

# REMARKABLE DOWNTOWN COMMERCIAL CONDO

1319 Cornwall Ave #200, Bellingham WA



**FOR LEASE**  
**\$14/ SF + NNN**

- 6,875 SF TOTAL
- CENTRAL DOWNTOWN LOCATION
- IMPRESSIVE & UNIQUE FINISHES THROUGHOUT



# PROPERTY SUMMARY

## 1319 Cornwall Ave #200

Situated at the center of Downtown Bellingham, this is a unique opportunity to be apart of Bellingham culture. Beautiful & unique finishes accent this space throughout, giving an incredible atmosphere of wellness & tranquility. Currently functioning as a yoga/ massage studio, this second-floor space (stair & elevator access) offers a flexible floor plan for a variety of uses. Space is 6,875 SF total, fully sprinkled, and features lounge, reception/ retail area, 2 large "studio" spaces for yoga, 3 rooms for massage, changing room(s) with bathrooms, showers & lockers, and break room. For off-street parking, the first floor of the Commercial Street Parking Garage at 1300 Commercial Street is available and has the same rates as on-street parking. Parking is free on all floors after 6:00 pm, and on Sundays and holidays.

Possibility to Demise Space (See Floor Plan on page 4 for more details). Space can be demised into three individual spaces with shared access to common elements.

## AVAILABLE SPACE

SUITE	SF	BASE RENT	EXPENSES	MONTHLY TOTAL
#200	6,875	\$8,021.00 (\$14.00/ SF/YR)	\$1,346.34 (Est. \$2.35/ SF/ YR )	\$9,367.34

## PROPERTY OVERVIEW

**Address:** 1319 Cornwall Ave #200, Bellingham WA 98225

**APN:** 3803301861530002

**Total SF:** 6,875

**Year Built:** 1904

**Floor:** 2 (Stair & Elevator Access)

**Market:** Bellingham



### Biker's Paradise

Daily errands can be accomplished on a bike.



### Good Transit

Many nearby public transportation options.



### Walker's Paradise

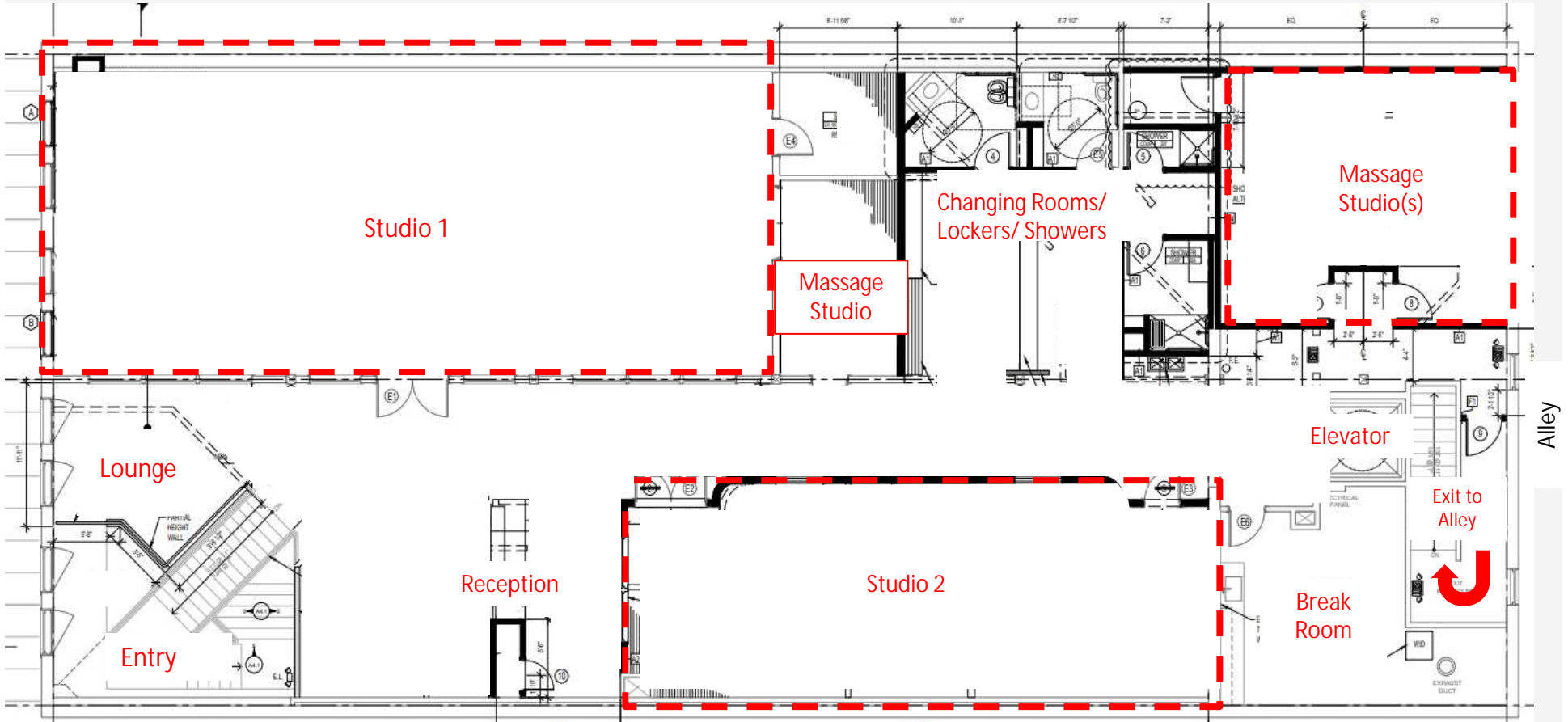
Daily errands do not require a car.



