

STAND-ALONE BUILDING

1301 E. Maple St, Bellingham WA 98225



FOR LEASE

\$20/ SF + NNN

- MULTIPLE USES POSSIBLE
- EXCELLENT COLLEGE PROXIMITY - CORNER LOCATION
- AMPLE PARKING
- SEATING CAPACITY: 141
- ADDITIONAL MARKETING MATERIAL: <https://myrealestate.photos/1301-E-Maple-St>



PROPERTY SUMMARY

RESTAURANT/ RETAIL SPACE

Situated centrally in Bellingham, this property is in prime position to take advantage of the recent growth to South Bellingham. Property has been maintained and owned by family for 36 years. Location has operated as a restaurant for 48+ years. Current owners are retiring. Transformational remodel completed in 1988 to create the unique dining room experience the building currently showcases. Use of unique architecture, lighting, and plants gives this space the charm to draw customers for years to come. Freshly repainted exterior. Currently offered as a restaurant/ retail space with 141 seating spaces. Stand-alone building with ample parking can support other uses as well.

PROPERTY HIGHLIGHTS

Premier Location – 1301 E Maple St is centrally located in Bellingham, offering easy access to I-5, Downtown Bellingham, & Western Washington University. The building has frontage on E Maple St, is highly visible from Samish Way, and offers onsite parking for its customers.

Unique Finishes – 1301 E. Maple St features unique architecture and interior features to bring specific charm for operating a restaurant (or other use). Large Atrium with massive ceiling windows draws incredible natural light into the dining room. Large Columns, unique décor and signage add to the ambiance.

Floor Plan– Designed with an open floor plan, the existing build-out offers flexibility for use.

Parking– 59 Parking Spaces. Approximately 13/1000.

Visibility – Located on E Maple St, and highly visible from Samish Way traffic.

Signage – The property has large signage opportunities, featuring pole and fascia signs.

Accessibility – Access WSDOT Transit from in front of the building, plus walk/ bike to Sehome Hill Arboretum or Downtown in minutes.

F, F & E – Tenant to assume \$201,000 loan for F, F & E. Terms: \$54,000 down, and \$147,000 paid in monthly payments over initial lease term.

PROPERTY OVERVIEW

Address: 1301 E. Maple St,
Bellingham, WA 98225

APN: 3803314543270000

Total Building SF: 4,437

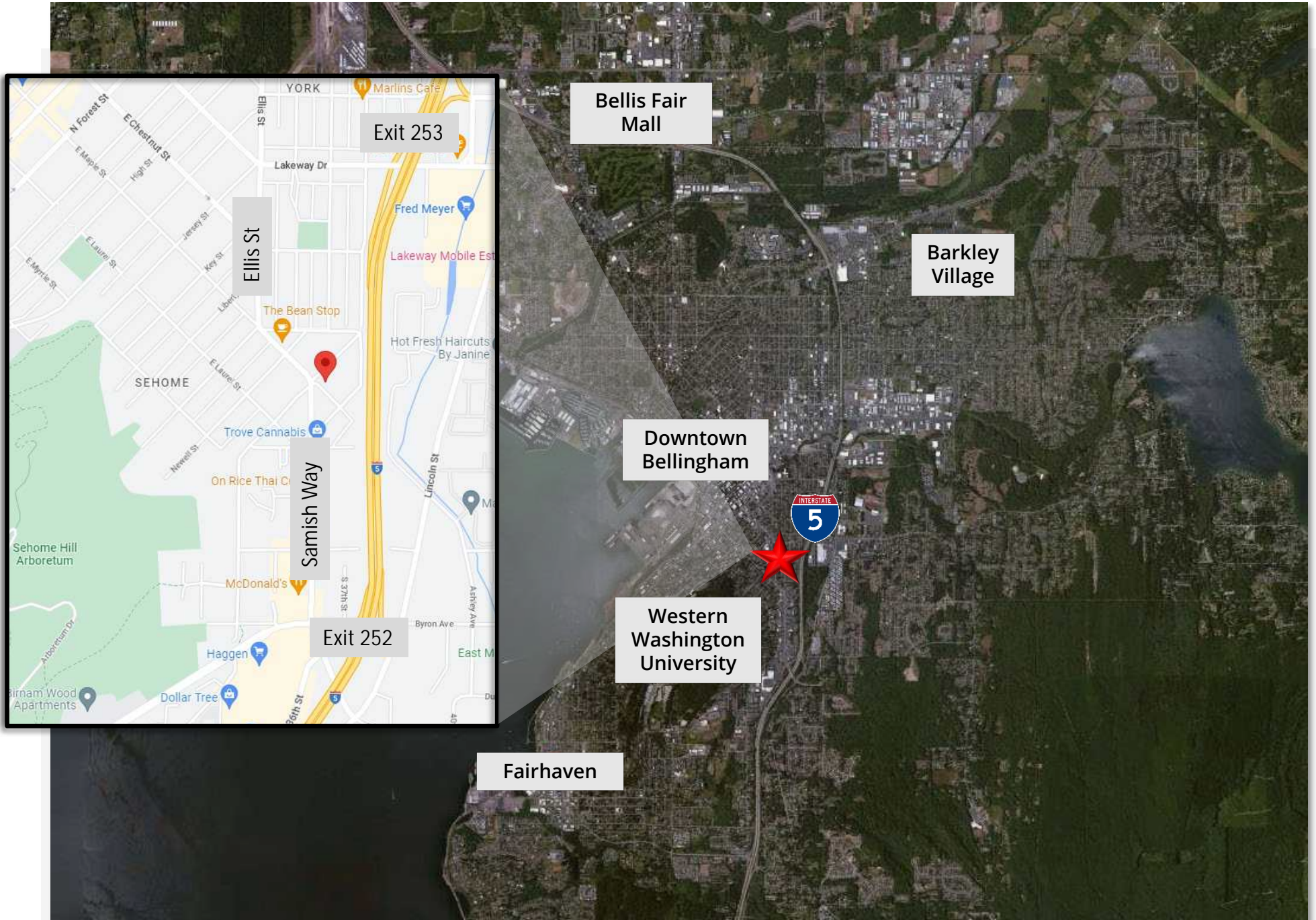
Site Area: 0.62 Acres (27,007 SF)

