

Salish Village Phase II

I-5 Opportunity: Pad Sites for Lease

Gateway between the Vancouver, BC, Canada and Seattle Markets

At the SW quadrant of Interstate 5 and Slater Road | Bellingham, Washington



COMMERCIAL REAL ESTATE WESTCOAST

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This information is believed reliable but we make no guarantee, warranty or representation about its accuracy and completeness, prior sale, lease and withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



Property Information

LOCATION	Southwest quadrant of Interstate 5 and Slater Road; north of Bellingham, Washington
LAND AREA	160 Acres Total in Phase 1, Phase 2, and Phase 3
AVAILABILITY	Phase 2: PAD SITES FOR LEASE Sizes range from 19,840 rsf - 33,167 rsf adjacent to the very successful Salish Village Travel Center
TRAFFIC COUNTS	±58,830 VPD on I-5 & ±13,200 VPD on Slater Rd (Source: Kalibrate 2022)
PRICE	Contact Broker for Price and Availability

THE VISION

Salish Village, situated on 160 acres, is poised to become the largest multi-purpose development undertaken in Whatcom County this century. The immediate access to the Vancouver BC market, the pricing advantages of USA, and the Lummi Commercial Company's commitment to success creates an unparalleled platform for those businesses that become a part of the Salish Village community.

2.5+
MILLION PEOPLE

The Greater Vancouver area had a population of 2.6 million in 2021, making it the third-largest metropolitan area in Canada.
(vancouver.sun.com)

±16
MILES

Salish Village is immediately adjacent to I-5, approximately 16 miles and approximately 17 minutes south of the Canadian border.

59,830
CARS

Looking to avoid high tax and retail prices, Vancouver consumers drive to the US. 59,830 cars pass I-5 Exit 260, Salish Village daily.

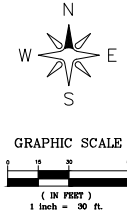
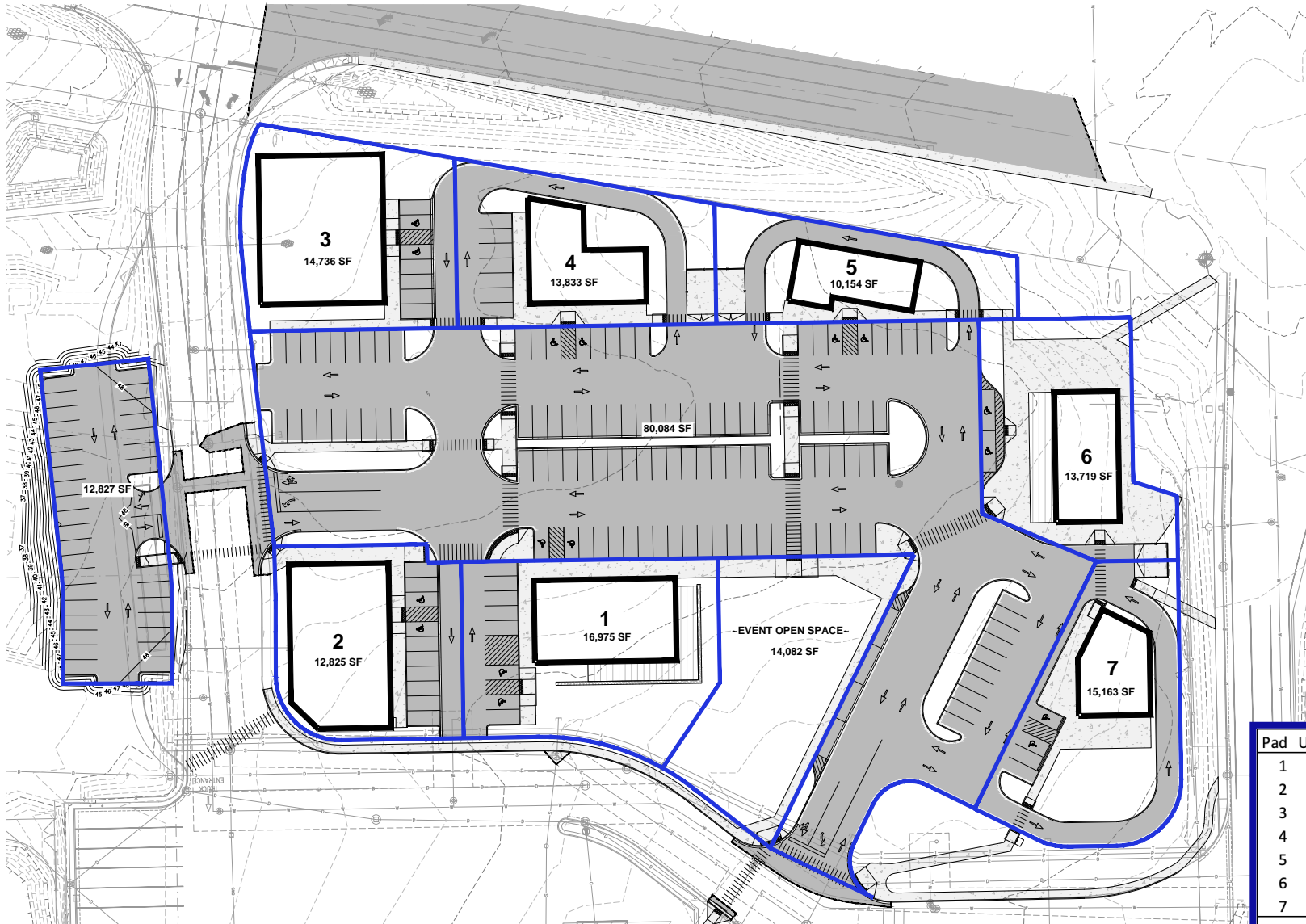
160
ACRES