# **SITE PLAN & FLOOR PLANS**

---

# FLOOR PLAN



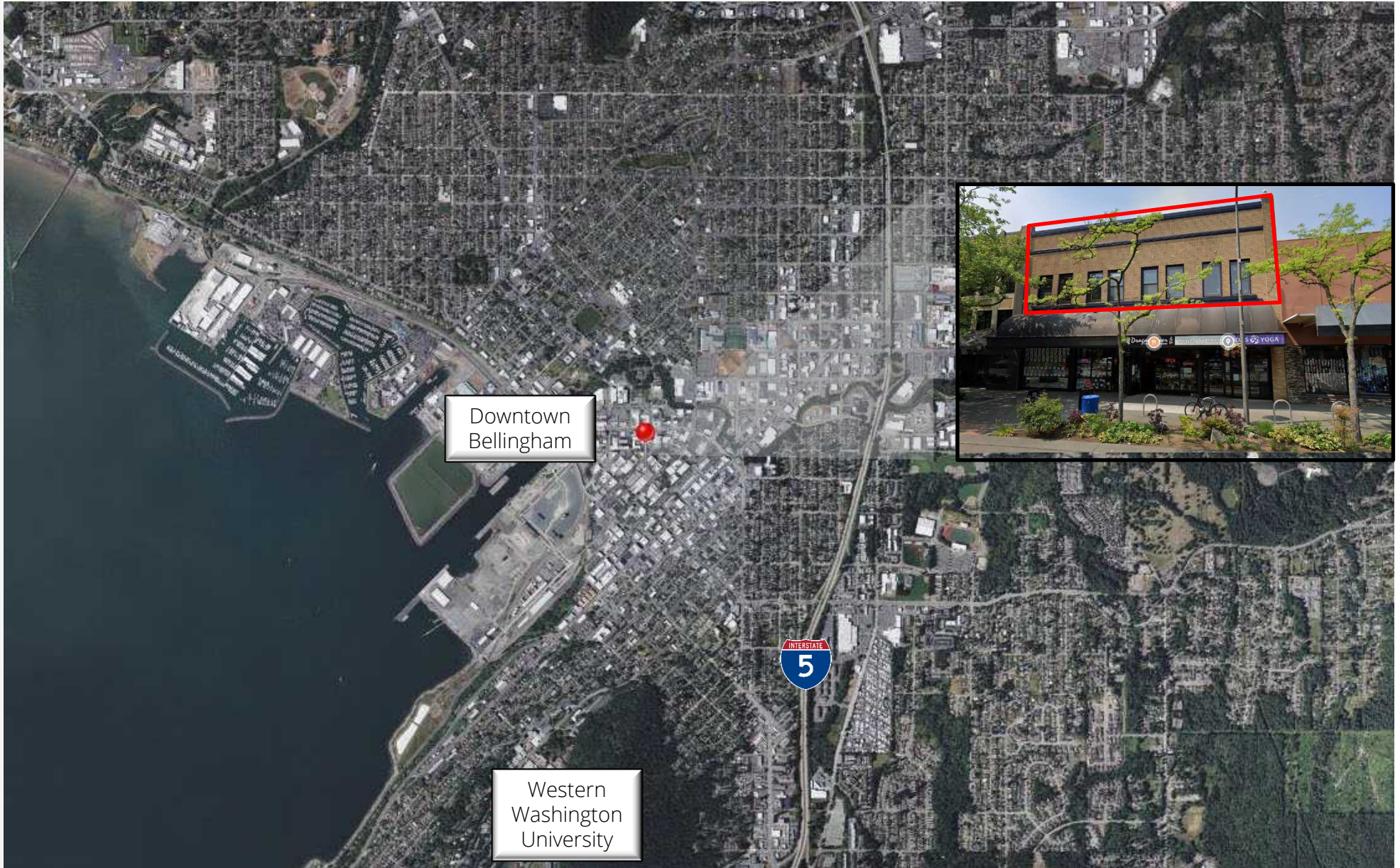
   = Possibility to be Leased Individually  
 Studio 1: 3,520 SF  
 Studio 2: 1,927 SF  
 Massage Rooms: 1,524 SF



