



1650 Birchwood Avenue
Bellingham, WA
FOR LEASE
\$16.00 PSF + NNN
41,261 SF
3.51 Acre Lot

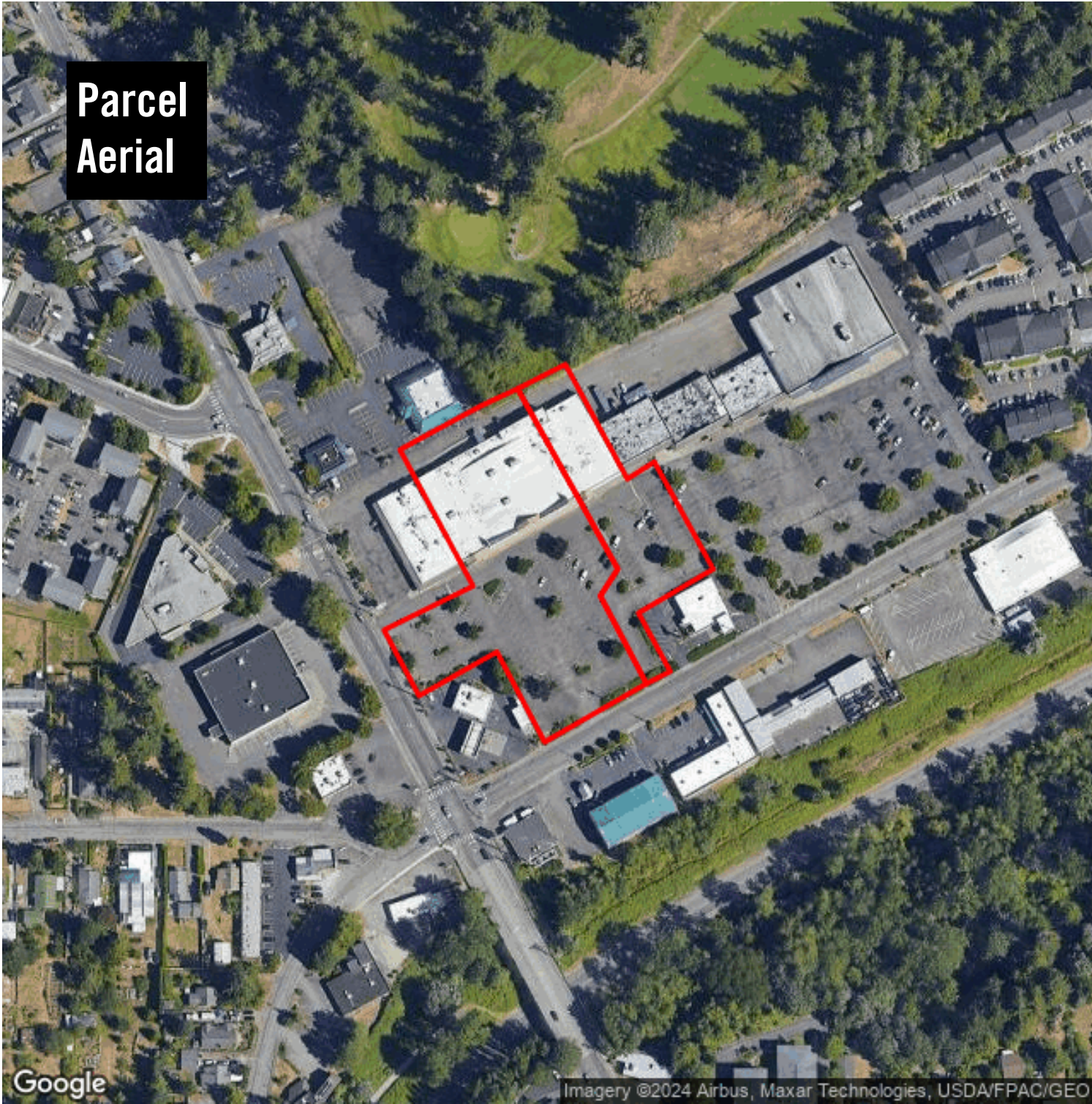
Brian Finnegan
360-739-9300
brian@westcomproperties.com