With 160 acres, Phase 1 complete, and Phase 2 in construction, Salish Village is equipped for restaurant, retail, entertainment, office, and other commercial projects large and small.

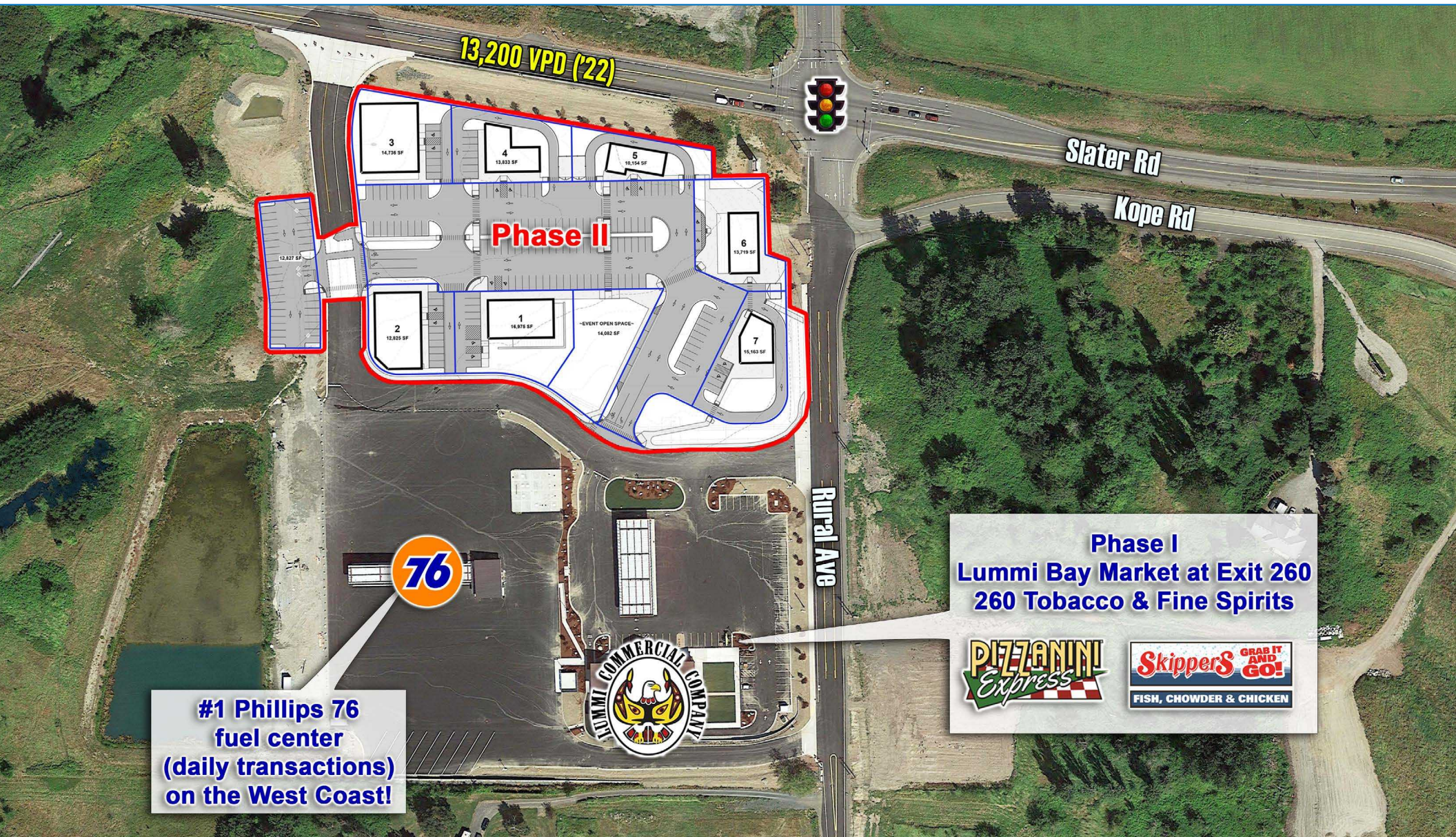
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Pad	Usable sf	% Share	Common	Rentable sf
1	16,975	17.43%	16,192	33,167
2	12,825	13.17%	12,233	25,058
3	14,736	15.13%	14,056	28,792
4	13,833	14.20%	13,195	27,028
5	10,154	10.42%	9,686	19,840
6	13,719	14.08%	13,086	26,805
7	15,163	15.57%	14,463	29,626
	97,405	100.00%	92,911	190,316

