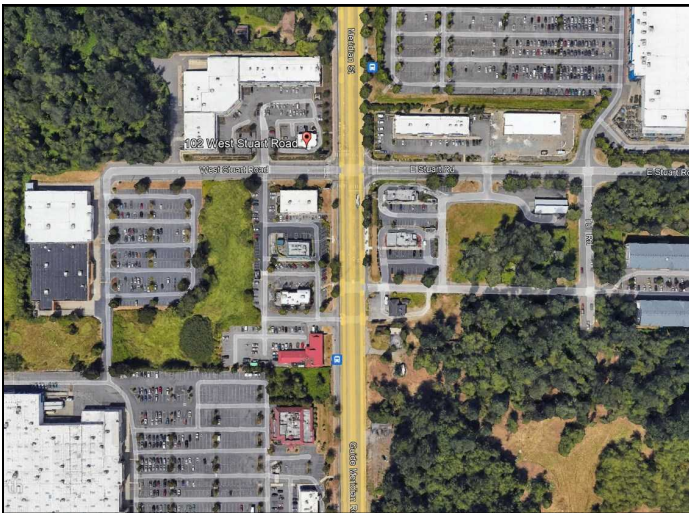


# 102 W STUART RD SPACE 110 BELLINGHAM WA

FOR LEASE



**LEARNED**  
COMMERCIAL, INC.

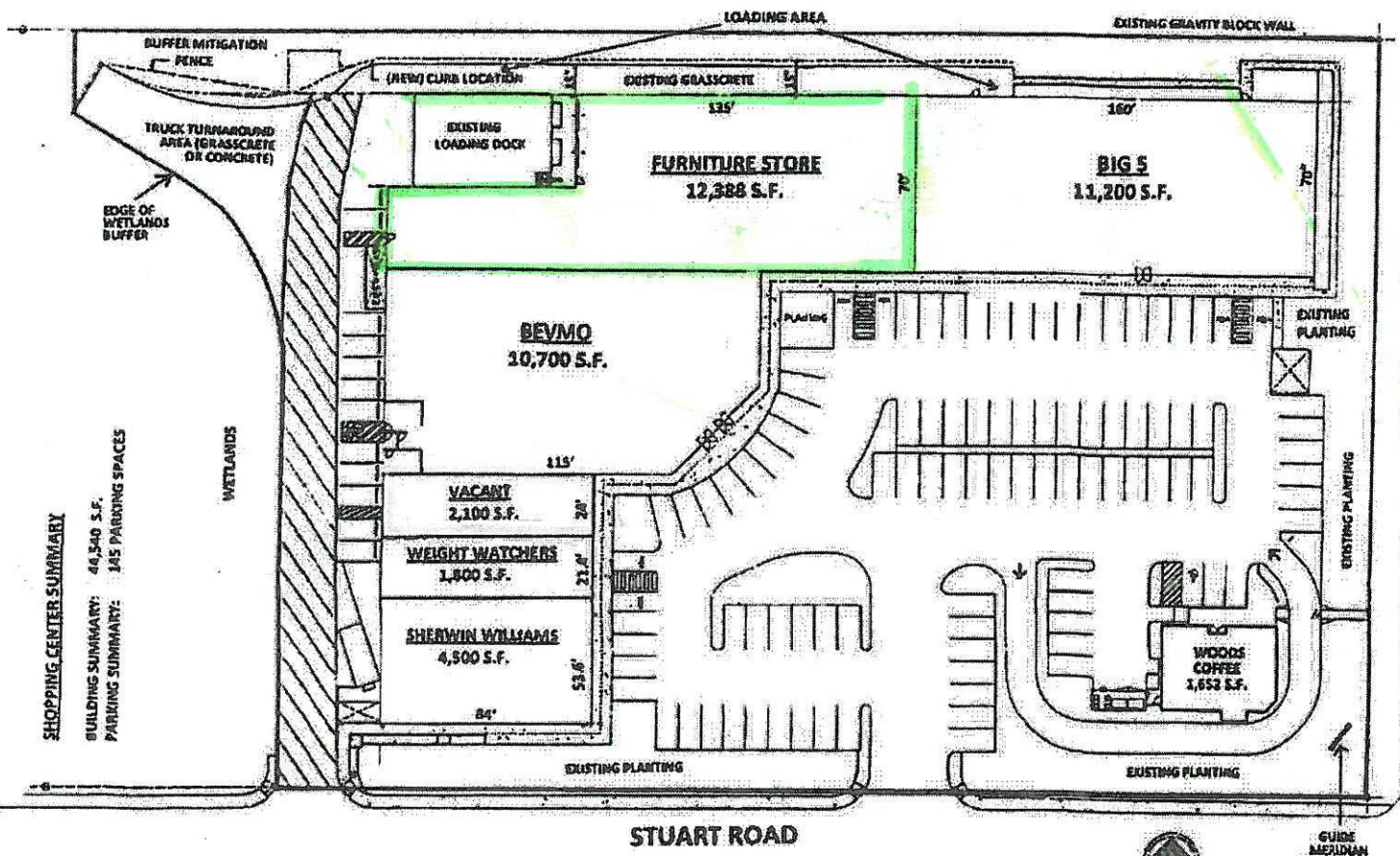
Providing Select Commercial Real Estate Services