Big Lots Bellingham

MOODY'S

Westcom Properties, Inc. 3111 New Market St. Bellingham, WA 98226 | 360-647-2856



Big Lots Bellingham

1650 Birchwood Ave
Bellingham, WA 98225

Brian Finnegan, CCIM
brian@westcomproperties.com
360-739-9300

MOODY'S
ANALYTICS | Catylist

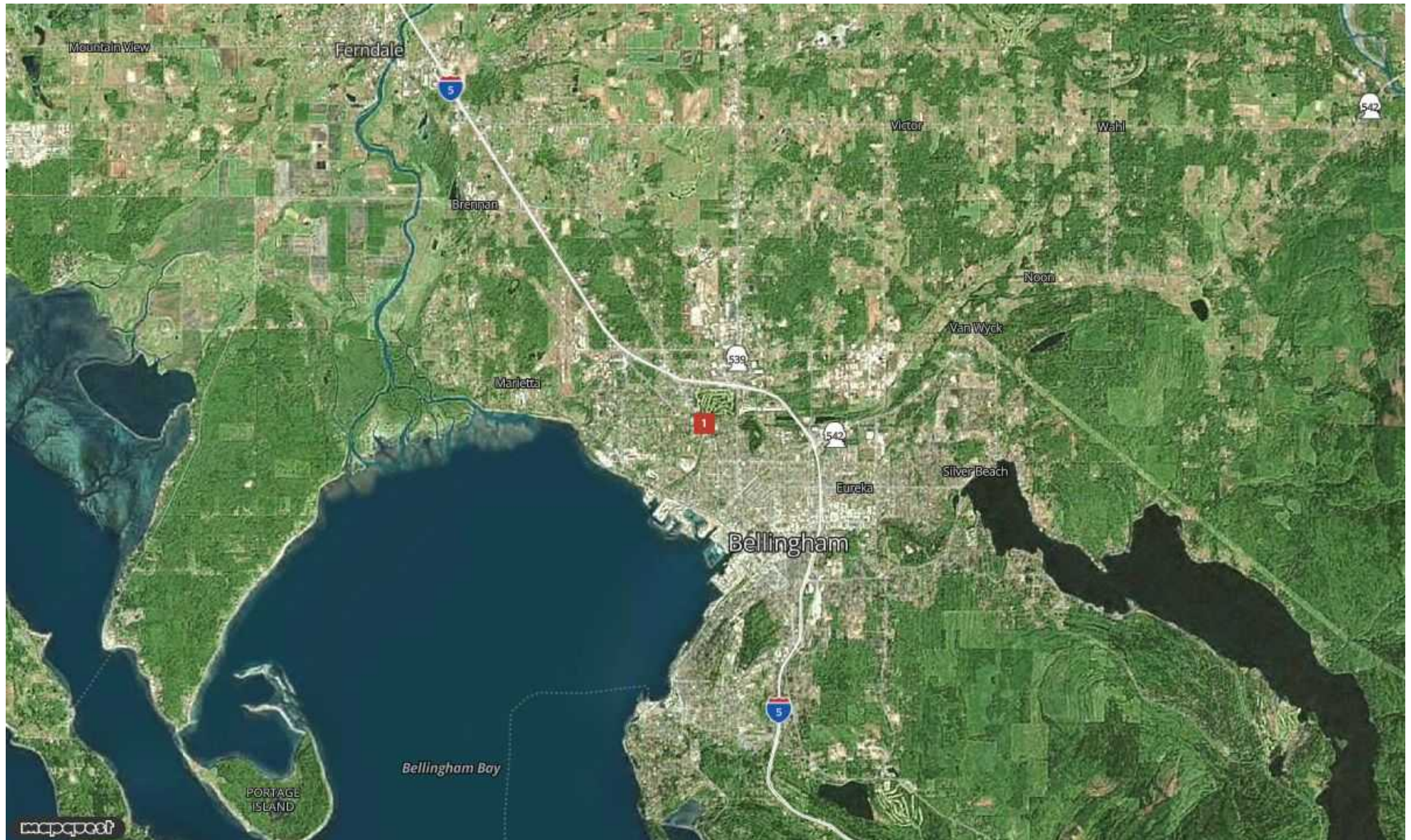
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

Report for 1650 Birchwood Av...

MOODY'S

Westcom Properties, Inc.

