

AVAILABLE NOW | 2930 NEWMARKET STREET, BELLINGHAM, WA 98226



Barkley
VILLAGE

RETAIL & RESTAURANT SPACE



BARKLEY
VILLAGE
RETAIL

BRING YOUR FLAGSHIP RETAIL
AND RESTAURANT CONCEPT
TO THE NEWLY IMAGINED
BARKLEY VILLAGE

FOR MORE INFORMATION PLEASE CONTACT:

TRACY CORNELL

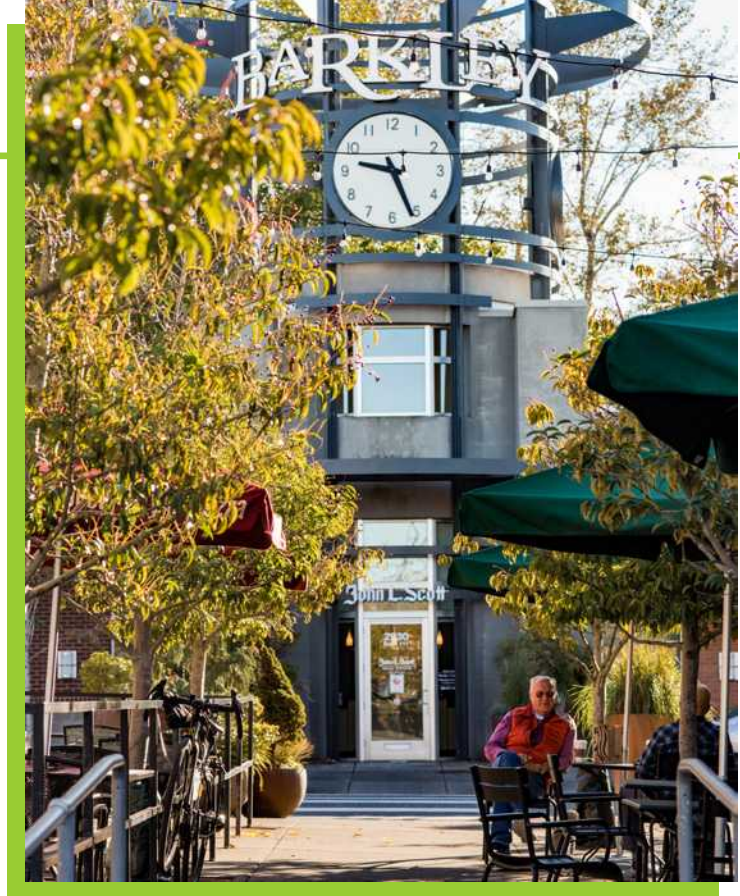
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WCCR
West Coast Commercial Realty

GIBRALTAR
INVESTMENT PROPERTY SOLUTIONS



THE SITE

Barkley Village retail is part of a 250-acre mixed-use development urban village located east of I-5, off of Sunset Drive. This development is the premier office, residential and retail in the trade area. Anchored by Haggen grocery store and Regal Cinema.

400,000 SF
OF
OFFICE
SPACE

44,400 SF
OF RETAIL SPACE
AT BARKLEY
VILLAGE

144,000 SF
OF
TOTAL
RETAIL

275,000 SF
OF
RESIDENTIAL
(325 UNITS)

DRAKE
41 UNITS

CORNERSTONE
116 UNITS

WEATHERBY
91 UNITS

TRAILVIEW
77 UNITS



AVAILABLE RETAIL

SUITE	RSF	NNN RATE EST. 2024	LEASE RATE	DESCRIPTION
2210	5,060	\$6.01	\$28.00	Office/service space available. Outdoor patio.
101	1,474	\$8.88	Call for Rates	Retail and fitness uses.
104	5,611	\$8.56	Call for Rates	New storefront & outdoor patio, Class I hood capability and warm shell delivery, space can be demised.
107	1,528	\$8.20	Call for Rates	Retail or food and beverage operator
115	2,088	\$10.53	Call for Rates	Retail and fitness uses.
3102	2,700	\$5.59	Call for Rates	End cap available, new storefront & outdoor patio, Class I hood capability, warm shell delivery. Space can be demised.
111	5,680	\$10.53	Call for Rates	Space can be demised, new storefront & patio, can accommodate Class I hood, warm shell delivery. See attached conceptual elevations and demising plan.