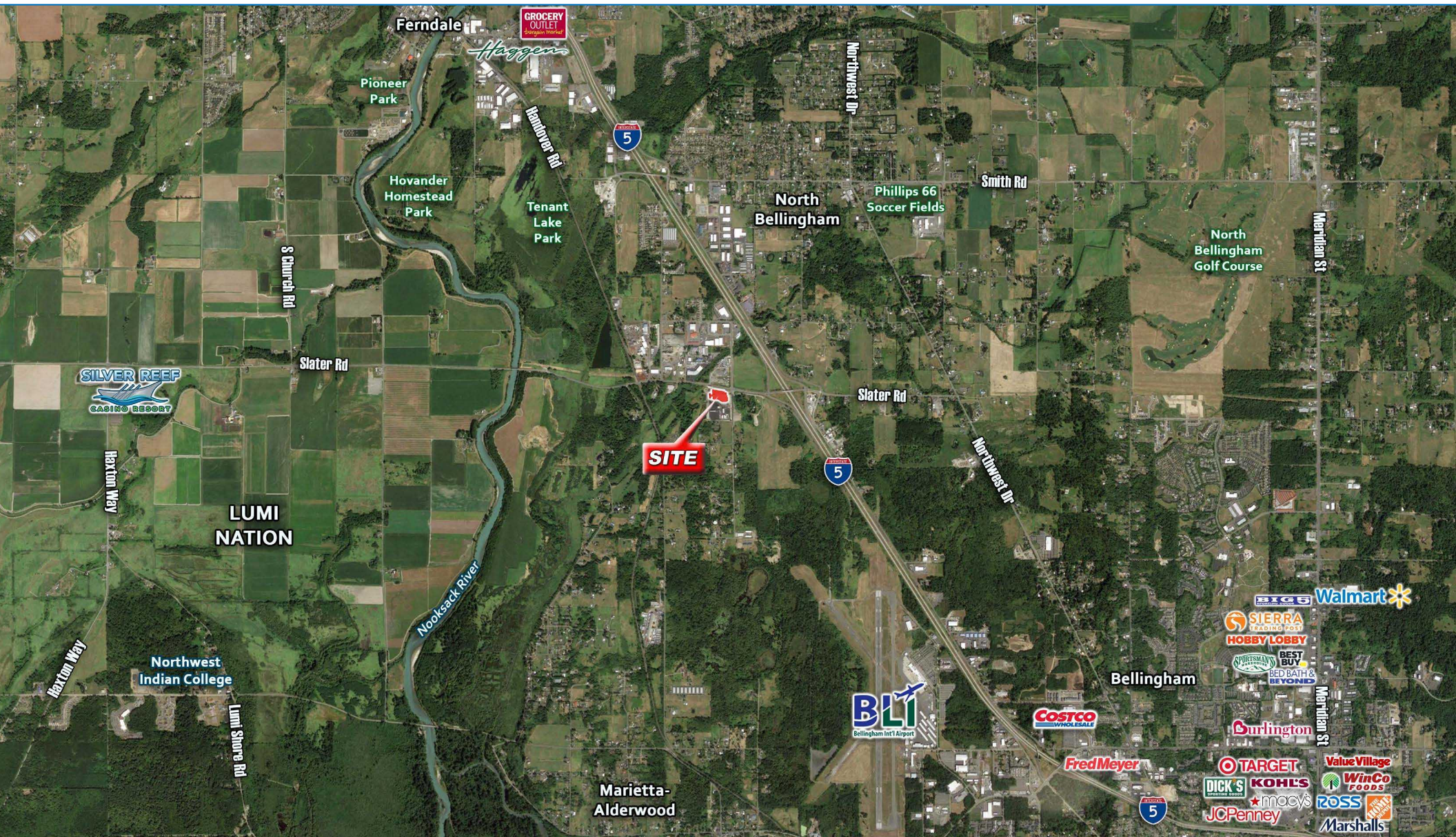


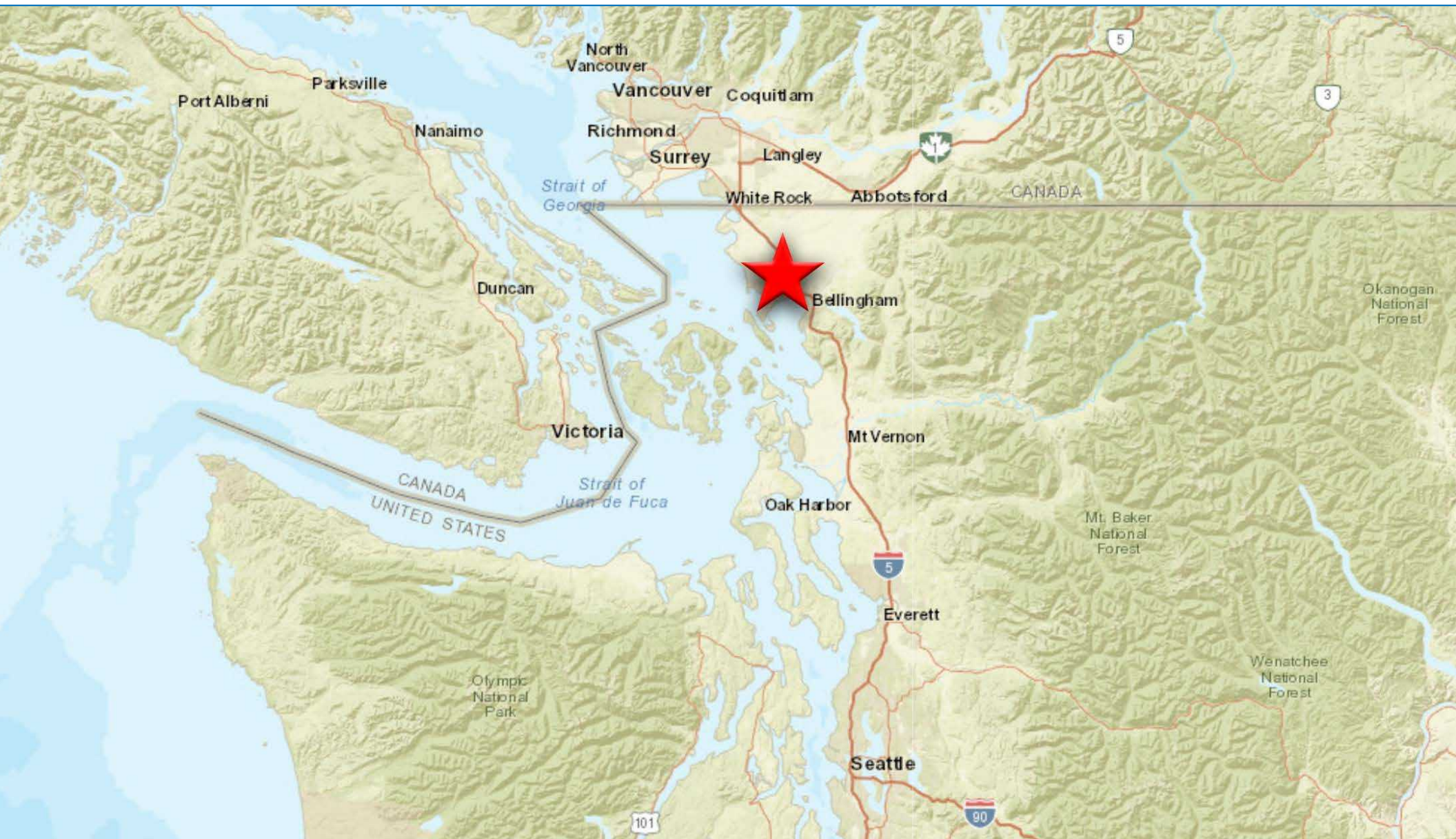
**#1 Phillips 76
fuel center
(daily transactions)
on the West Coast!**

Phase I
Lummi Bay Market at Exit 260
260 Tobacco & Fine Spirits











Unique Marketplace Differentiators

UNBEATABLE FREEWAY ACCESS AND VISIBILITY

Salish Village is immediately adjacent to Interstate-5, with Exit 260 literally within feet of the site. Furthermore, the Lummi Commercial Company operates two high-visibility, 50-foot wide digital billboards located just before the Exit 260 off-ramps, thereby making Salish Village businesses impossible to miss.

ONE-STOP-SHOP PERMITTING

Unlike the typical myriad of city and county permitting, the entirety of Salish Village is under the permitting authority of the Lummi Nation. The Lummi Indian Business Council, the government of the Lummi Nation, houses all planning, permitting, and natural resources functions under a single roof - located less than three miles from Salish Village. This one-stop-shop and a collaborative philosophy ensures the development and permitting process is well-communicated, predictable, and functions in the quickest manner possible.

BELLINGHAM INTERNATIONAL AIRPORT

Located immediately south of Salish Village is Bellingham International Airport (BLI), the third largest airport in Washington State. BLI offers service to Seattle and other major west coast destinations through Alaska/Horizon, Southwest and Allegiant Air. Because of its proximity and the cost of flying from Vancouver, more than half of BLI's passengers are from Canada.

INDIAN EMPLOYMENT TAX CREDIT

The Indian Employment Tax Credit (IRS Form 8845) is a credit against U.S. Internal Revenue Service taxes calculated on wages, including health insurance costs, for each qualified individual. Qualified individuals include enrolled members of an Indian Tribe, or the spouses of enrolled members, who live on or near an Indian reservation. This credit is a bottom-line incentive of approximately \$4,000 annually per qualifying worker for businesses located at Salish Village.

