

**WestCom**  
PROPERTIES, INC

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](mailto:brian@westcomproperties.com)



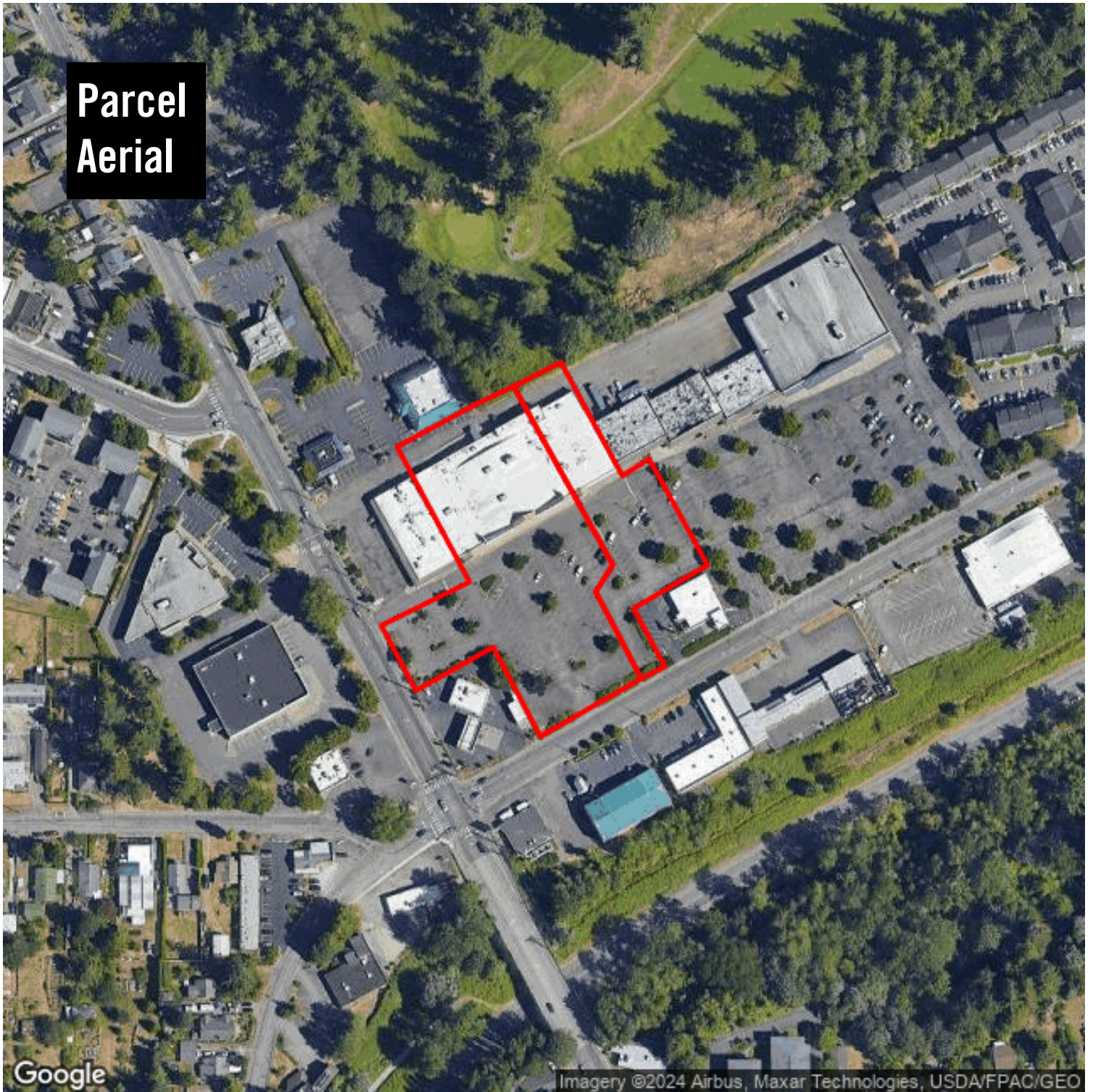
# Big Lots Bellingham

# MOODY'S

Westcom Properties, Inc.