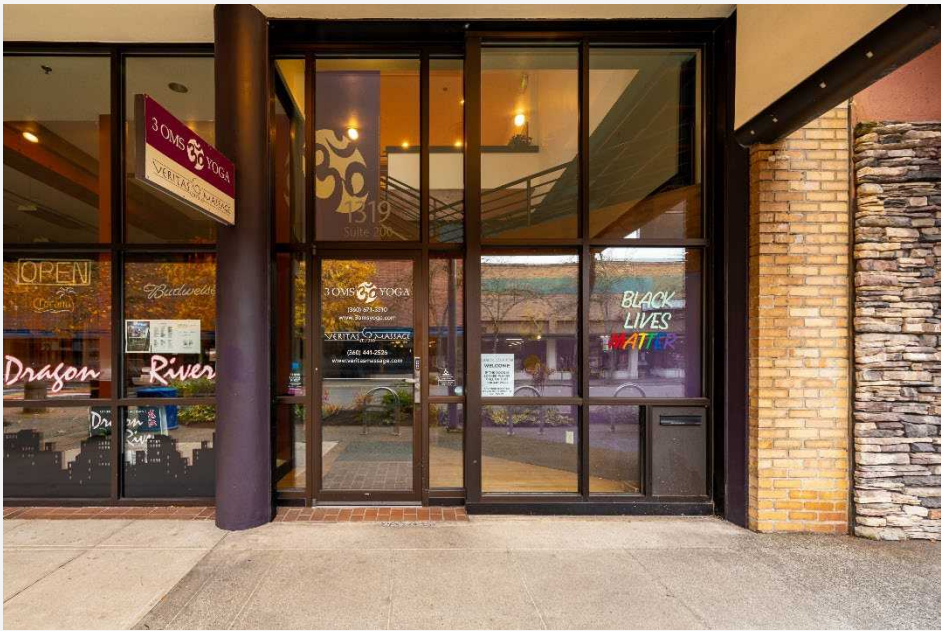
# **PROPERTY PHOTOS**

---

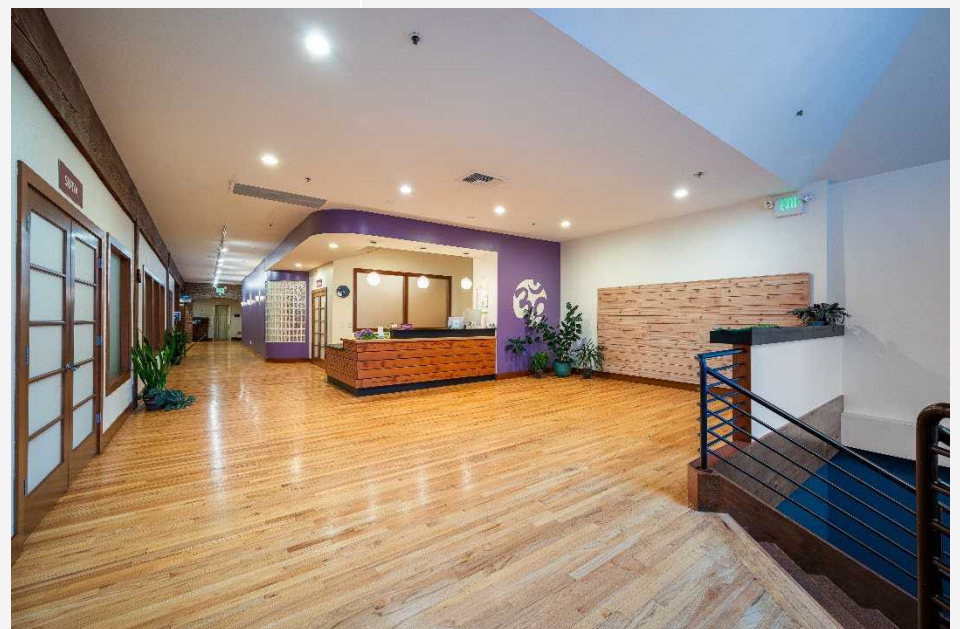
# MAP



# INTERIOR PHOTOS - ENTRY

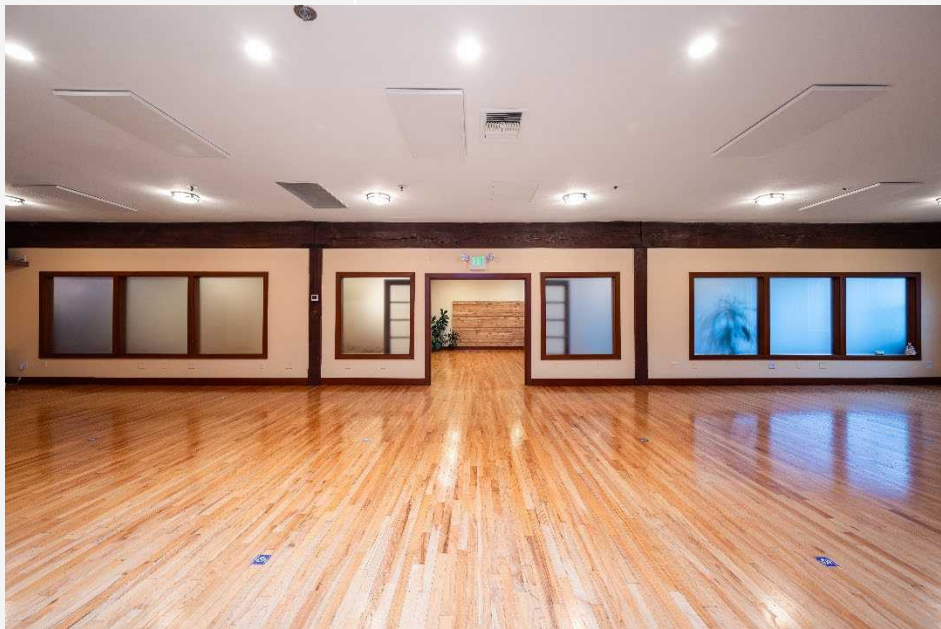
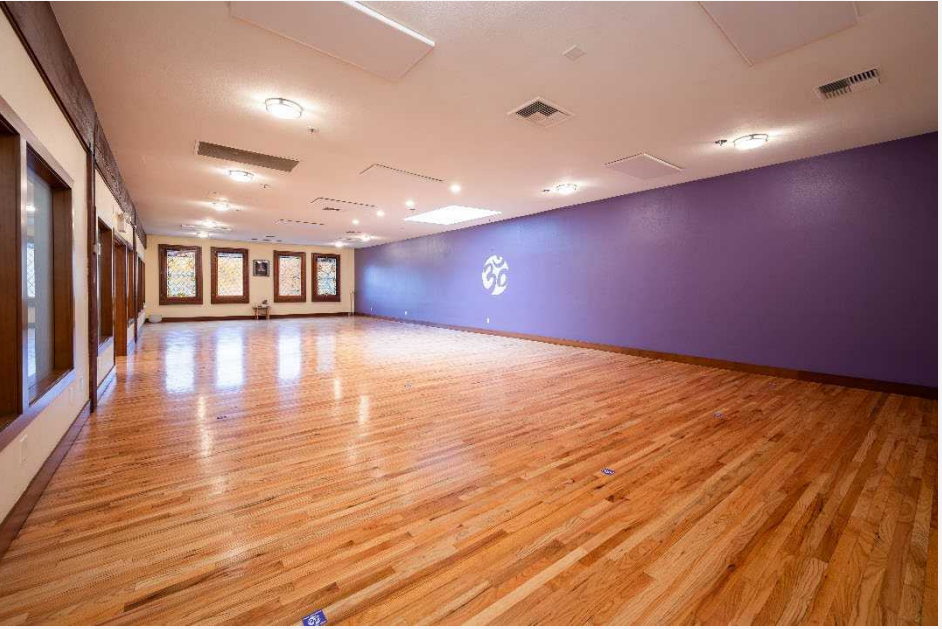
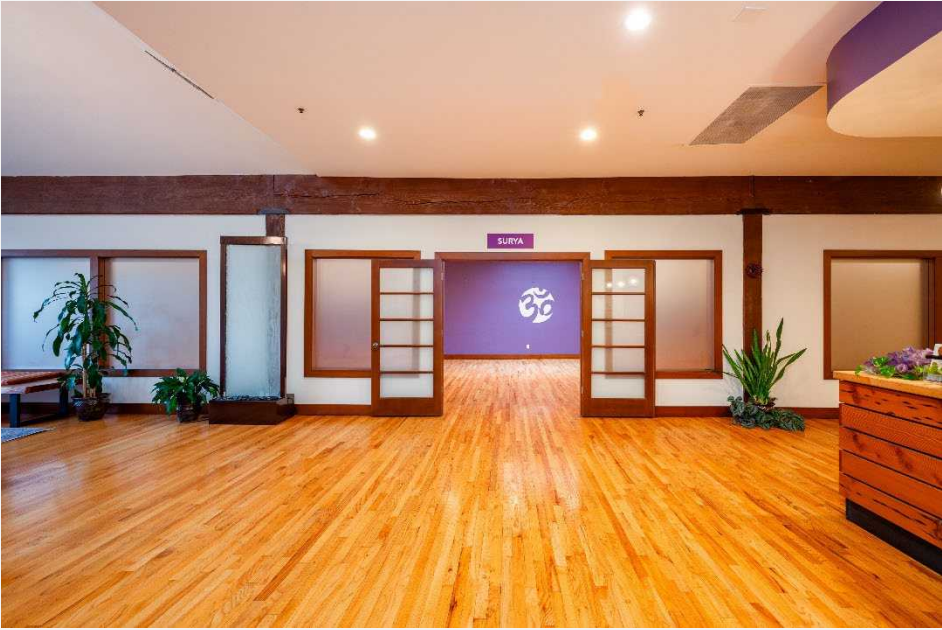