MARKETPLACE ARBITRAGE

For anyone familiar with both sides of the border, the pricing difference is undeniable. First, Canadian retailers acknowledge charging more for the same goods found in the US. This is due to shipping, tariffs, and other unavoidable costs. Additionally, retail tax in Vancouver is 12%. No wonder the border crossing at Blaine WA is the second busiest US-Canada crossing.



Utilities & Infrastructure

WATER	City of Ferndale; 6" ductile iron line; sized for water/sprinkler if needed; connection at Lot Boundary
SEWER	City of Ferndale 6" PVC; connection at Lot Boundary
STORMWATER	Detention pond is available and has existing capacity for ALL development in Phase 2, including design for drive thru service extensions as necessary.
POWER/GAS	Power (Puget Sound Energy), gas (Cascade Natural Gas), and data (Comcast) trench backbone will be in the center access road; service line extensions will be required to each pad site.
GARBAGE/RECYCLING	Sanitary Service Company (SSC) will contract for service with each user.
SOILS/SUBGRADE INFO (site plan available upon request)	Site is being prepped with subgrade structural fill, CSTC Light blue: 2" paving Pink: top with CSTC (i.e. Ready for paving) Dark Blue: build subgrade, place gravel base section, NO CSTC or Pavement Orange: 3.5' building section structural fill Red: 4.5' building section structural fill Green: grade to finish grade only. No color: formally landscaped areas at areas
TIMING	Phase I is complete. Phase II site work is underway and pad-ready sites are scheduled for completion September 2022.

COMMUNITY PROFILE

63,385	1.5%	2.26	50.7	35.9	\$60,167	\$424,609	\$75,831	18.0%	66.4%	16.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



