

# The Outlet

Shoppes at Burlington



# Burlington, Washington

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Burlington boasts an MSA of 2.3+ million. It is in Skagit County, the fastest growing county in Washington, with a predicted population increase of 15% over the next 10 years. It is also the main gateway to several popular tourist destinations, including the San Juan Islands and the north Cascade Mountains. Over 2 million tourists visit during the Summer Annual Skagit Valley Tulip Festival. For Canadians and many Asian travelers entering the US by way of Vancouver, Burlington is the first shopping destination.

Skagit County draws tourists from all across the globe for its kayaking, whale-watching, sailing, birding, fishing, snowboarding, skiing, hiking, biking and year-round festivals.

#### MAJOR AREA FESTIVALS

La Conner Daffodil Festival - Spring  
Trawler Festival - Spring  
Wine Festival - Spring  
Skagit Valley Tulip Festival - Spring  
Skagit River Shakespeare Festival  
Anacortes Waterfront Festival - Summer  
Skagit County Fair - Summer  
Berry Dairy Days - Summer

# Center Facts

# The Outlet Shoppes at Burlington



The Outlet Shoppes at Burlington is located on I-5, the only North-South route between Seattle and Vancouver. It is part of the Burlington - Mount Vernon retail corridor, the exclusive outlet destination in Skagit County.

Gross Leasable Area  
174,660 SF

Average Daily Traffic  
Vehicular: 71,000

MSA Population  
2.3+ million



# Market Demographics

Description	20 Miles	30 Miles	40 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	141,922	301,583	523,780
Population (4/1/2000)	177,887	394,711	691,374
Population (4/1/2010)	202,974	459,198	804,241
Population (1/1/2018)	221,244	506,650	892,904
Population (1/1/2023)	231,718	532,641	940,270
Percent Growth (2018/2010)	9.00	10.33	11.02
Percent Forecast (2023/2018)	4.73	5.13	5.30
<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2018)	88,774	201,036	353,942
Average Size of Household	2.45	2.47	2.48
Median Household Income (\$)	74,256	73,954	74,650
Average Household Income (\$)	92,229	91,410	93,039

According to the US Department of Commerce: "Shopping is the Number 1 tourism motivation for Canadian shoppers to visit the United States."

By 2025, Skagit County is predicted to increase in population by 15%.

<b>Outlet</b>	<b>Anchor Stores</b>	<b>Miles from Center</b>
Seattle Premium Outlets (Tulalip, WA)	Adidas, Burberry, Nike, Polo Ralph Lauren, Tommy Hilfiger	30
Tsawwassen Mills (Vancouver, BC)	Bass Pro, Old Navy, H&M, Sacs Fifth Avenue Off 5TH	71
Mc Arthur Glen Vancouver	Nike, Coach, Armani Outlet, Brooks Brothers, Under Armour	75
<b>Retail</b>	<b>Anchor Stores</b>	<b>Miles from Center</b>
Cascade Mall (Burlington, WA)	Macy's	1
Bellis Fair Mall (Bellingham, WA)	Macy's, JC Penney, Target, Kohl's, H&M	26
Everett Mall (Everett, WA)	Macy's, Burlington Coat Factory, Old Navy	44

# Major Employers

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## Top Fortune 500 Companies in WA

<u>Company</u>	<u>Revenue Billion</u>	<u>Miles from Center</u>
<u>Amazon.com (Seattle)</u>	<u>232.9B</u>	<u>63.4</u>
<u>Costco (Issaquah)</u>	<u>141.6B</u>	<u>73.1</u>
<u>Microsoft (Redmond)</u>	<u>110.3B</u>	<u>66.7</u>
<u>Starbucks (Seattle)</u>	<u>24.7B</u>	<u>66.6</u>
<u>Paccar (Bellevue)</u>	<u>23.5B</u>	<u>64.0</u>
<u>Nordstrom (Seattle)</u>	<u>15.9B</u>	<u>63.8</u>
<u>Expedia (Bellevue)</u>	<u>11.2B</u>	<u>64.0</u>
<u>Expeditors International of WA (Seattle)</u>	<u>8.2 B</u>	<u>64.3</u>
<u>Weyerhaeuser (Federal Way)</u>	<u>7.4B</u>	<u>88.1</u>

# Colleges & Universities

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## Higher Education Institutions

<u>Institution</u>	<u>Students</u>	<u>Miles from Center</u>
<u>Skagit Valley College</u>	<u>6,500</u>	<u>2.9</u>
<u>Western Washington University</u>	<u>16,121</u>	<u>24.2</u>
<u>Northwest Indian College</u>	<u>2,300</u>	<u>25.0</u>
<u>Whatcom Community College</u>	<u>4,100</u>	<u>29.7</u>

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Skagit Valley, Washington is beautifully situated between Seattle WA to the South, Vancouver BC to the North, the San Juan Islands to the West, and the North Cascade National Park to the East. La Conner, Anacortes, and Edison are artistic coastal communities. Burlington offers an array of arts and services conveniently off I-5 and is the gateway to the North Cascades National Park and San Juan Islands. The mountains, forests, rivers and lakes of North Cascades National Park Service Complex provide a rich tapestry of visitor experience for all abilities and interests. Almost 400 miles of trails and vast undeveloped wilderness allow visitors to experience nature with minimal human-caused intrusions. Possible experiences range from accessible trails to world class mountaineering, including scenic drives, hiking, camping, nature-watching, relaxation, boating and fishing.

