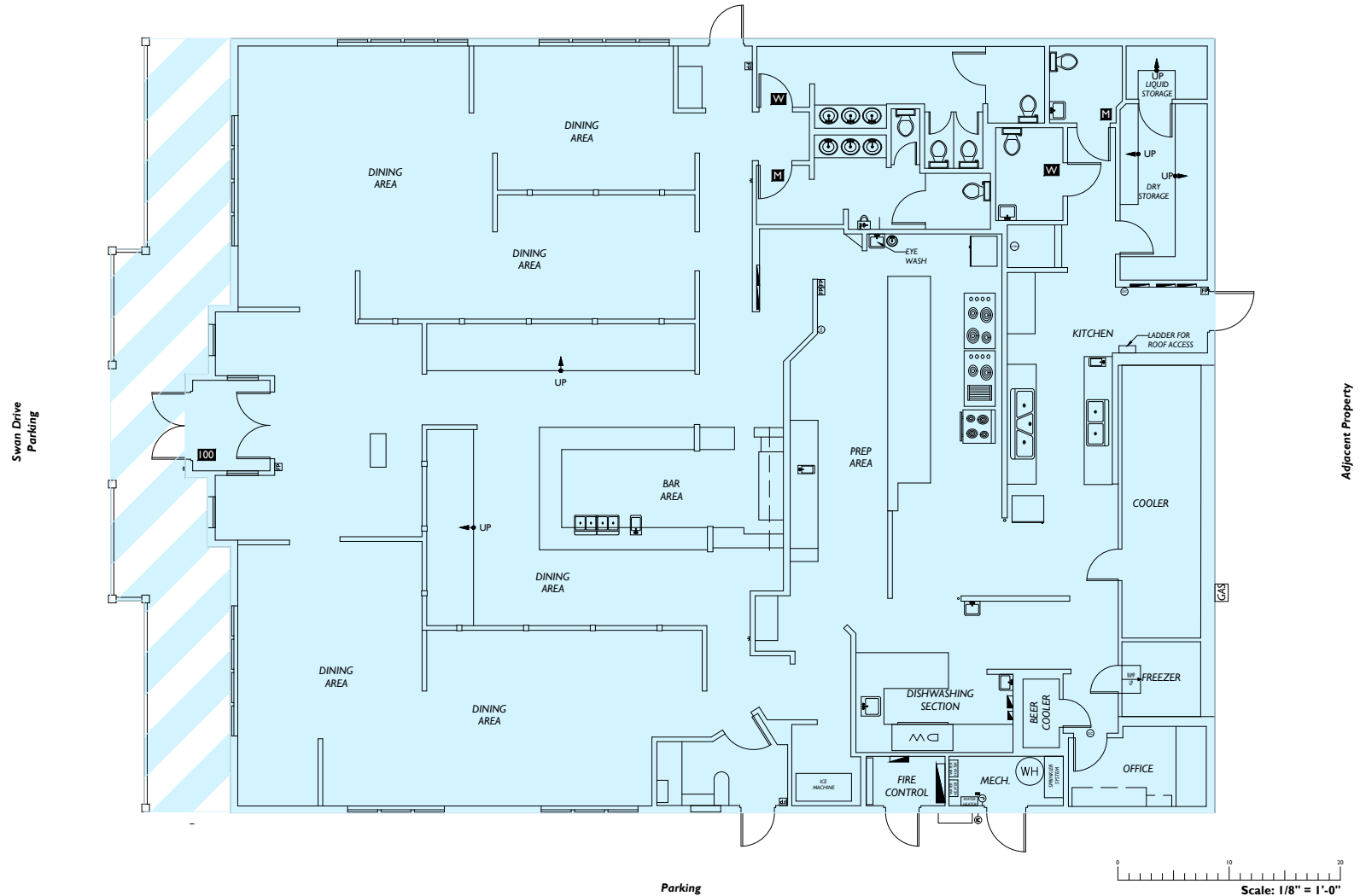
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# Burlington Restaurant

FORMER OUTBACK STEAKHOUSE | 478 ANDIS ROAD, BURLINGTON, WA 98233

RSF	RATE	COMMENTS
6,794 SF	<del>\$23.00/SF, NNN</del> BRING ALL REASONABLE OFFERS TO LEASE	Restaurant & Kitchen Equipment Available / Freeway Signage / Abundant Parking / Stand-Alone Building



BURLINGTON FORMER OUTBACK STEAKHOUSE RESTAURANT FOR LEASE | 3 |

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# Burlington Retail



BURLINGTON FORMER OUTBACK STEAKHOUSE RESTAURANT FOR LEASE | 4 |

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# Demographics



## 2024 DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>Population</b>	30,415	60,434	95,966
<b>Daytime Population</b>	37,036	68,962	99,528
<b>Households</b>	11,300	22,323	35,816
<b>Avg. Household Income</b>	\$93,605	\$102,763	\$107,416

## WITHIN A 3-MILE RADIUS



8

Bakers  
(Retail)



8

Bars and  
Pubs



21

Coffee  
Shops



1

Juice  
Bars



1

Doughnut  
Shops



2

Ice Cream  
Parlors



16

Pizza  
Restaurants



108

Other  
Restaurants

30,415

Population

11,300

Households

2.65

Avg Size  
Household

37.0

Median  
Age

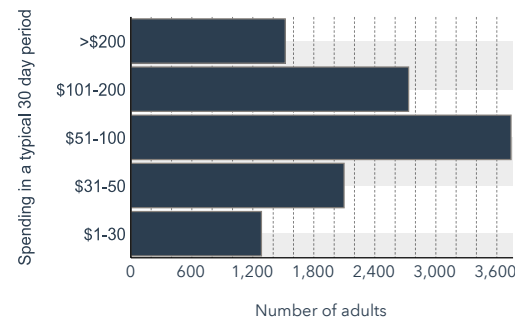
\$66,614

Median Household  
Income

\$534,009

Median Home  
Value

## Family Restaurants Market Potential



## Annual Household Spending

\$3,145

Meals at  
Restaurants

\$616

Food & Drink  
on Trips

## Local Business Summary

1,687

Total  
Businesses

19,211

Total  
Employees

# Burlington

Burlington is centrally located between Seattle and Vancouver, B.C. Burlington is the “hub” of commerce and industry in the Skagit Valley with more than 3,896 businesses within a 10 mile radius. Located at the busy intersection of Interstate 5 and State Route 20, Burlington’s growing retail market is approaching \$1 billion in annual sales. Burlington is home to more than 43,292 jobs within a 10-mile radius. Major employment sectors in Burlington include retail, manufacturing, and government.