SCHEDULE B

WEST DRIVEWAY



SHOPPING CENTER



SHOPPING CENTER SUMMARY

BUILDING SUMMARY: 44,540 S.F.

PARKING SUMMARY: 145 PARKING SPACES

GUIDE MERIDIAN

STUART ROAD



GUIDE MERIDIAN SIGN PYLON

# Meridian Retail Center

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Parcel  
Aerial**



# Meridian Retail Center

102-110 W Stuart Rd  
Bellingham, WA 98226

**Clay Learned**  
clay@claylearned.com  
360-770-1388

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 102-110 W Stuart Rd, Bellingham , WA 98226

CITY, STATE  
**Bellingham , WA**

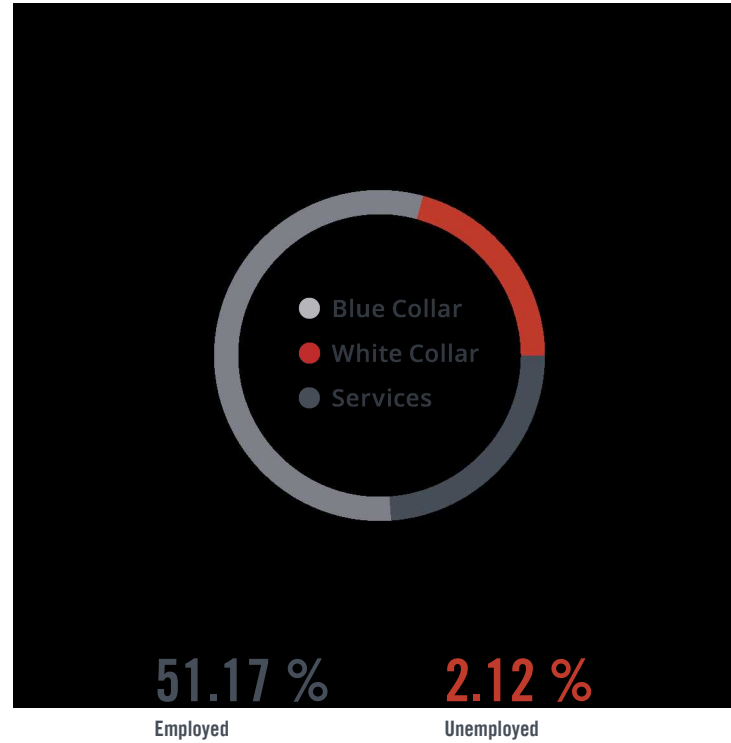
POPULATION  
**44,510**

AVG. HHSIZE  
**2.30**

MEDIAN HH INCOME  