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

**Parcel  
Aerial**



# Big Lots Bellingham

1650 Birchwood Ave  
Bellingham, WA 98225

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

MOODY'S  
ANALYTICS

Catylist

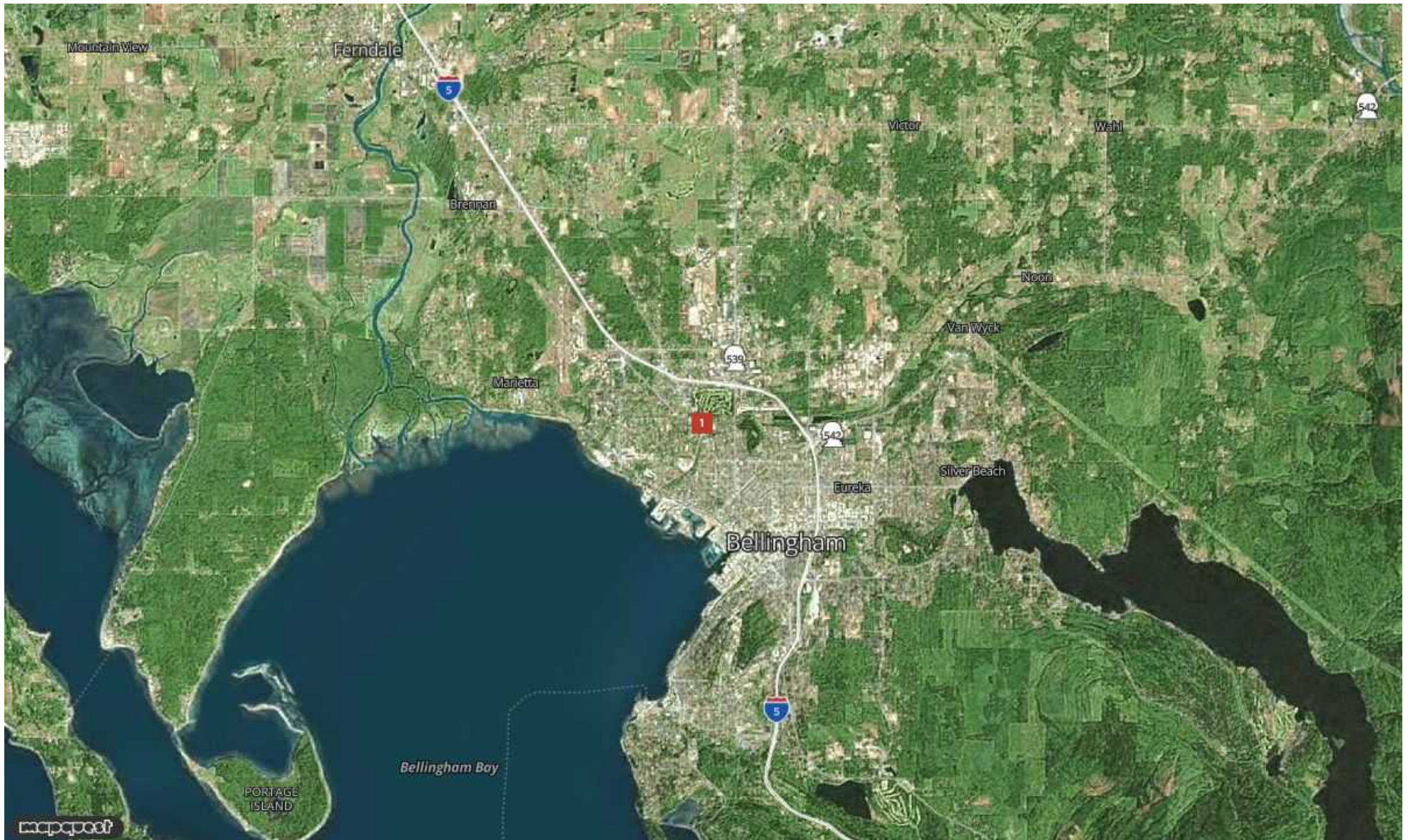
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# Report for 1650 Birchwood Av...