# INTERIOR PHOTOS – WAITING AREA

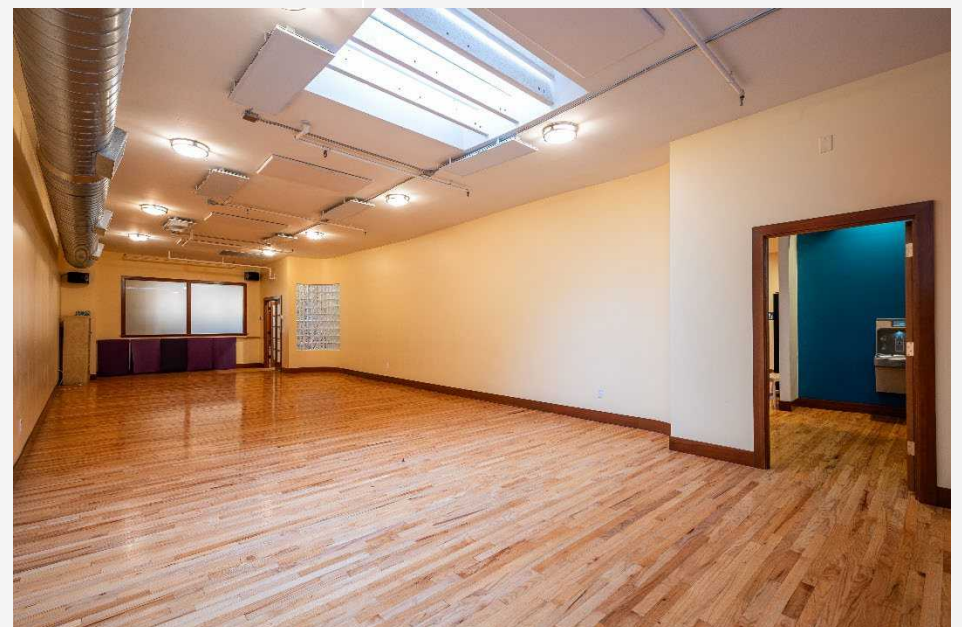
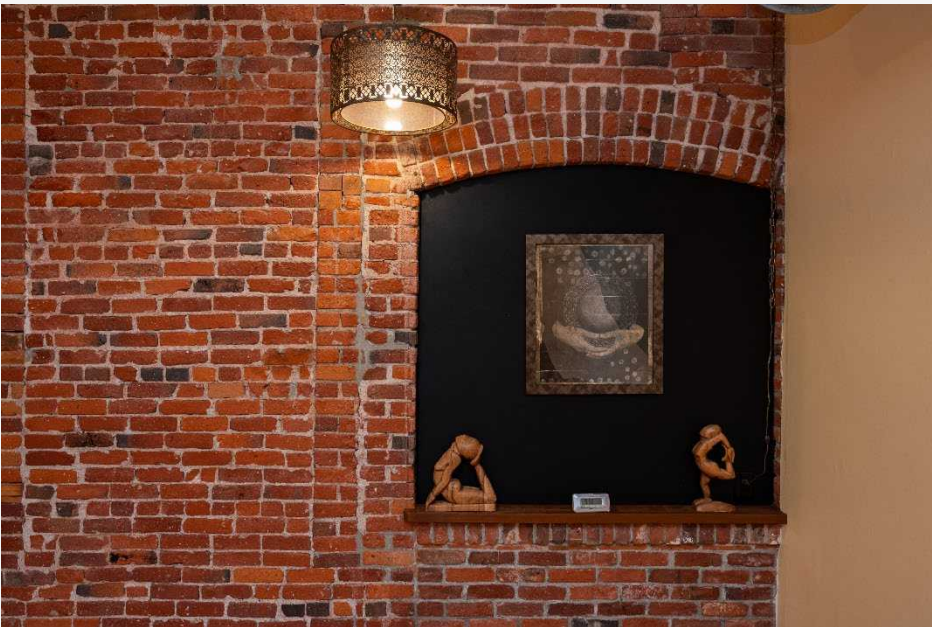
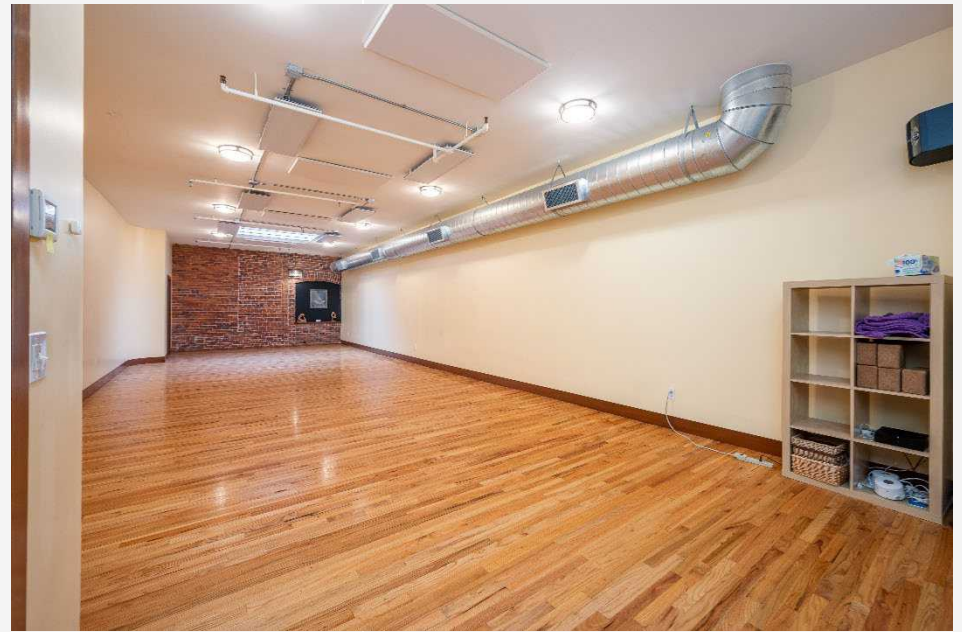




