



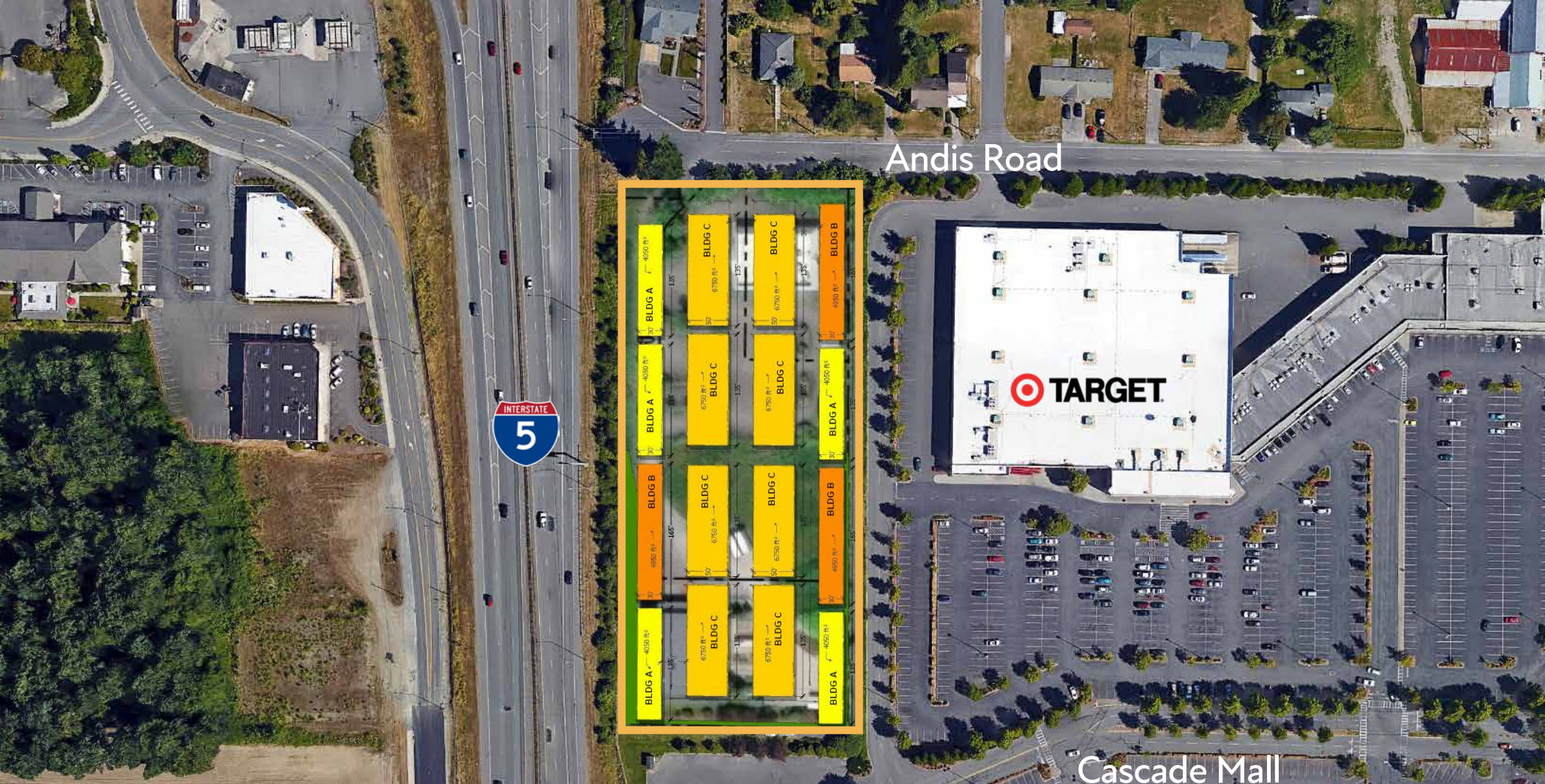
# DEVELOPMENT SITE AVAILABLE

**478 ANDIS ROAD, BURLINGTON WA**  
**SELF STORAGE -OR- MULTI-FAMILY DEVELOPMENT SITE**

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 **JSH** | **PROPERTIES, INC.**





# EXECUTIVE SUMMARY

This prime development site is strategically located in the heart of Burlington's retail core, offering excellent visibility from Interstate 5, with approximately 77,000 vehicles passing by daily. The site features a monument sign opportunity and provides convenient access to both Interstate 5 and State Route 20, ensuring exceptional connectivity for businesses.