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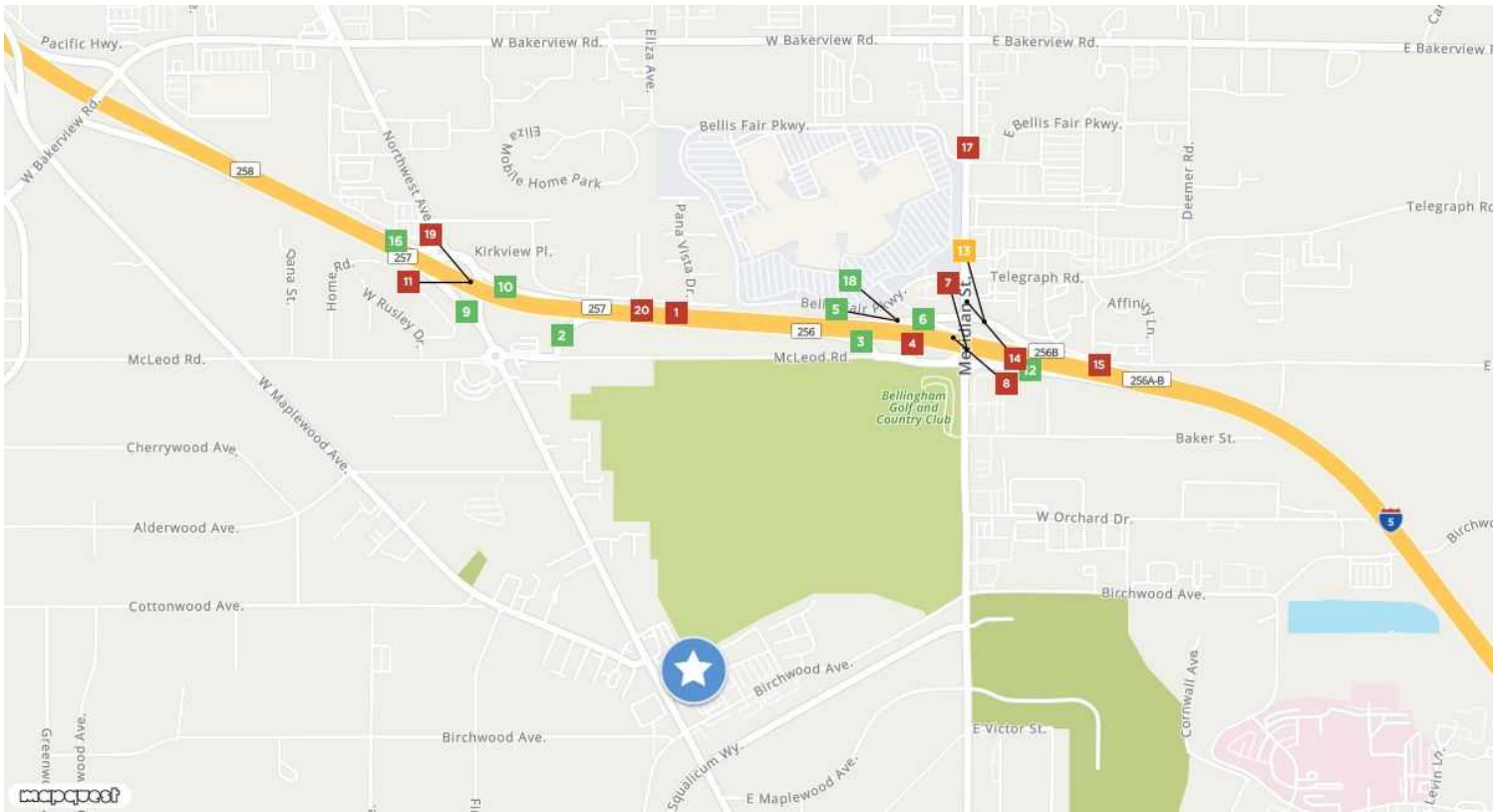


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 **CBA** CERTIFIED BUSINESS APPRAISER Powered by **MOODY'S**

# Big Lots Bellingham

## Traffic Counts



	<b>1</b>
Pana Vista Dr	
Year: 2022	56,844
Year: 2021	56,844
Year: 2018	64,000

	<b>2</b>
Northwest Ave	
Year: 2022	2,715
Year: 2021	2,715
Year: 2019	4,300

	<b>3</b>
Meridian St	
Year: 2022	3,402
Year: 2021	3,402
Year: 2019	3,700

	<b>4</b>
Meridian St	
Year: 2022	10,652
Year: 2021	10,652
Year: 2019	12,000

	<b>5</b>
State Hwy 539	
Year: 2022	3,874

	<b>6</b>
Hwy 539	
Year: 2022	3,906
Year: 2021	3,906
Year: 2019	5,100

	<b>7</b>
Meridian St	
Year: 2022	38,656
Year: 2021	38,656
Year: 2019	39,000

	<b>8</b>
Hwy 539	
Year: 2022	48,579
Year: 2021	48,579
Year: 2018	55,000

	<b>9</b>
I-5	
Year: 2022	1,971
Year: 2021	1,971
Year: 2019	2,300

	<b>10</b>
Northwest Ave	
Year: 2022	3,371
Year: 2021	3,371
Year: 2019	4,900

	<b>11</b>
I 5	
Northwest Ave	
Year: 2022	49,138

	<b>12</b>
Meridian St	
Year: 2022	1,771
Year: 2021	1,771
Year: 2019	2,400

	<b>13</b>
Hwy 539	
Year: 2022	8,760
Year: 2021	8,760
Year: 2019	10,000

	<b>14</b>
Meridian Street	
Bellis Fair Pkwy	
Year: 2022	50,845
Year: 2021	50,845
Year: 2018	52,000