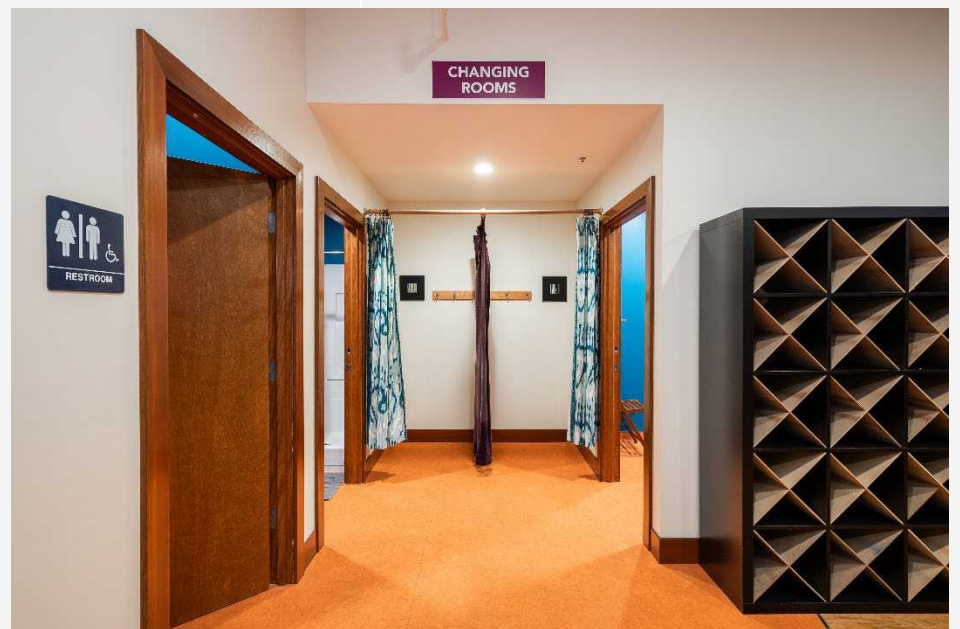
# INTERIOR PHOTOS – YOGA SPACE



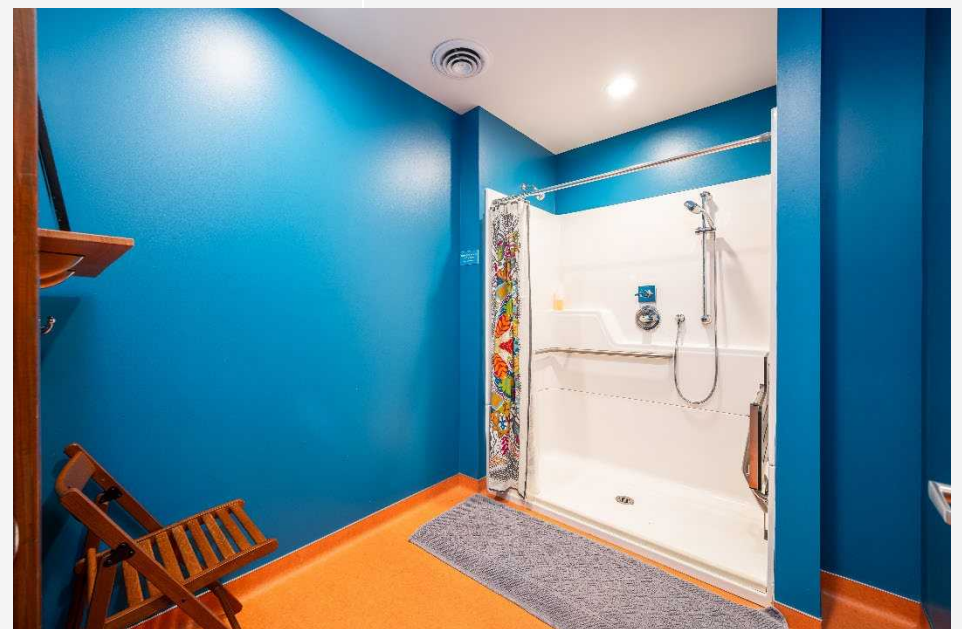