<u>Name</u>	<u>Miles from Center</u>
Heritage Flight Museum	6.7
Skagit Speedway	10.3
Swinomish Casino & Lodge	10.9
Deception Pass State Park	17.2
Whale Watching Tours	28.6
Mount Baker	48.9
Whidbey Island Naval Base	61.9

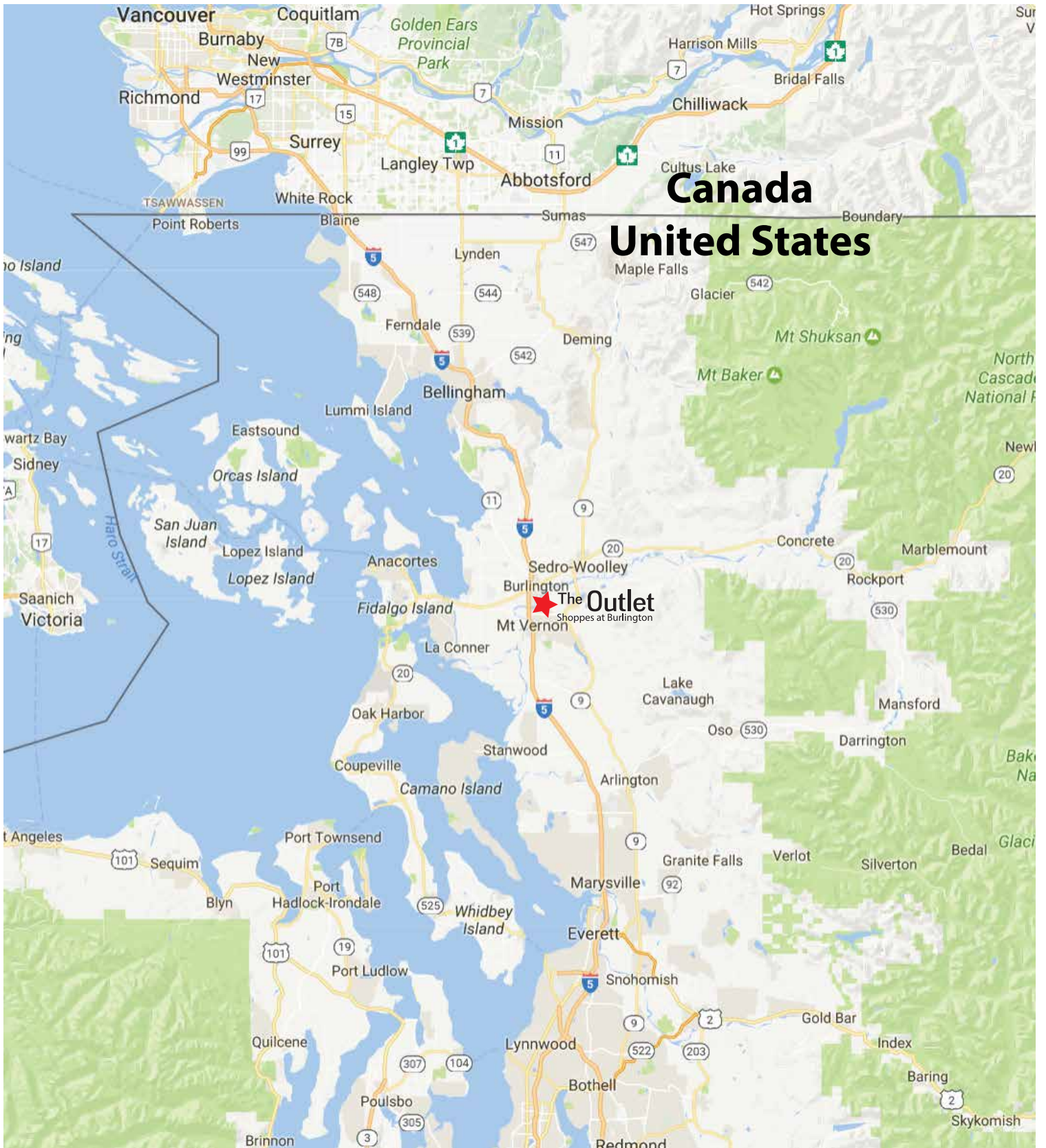


The Outlet Shoppes at Burlington is the new home for the Children's Museum of Skagit County. Phase One of the museum occupies 8,500 square feet and was completed in March, 2019. Phase two will be completed in late spring and will have an additional 6,900 square feet of exhibit space filled with hands-on, interactive learning activities for kids of all ages! The museum along with more than 35 organizations and institutional partnerships draws over 60,000 people annually. Families travel from all across Washington state and British Columbia for special events like the Winter Wonderland that is supported through hotel tax advertising.

# Regional Map

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## The Trusted Leader

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