**\$44,886**

HOME OWNERSHIP

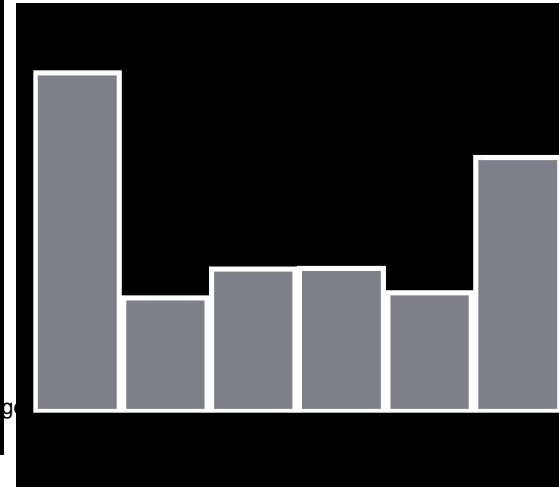
**10,548**



Employed: 51.17 %  
Unemployed: 2.12 %

## GENDER & AGE

48.39 % 51.61 %



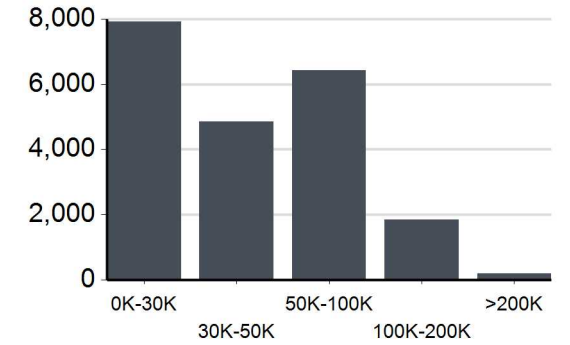
## RACE & ETHNICITY

White: **68.37 %**  
Asian: **8.85 %**  
Native American: **0.51 %**  
Pacific Islanders: **0.07 %**  
African-American: **0.57 %**  
Hispanic: **11.69 %**  
Two or More Races: **9.94 %**

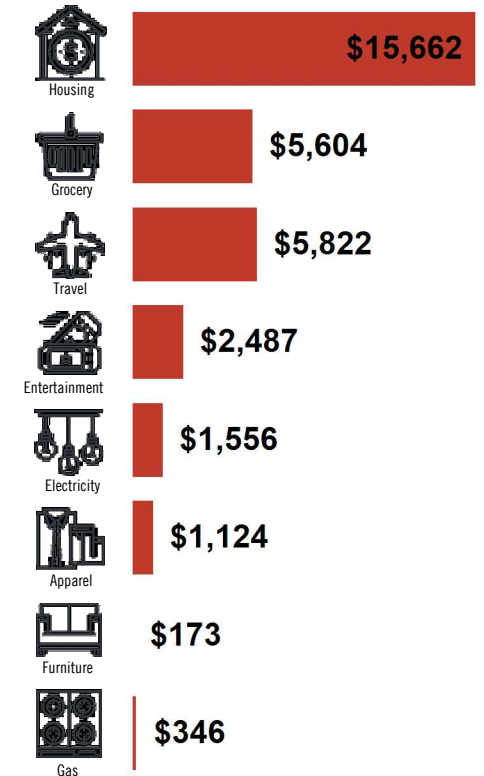
## EDUCATION

High School Grad: **27.02 %**  
Some College: **25.05 %**  
Associates: **8.89 %**  
Bachelors: **26.17 %**

## INCOME BY HOUSEHOLD



## HH SPENDING



# Meridian Retail Center

Learned Commercial, Inc.