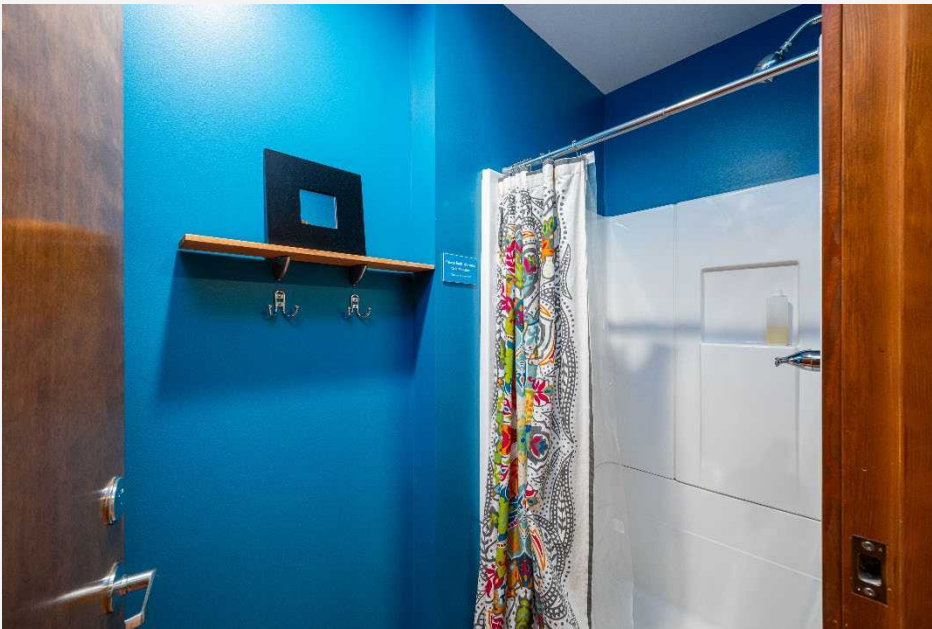
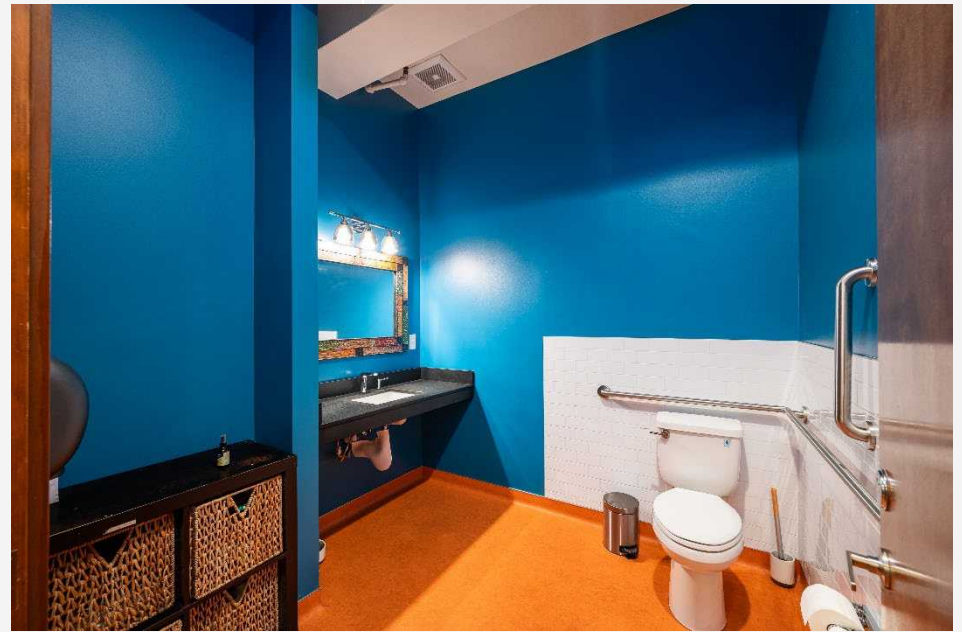
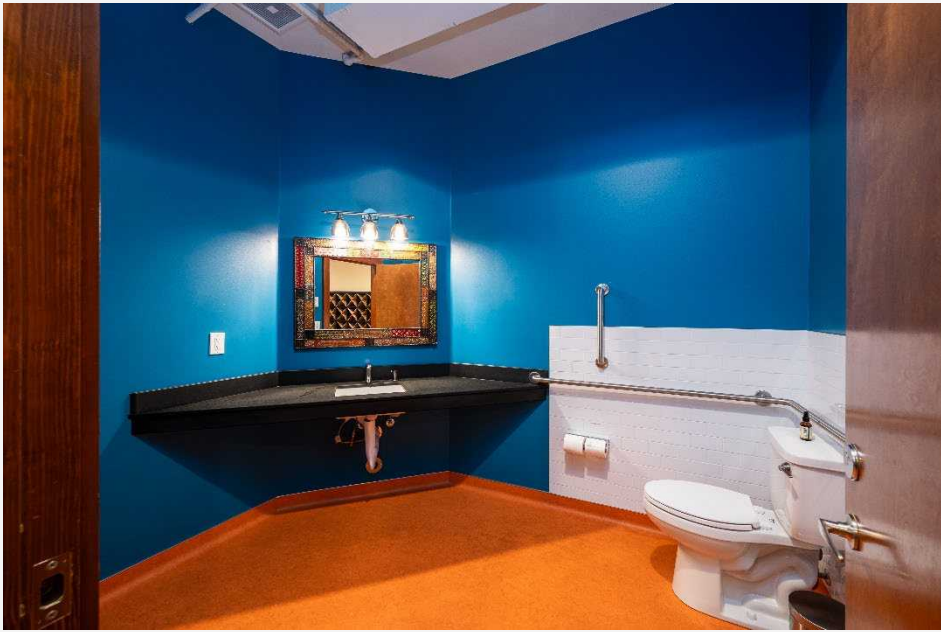
# INTERIOR PHOTOS - YOGA SPACE