Year Built: 1975

Market: Bellingham

Seating Capacity: 141

MAP



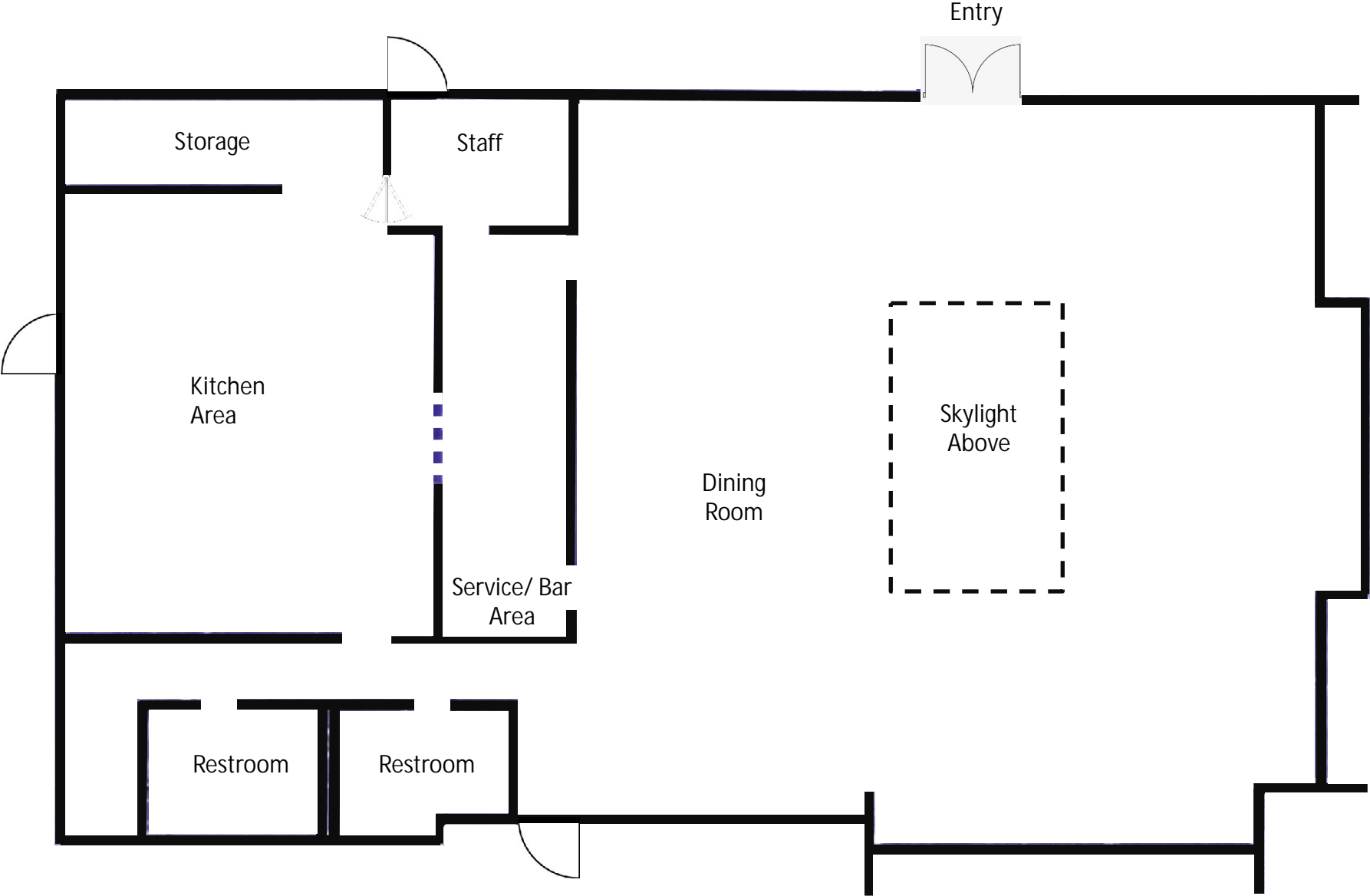
SITE PLAN - AERIAL





SITE PLAN & FLOOR PLANS

FLOOR PLAN





PROPERTY PHOTOS

EXTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS





TRAFFIC COUNTS & DEMOGRAPHICS

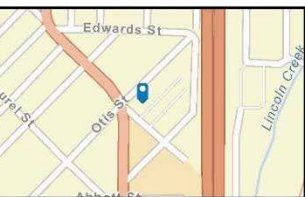
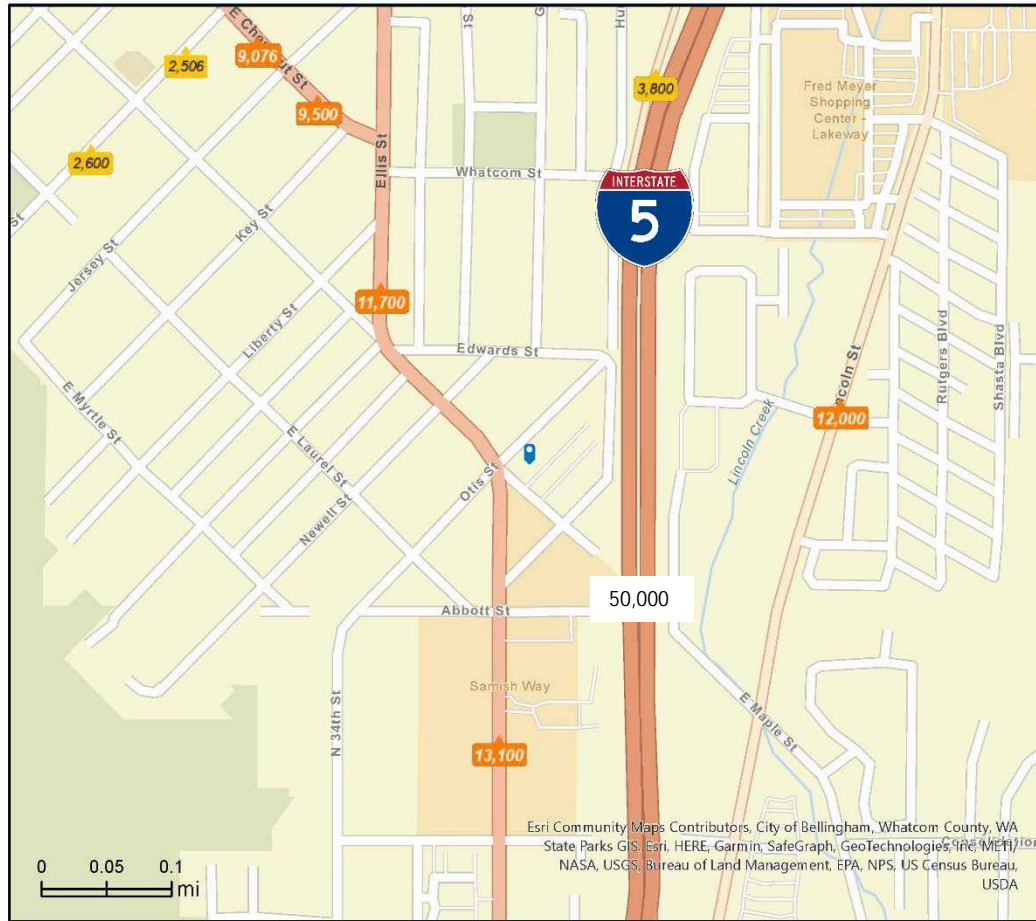
TRAFFIC COUNTS



Traffic Count Map - Close Up

1301 E Maple St, Bellingham, Washington, 98225
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 48.73966
Longitude: -122.46937



Source: ©2022 Kalibrate Technologies (Q3 2022).

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



DEMOGRAPHICS

Demographic Summary

1301 E Maple St, Bellingham, Washington, 98225 (5 miles)
 1301 E Maple St, Bellingham, Washington, 98225
 Ring of 5 miles

1301 E. Maple St
 Latitude: 48.73966
 Longitude: -122.46937

DEMOGRAPHIC SUMMARY

1301 E Maple St, Bellingham, Washington, 98225
 Ring of 5 miles

KEY FACTS

105,720

Population



44,838

Households

35.2

Median Age

\$56,089

Median Disposable Income

EDUCATION

4%

No High School Diploma



18%

High School Graduate



31%

Some College



47%

Bachelor's/Grad/Prof Degree

INCOME



\$67,595

Median Household Income



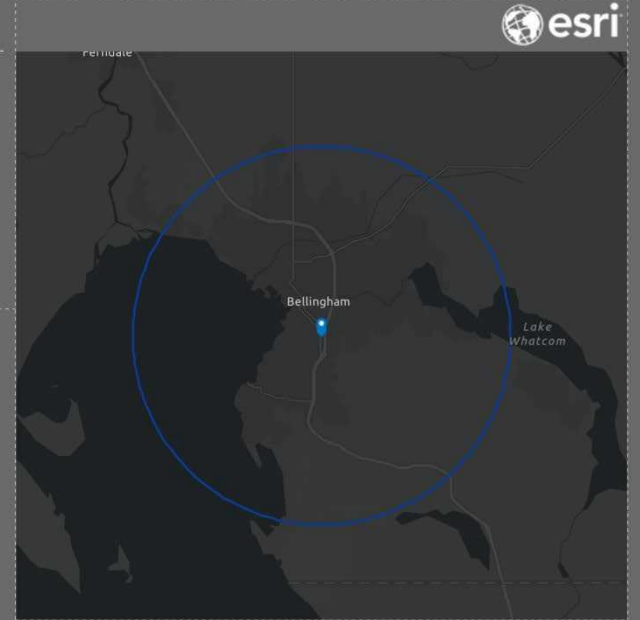
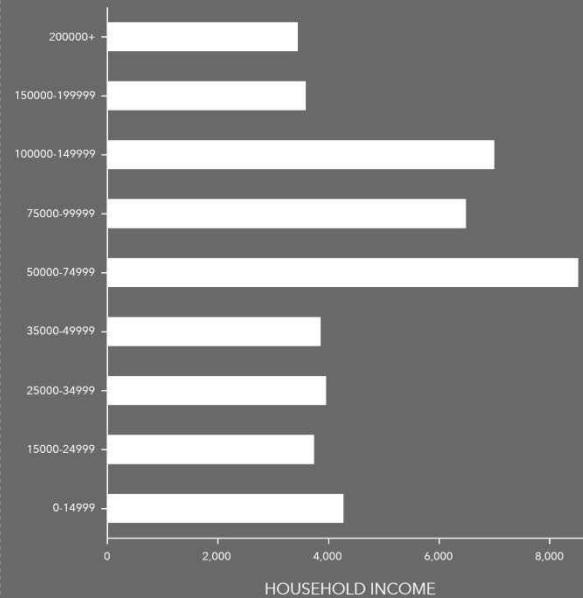
\$40,710

Per Capita Income



\$91,436

Median Net Worth



EMPLOYMENT



66%

White Collar



18%

Blue Collar



20%

Services

3.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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FOR MORE INFORMATION

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