3111 New Market St. Bellingham, WA 98226 | 360-647-2856



Brian Finnegan, CCIM
brian@westcomproperties.com
360-647-2856

 **CBA** CERTIFIED BUSINESS APPRAISER Powered by **MOODY'S**

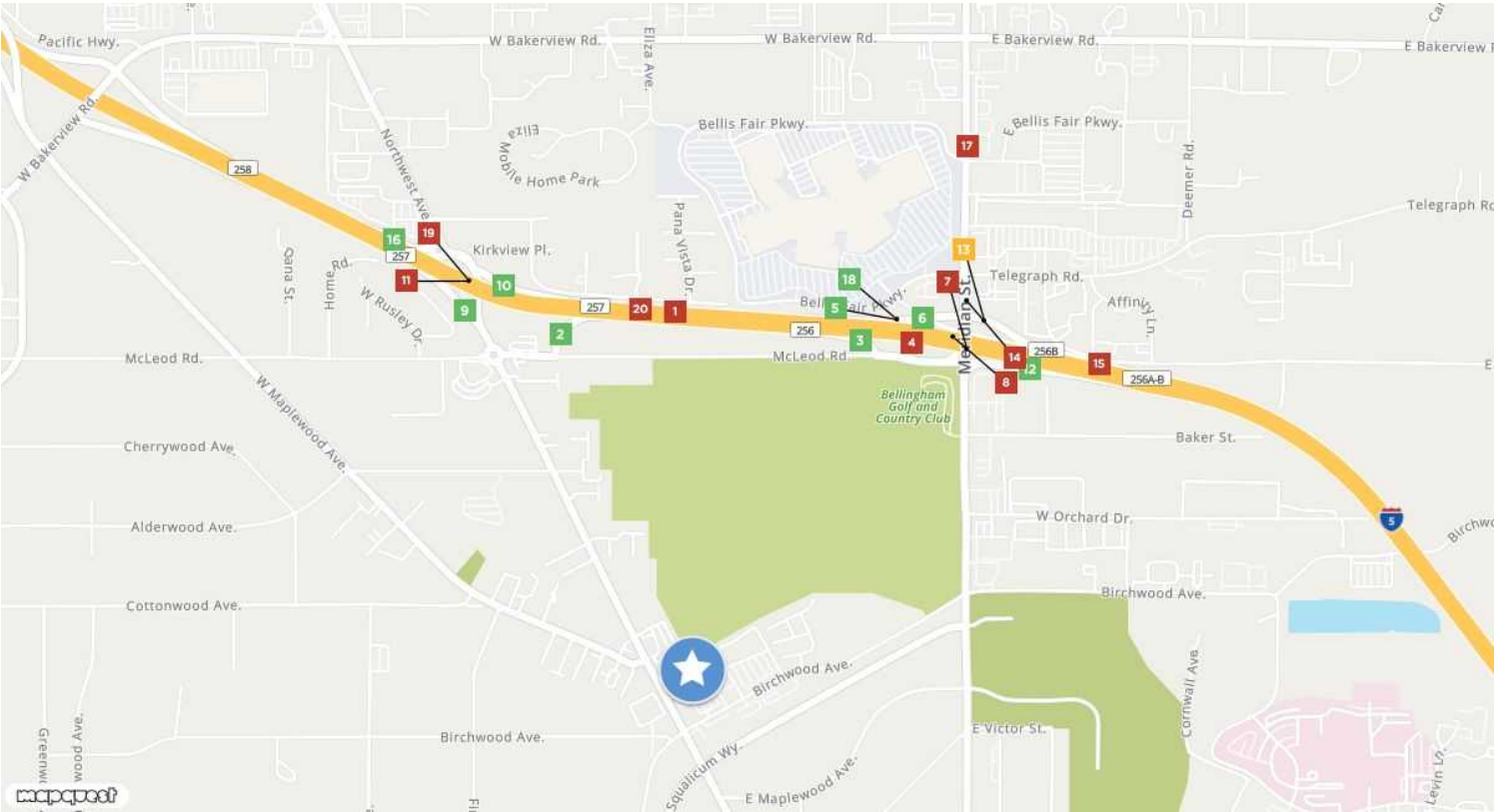
Big Lots Bellingham

MOODY'S

Westcom Properties, Inc.