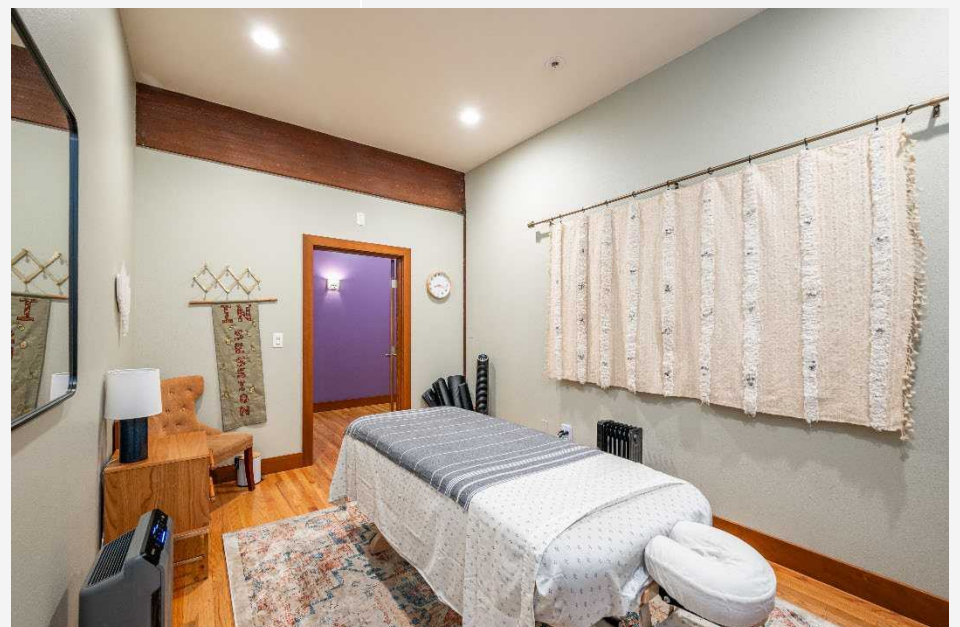
# INTERIOR PHOTOS - CHANGING AREA & RESTROOMS



# INTERIOR PHOTOS – CHANGING AREA & RESTROOMS



# INTERIOR PHOTOS – MASSAGE ROOMS





# **MARKET OVERVIEW**

---

# MARKET OVERVIEW

## CITY OF BELLINGHAM

On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.

### QUICK STATS

- Population: 90,620
- Area: 30.1 square miles
- Travel distances
  - Canadian border: 21 miles
  - Vancouver, B.C: 52 miles
  - Seattle: 90 miles
- Miles of bike lanes: 61.1
- Miles of trails: 68.7



### HISTORY

In 1903, four towns – Fairhaven, Whatcom, Sehome, and Bellingham – merged to create the Bellingham we know today. Bellingham’s historic character is remarkably well-preserved, with a large number of historic buildings downtown, in Fairhaven’s Historic District, and in adjacent neighborhoods. Explore historic Bellingham using one of our self-guided tours, or visit Whatcom Museum.

*NOTE: All square footage and floor plan references are approximations.*

*(1) All information contained in this investment offering memorandum was obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation as to its accuracy.*

*(2) All prospective purchasers together with their real estate, tax and legal advisors should conduct their own independent investigations.*

*(3) Credit: City of Bellingham- [About Bellingham - City of Bellingham \(cob.org\)](http://www.cob.org)*

# MARKET OVERVIEW

## DEMOGRAPHICS

### Whatcom County Top Employers



Summary	Census 2010	2021	2026
Population	79,674	91,079	97,413
Households	33,931	38,967	41,796
Families	16,036	18,077	19,319
Average Household Size	2.20	2.20	2.20
Owner Occupied Housing Units	15,746	19,071	20,688
Renter Occupied Housing Units	18,185	19,895	21,108
Median Age	31.5	33.9	35.1



Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.35 %	1.28 %	0.71 %
Households	1.41 %	1.29 %	0.71 %
Families	1.34 %	1.23 %	0.64 %
Owner HHs	1.64 %	1.52 %	0.91 %
Median Household Income	2.38 %	2.52 %	2.41 %

NOTE: All square footage and floor plan references are approximations.

(1) All information contained in this investment offering memorandum was obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation as to its accuracy.

(2) All prospective purchasers together with their real estate, tax and legal advisors should conduct their own independent investigations.





FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM