

# FOR LEASE



## 439 PEACE PORTAL DRIVE

- DOWNTOWN WALKABLE
- CLOSE TO CANADIAN BORDER
- EXCELLENT VISIBILITY

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High-profile retail opportunity in downtown Blaine, positioned as one of the first commercial sites visible to travelers entering the United States via the Peace Arch border crossing. This ideal location offers a premier "first-stop" advantage, capturing the attention of the millions of Canadian shoppers and tourists who cross the border annually. The interior is exceptionally light and bright, featuring expansive windows that provide the perfect stage for product showcases and high-impact brand visibility. For tenants requiring additional space, the property offers the rare flexibility the 2,238 SF can expand up to 4,400 SF by incorporating the lower level. Located in the heart of the revitalizing downtown district and just steps from the waterfront, this site combines a strategic international location with a professional aesthetic to dominate the local and cross-border market.



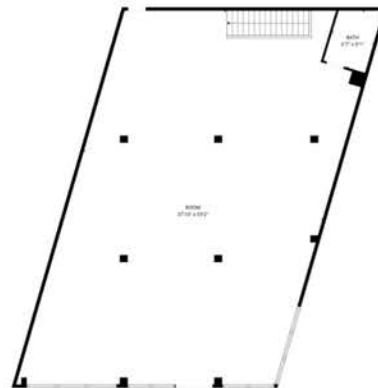
## FEATURES INCLUDING:

- ✓ Strategic "First Stop" Retail Positioning via exit 276 — Highly visible downtown Blaine location directly adjacent to the Peace Arch Border Crossing, offering unmatched exposure to a steady flow of Canadian shoppers, tourists, and cross-border travelers entering the U.S.
- ✓ Location benefits from an average of more than 22,000 daily cross-border vehicle travelers entering from British Columbia, creating a strong and consistent customer base for retail, hospitality, and commercial services.
- ✓ Flexible High-Visibility Retail Space — Bright, window-lined retail environment with exceptional product visibility and expansion potential from 2,238 SF up to 4,400 SF in the heart of downtown Blaine's revitalizing waterfront district.

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# LOCATION & DEMOGRAPHICS



## LOCATION FACTS & DEMOGRAPHICS

**DRIVE TIME**  
**3 MINUTES**  
**5 MINUTES**  
**10 MINUTES**

Demographics are determined by a 10 minute drive from 439-441 Peace Portal Dr, Blaine, WA 98230

CITY, STATE

**Blaine, WA**

POPULATION

**7,220**

AVG. HH SIZE

**2.56**

MEDIAN HH INCOME

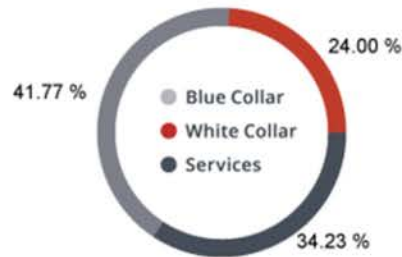
**\$60,677**

HOME OWNERSHIP

Renters: **937**

Owners: **1,930**

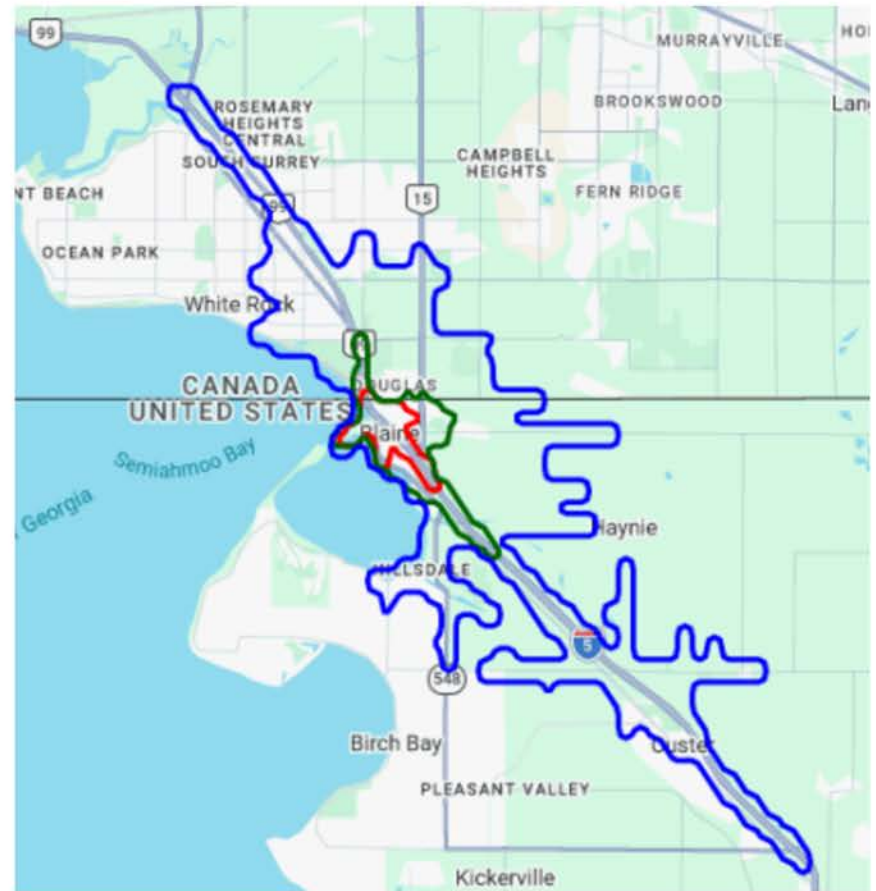
EMPLOYMENT



**47.19 %** Employed  
**2.55 %** Unemployed

EDUCATION

High School Grad: **33.54 %**  
 Some College: **25.44 %**  
 Associates: **5.31 %**  
 Bachelors: **20.70 %**



# RETAILER MAP