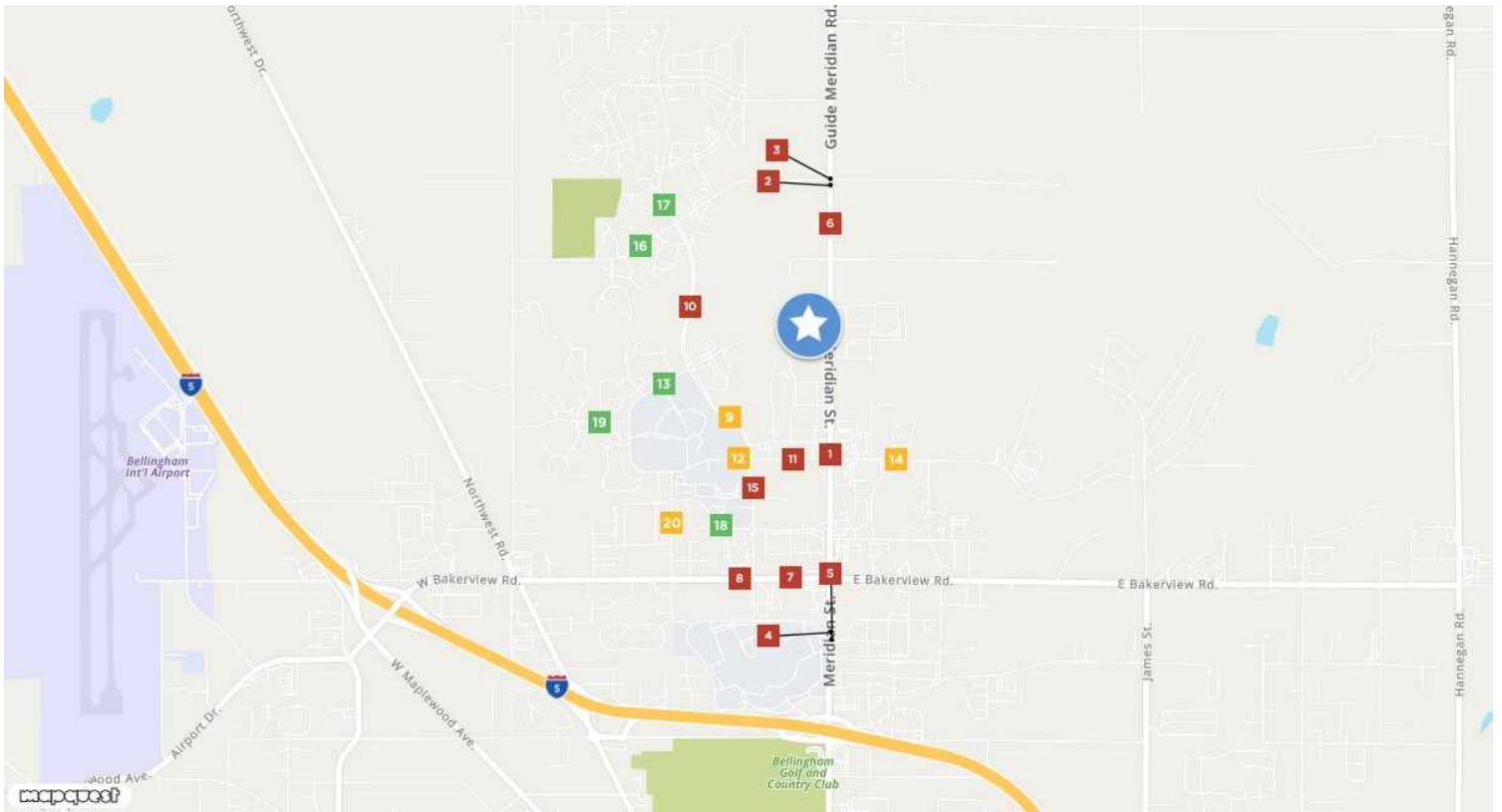
108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