# PROPERTY DETAILS

MASSING STUDY AVAILABLE

## PARCEL 23735 OUTBACK RESTAURANT

Site Address	436 ANDIS ROAD
Total Area	6,228 SF
Acres	0.60

## PARCEL 23695 UNDEVELOPED LAND

Site Address	478 ANDIS RD
Acres	1.86

## PARCEL 23819 GREAT FLOORS PARCEL

Site Address	1250 SWAN DRIVE
Total Area	10,608 SF
Acres	1.55

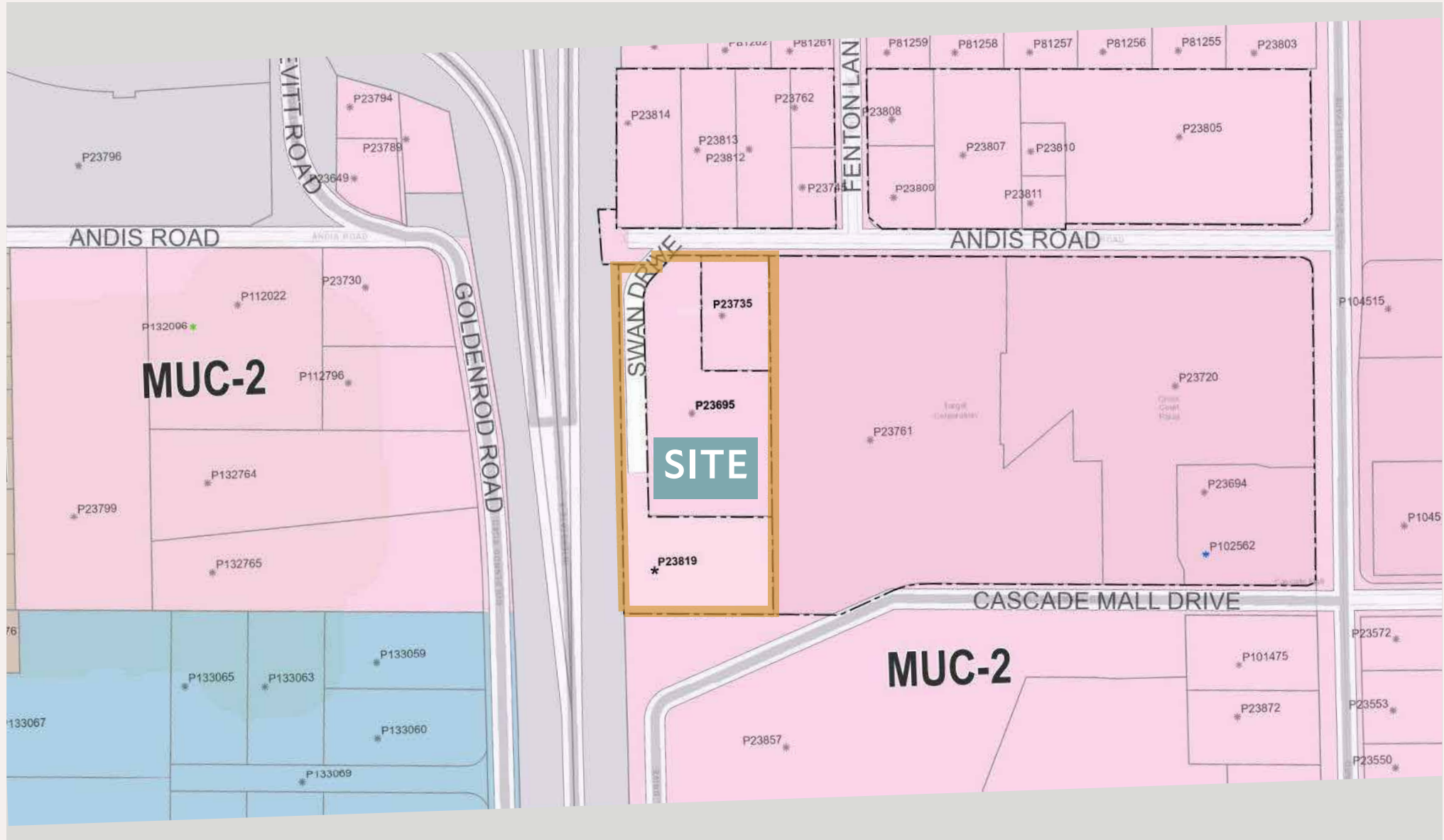
## TOTAL THREE PARCELS

ACRES SF 4.013

LAND SF 174,814 SF



# PROJECT SITE





# MULTIPLE DEVELOPMENT OPTIONS

MASSING STUDY AVAILABLE

## SELF STORAGE CONCEPTS

4.01 Acres  
MUC-2 ZONING  
(Mixed Use Commercial)

SINGLE STORY SELF STORAGE OPTION  
(~89,100 sf)



SINGLE STORY SELF STORAGE W/ EXISTING RESTAURANT OPTION  
(~30,350 sf + Restaurant & Parking)



MULTI STORY SELF STORAGE OPTION  
(~106,109 sf, 3-story + Restaurant & Parking)



# MULTIPLE DEVELOPMENT OPTIONS

MASSING STUDY AVAILABLE

## WALK UP MULTI-FAMILY CONCEPTS

4.01 Acres  
MUC-2 ZONING  
(Mixed Use Commercial)

WALK UP  
MULTI-FAMILY  
OPTION  
(~120 Units)



WALK UP  
MULTI-FAMILY  
WITH EXISTING  
RESTAURANT  
OPTION  
(~96 Units)





# BURLINGTON

Located near the 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.