	<b>15</b>
Meridian St	
Year: 2022	12,851
Year: 2021	12,851
Year: 2017	15,000

	<b>16</b>
Northwest Ave	
Year: 2022	1,968
Year: 2021	1,968
Year: 2019	2,500

	<b>17</b>
Meridian Street	
Bellis Fair Pkwy	
Year: 2022	34,649
Year: 2021	34,649
Year: 2018	35,000

	<b>18</b>
State Hwy 539	
Year: 2021	3,874

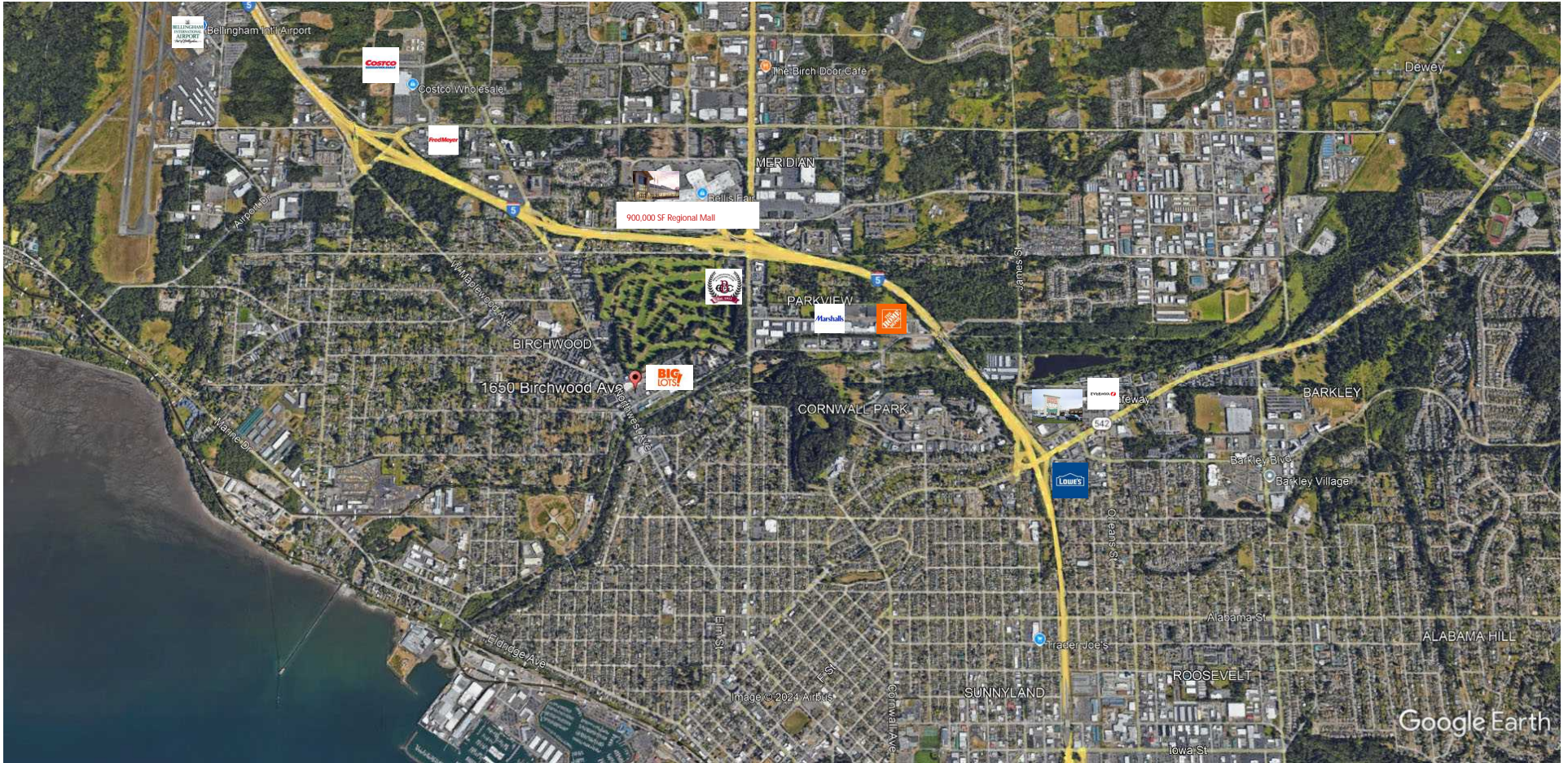
	<b>19</b>
I 5	
Northwest Ave	
Year: 2021	49,138

	<b>20</b>
Northwest Ave	
Year: 2019	64,000
Year: 2015	50,000
Year: 2014	51,000

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