19.6%
Services

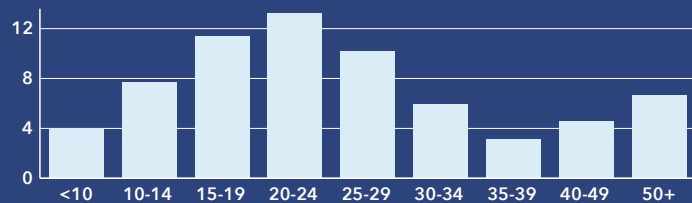


20.2%
Blue Collar

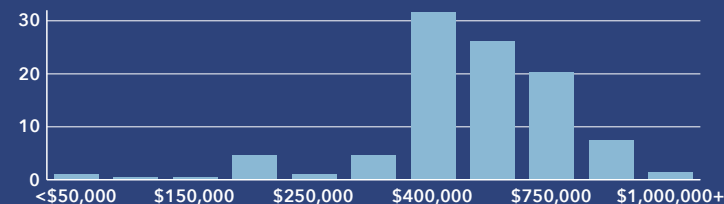


60.2%
White Collar

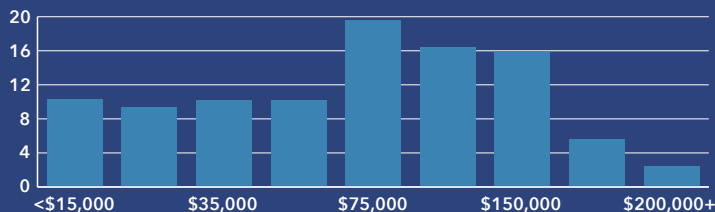
Mortgage as Percent of Salary



Home Value



Household Income

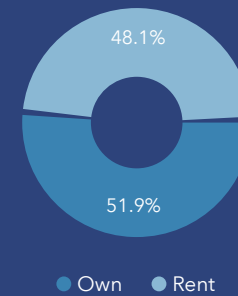


Age Profile: 5 Year Increments

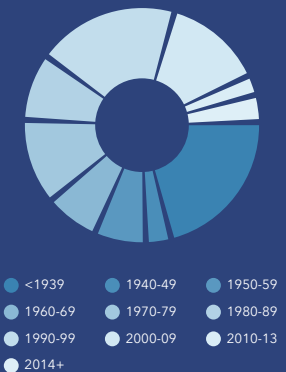


Dots show comparison to **Whatcom County**

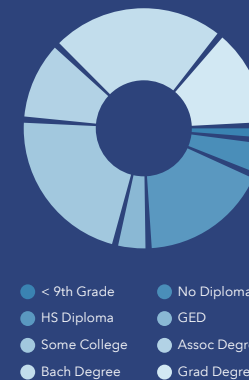
Home Ownership



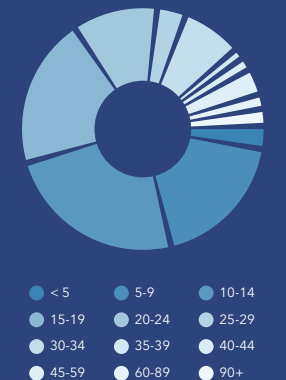
Housing: Year Built



Educational Attainment



Commute Time: Minutes



COMMUNITY PROFILE

216,242	1.4%	2.43	45.5	38.3	\$68,824	\$456,804	\$150,815	18.5%	64.2%	17.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Under 18	Ages 18-65	Aged 66+



16.9%
Services

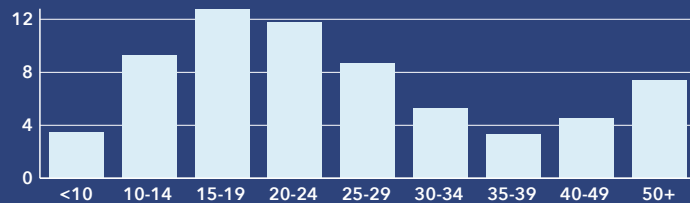


21.5%
Blue Collar

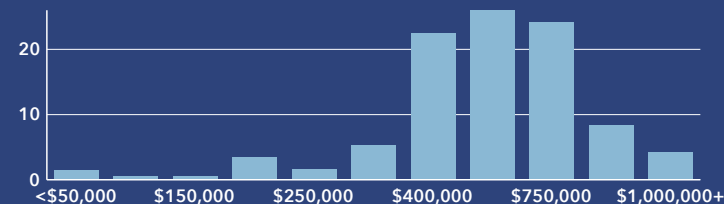


61.5%
White Collar

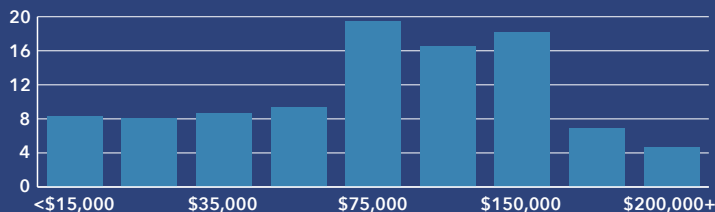
Mortgage as Percent of Salary



Home Value



Household Income



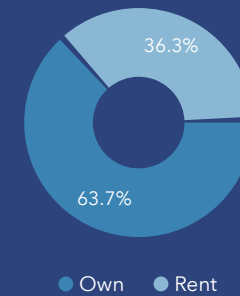
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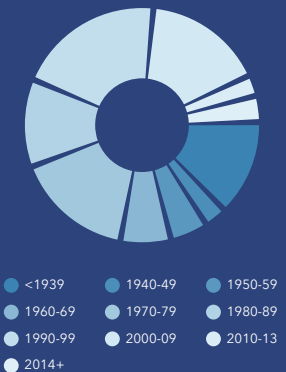
Dots show comparison to

Whatcom County

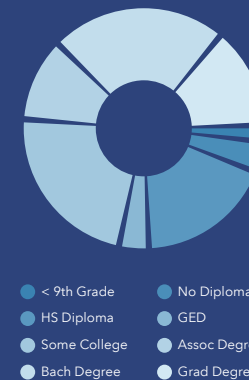
Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