## Nearby Retail



Clay Learned  
clay@claylearned.com  
360-770-1388

## Traffic Counts



<b>Meridian Street</b> <span style="background-color: #800000; color: white; padding: 2px;">1</span>	<b>Meridian Street</b> <span style="background-color: #800000; color: white; padding: 2px;">2</span>	<b>Meridian Street</b> <span style="background-color: #800000; color: white; padding: 2px;">3</span>	<b>Meridian Street</b> <span style="background-color: #800000; color: white; padding: 2px;">4</span>	<b>East Bellis Fair Parkway</b> <span style="background-color: #800000; color: white; padding: 2px;">5</span>
Division Rd	Horton Rd	Horton Rd	Bellis Fair Pkwy	Meridian St
Year: 2021 29,961	Year: 2021 22,779	Year: 2021 24,107	Year: 2021 34,788	Year: 2018 36,000
Year: 2019 30,000	Year: 2018 23,000	Year: 2019 25,000	Year: 2018 35,000	
Year: 2018 30,000	Year: 2017 23,000	Year: 2018 24,000	Year: 2017 34,000	
<b>Meridian St</b> <span style="background-color: #800000; color: white; padding: 2px;">6</span>	<b>W Bakerview Rd</b> <span style="background-color: #800000; color: white; padding: 2px;">7</span>	<b>W Bakerview Rd</b> <span style="background-color: #800000; color: white; padding: 2px;">8</span>	<b>Cordata Pkwy</b> <span style="background-color: #FFD700; padding: 2px;">9</span>	<b>Cordata Pkwy</b> <span style="background-color: #800000; color: white; padding: 2px;">10</span>
Thomas Rd	Cordata Pkwy	Cordata Pkwy	W Kellogg Rd	Stuart Rd
Year: 2017 22,949	Year: 2017 19,162	Year: 2017 19,162	Year: 2014 9,500	Year: 2014 10,300
Year: 2012 22,000	Year: 2014 15,100		Year: 2010 9,600	Year: 2010 10,300
Year: 2011 22,000	Year: 2010 17,400		Year: 2010 9,557	Year: 2009 10,300
<b>W Kellogg Rd</b> <span style="background-color: #800000; color: white; padding: 2px;">11</span>	<b>W Kellogg Rd</b> <span style="background-color: #FFD700; padding: 2px;">12</span>	<b>Stuart Rd</b> <span style="background-color: #008000; color: white; padding: 2px;">13</span>	<b>E Kellogg Rd</b> <span style="background-color: #FFD700; padding: 2px;">14</span>	<b>Cordata Pkwy</b> <span style="background-color: #800000; color: white; padding: 2px;">15</span>
E Kellogg Rd	Cordata Pkwy	Columbine Dr	Ankar PkDr	Orca Ln
Year: 2014 10,300	Year: 2014 5,500	Year: 2014 3,200	Year: 2014 5,500	Year: 2014 12,700
Year: 2010 9,200	Year: 2010 6,200		Year: 2010 6,200	Year: 2010 13,200
Year: 2009 9,152	Year: 2009 6,155		Year: 2009 6,168	Year: 2008 13,700
<b>Horton Rd</b> <span style="background-color: #008000; color: white; padding: 2px;">16</span>	<b>Cordata Pkwy</b> <span style="background-color: #008000; color: white; padding: 2px;">17</span>	<b>Westerly Rd</b> <span style="background-color: #008000; color: white; padding: 2px;">18</span>	<b>June Rd</b> <span style="background-color: #008000; color: white; padding: 2px;">19</span>	<b>Eliza Ave</b> <span style="background-color: #FFD700; padding: 2px;">20</span>
W Horton Way	el Dorado Way	Cordata Pkwy	Stuart Rd	Darby Dr
Year: 2014 3,500	Year: 2014 4,300	Year: 2014 1,700	Year: 2014 1,900	Year: 2014 9,300
Year: 2010 3,600	Year: 2010 4,300	Year: 2010 1,500		Year: 2010 8,000
Year: 2009 3,600	Year: 2008 4,400	Year: 2009 1,500		Year: 2009 8,042

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MOODY'S ANALYTICS

Catylist