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478 ANDIS ROAD BURLINGTON DEVELOPMENT SITE | 7 |

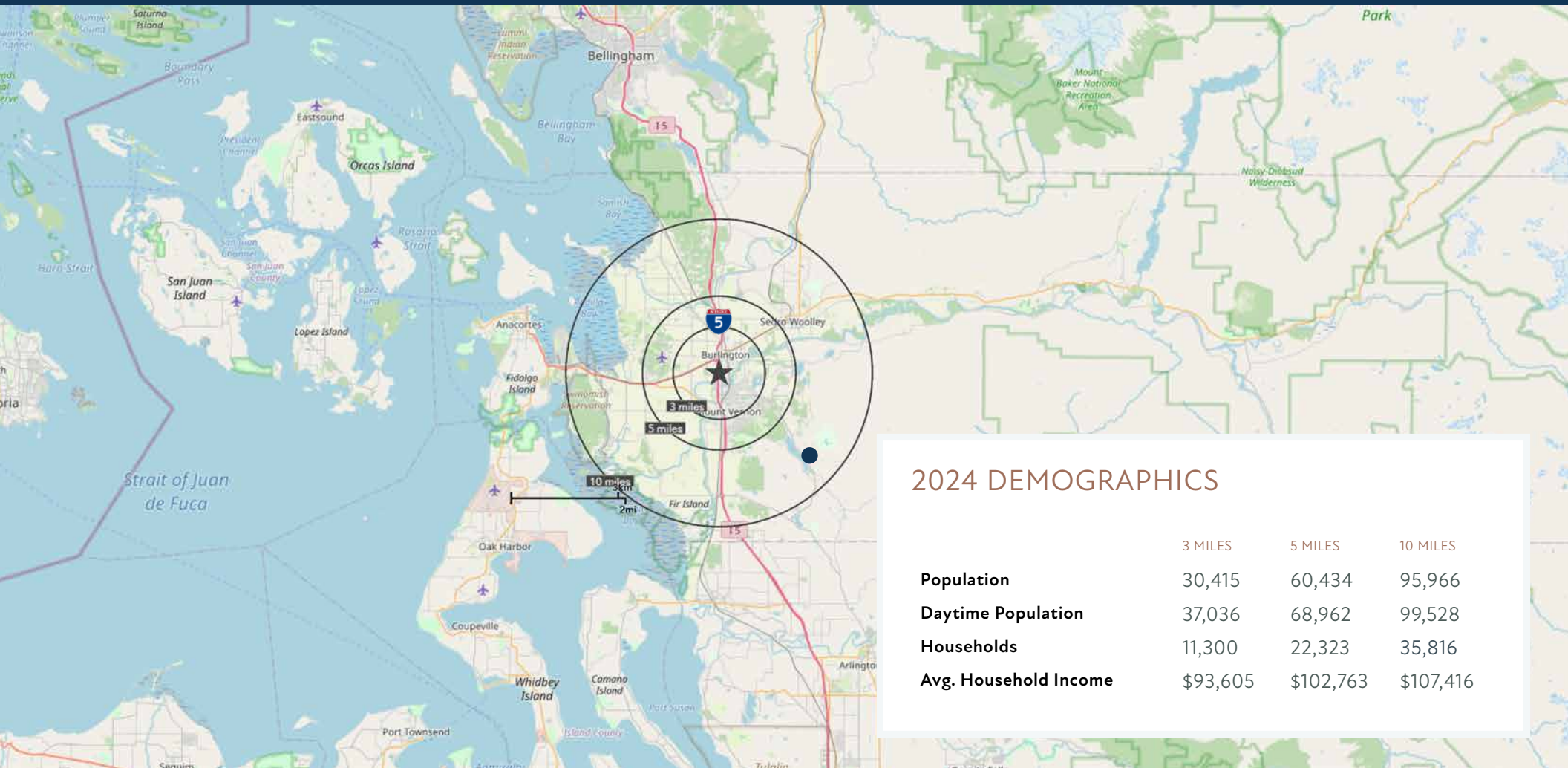
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# SKAGIT COUNTY

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.



## 2024 DEMOGRAPHICS

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