3111 New Market St. Bellingham, WA 98226 | 360-647-2856

Traffic Counts



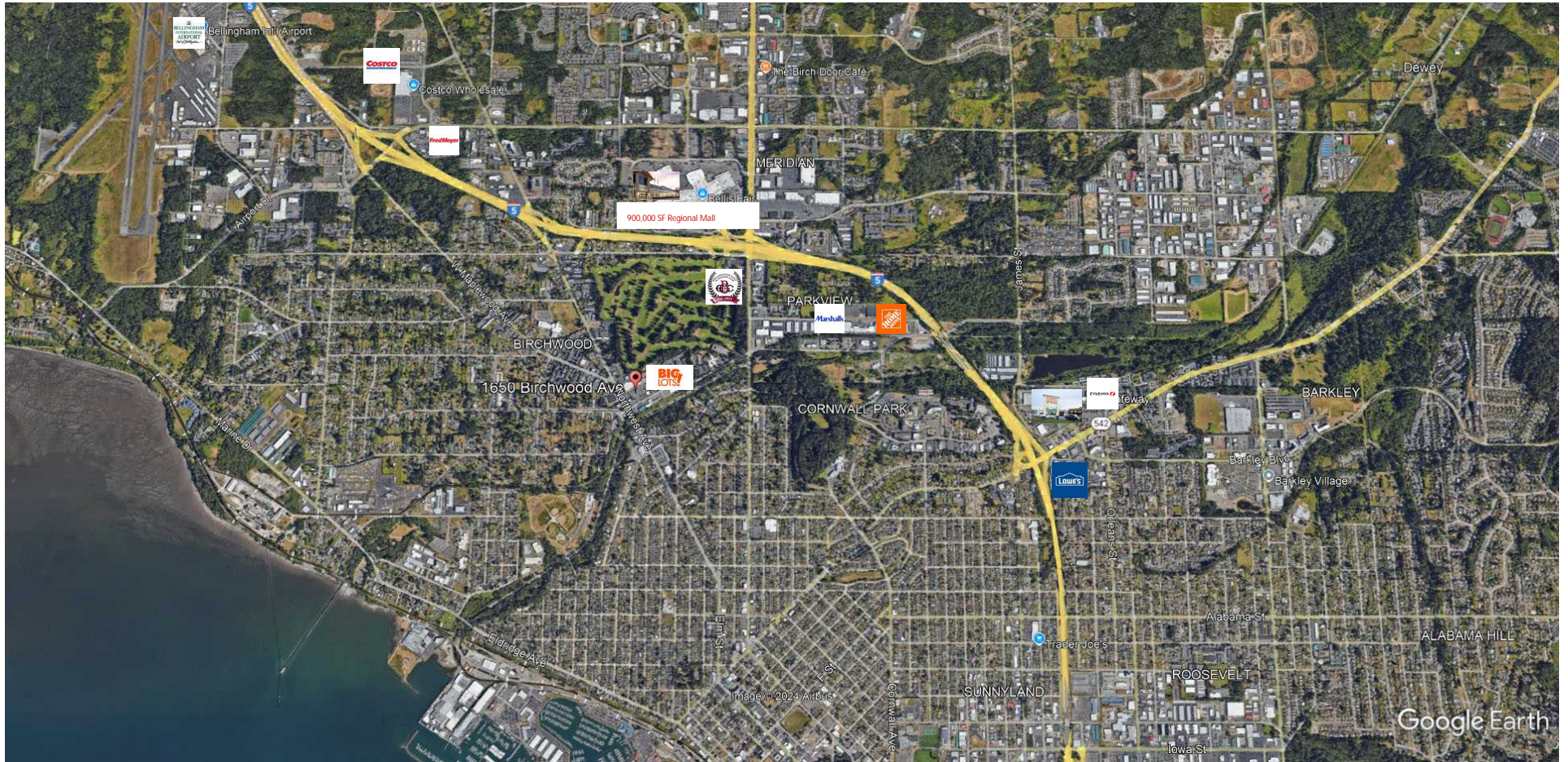
1 Pana Vista Dr Year: 2022 56,844 Year: 2021 56,844 Year: 2018 64,000	2 Northwest Ave Year: 2022 2,715 Year: 2021 2,715 Year: 2019 4,300	3 Meridian St Year: 2022 3,402 Year: 2021 3,402 Year: 2019 3,700	4 Meridian St Year: 2022 10,652 Year: 2021 10,652 Year: 2019 12,000	5 State Hwy 539 Year: 2022 3,874
6 Hwy 539 Year: 2022 3,906 Year: 2021 3,906 Year: 2019 5,100	7 Meridian St Year: 2022 38,656 Year: 2021 38,656 Year: 2019 39,000	8 Hwy 539 Year: 2022 48,579 Year: 2021 48,579 Year: 2018 55,000	9 I- 5 Year: 2022 1,971 Year: 2021 1,971 Year: 2019 2,300	10 Northwest Ave Year: 2022 3,371 Year: 2021 3,371 Year: 2019 4,900
11 Northwest Ave Year: 2022 49,138	12 Meridian St Year: 2022 1,771 Year: 2021 1,771 Year: 2019 2,400	13 Hwy 539 Year: 2022 8,760 Year: 2021 8,760 Year: 2019 10,000	14 Meridian Street Bellis Fair Pkwy Year: 2022 50,845 Year: 2021 50,845 Year: 2018 52,000	15 Meridian St Year: 2022 12,851 Year: 2021 12,851 Year: 2017 15,000
16 Northwest Ave Year: 2022 1,968 Year: 2021 1,968 Year: 2019 2,500	17 Meridian Street Bellis Fair Pkwy Year: 2022 34,649 Year: 2021 34,649 Year: 2018 35,000	18 State Hwy 539 Year: 2021 3,874	19 I 5 Northwest Ave Year: 2021 49,138	20 Northwest Ave Year: 2019 64,000 Year: 2015 50,000 Year: 2014 51,000

Brian Finnegan, CCIM
brian@westcomproperties.com
360-739-9300

MOODY'S
ANALYTICS

Catylst

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.



WestCom
PROPERTIES, INC

Brian Finnegan , President

(360) 739.9300

brian@westcomproperties.com