SUITE 111

TAPROOM

GROSS AREA = 1,577 SF
 BOH = 730 SF
 FOH = 847 SF
 OCCUPANCY = ASSEMBLY (A-2)
SEAT COUNT TOTAL = 94
 INDOOR = 74
 OUTDOOR (STREET SIDE) = 20

RETAIL

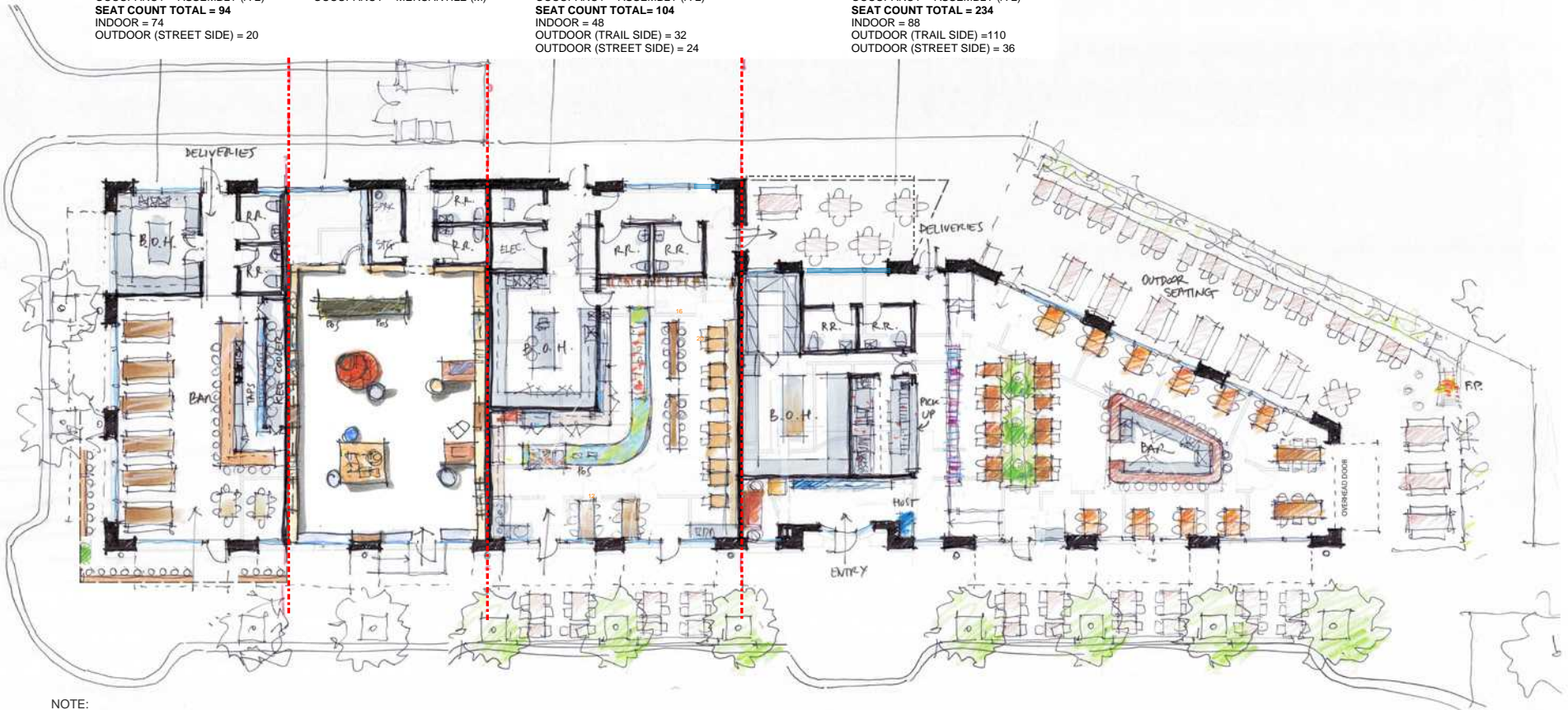
GROSS AREA = 1,867 SF
 BOH = 440 SF
 FOH = 1,427 F
 OCCUPANCY = MERCANTILE (M)

BAKERY

GROSS AREA = 2,308 SF
 BOH = 1,320 SF
 FOH = 988 SF
 OCCUPANCY = ASSEMBLY (A-2)
SEAT COUNT TOTAL= 104
 INDOOR = 48
 OUTDOOR (TRAIL SIDE) = 32
 OUTDOOR (STREET SIDE) = 24

RESTAURANT

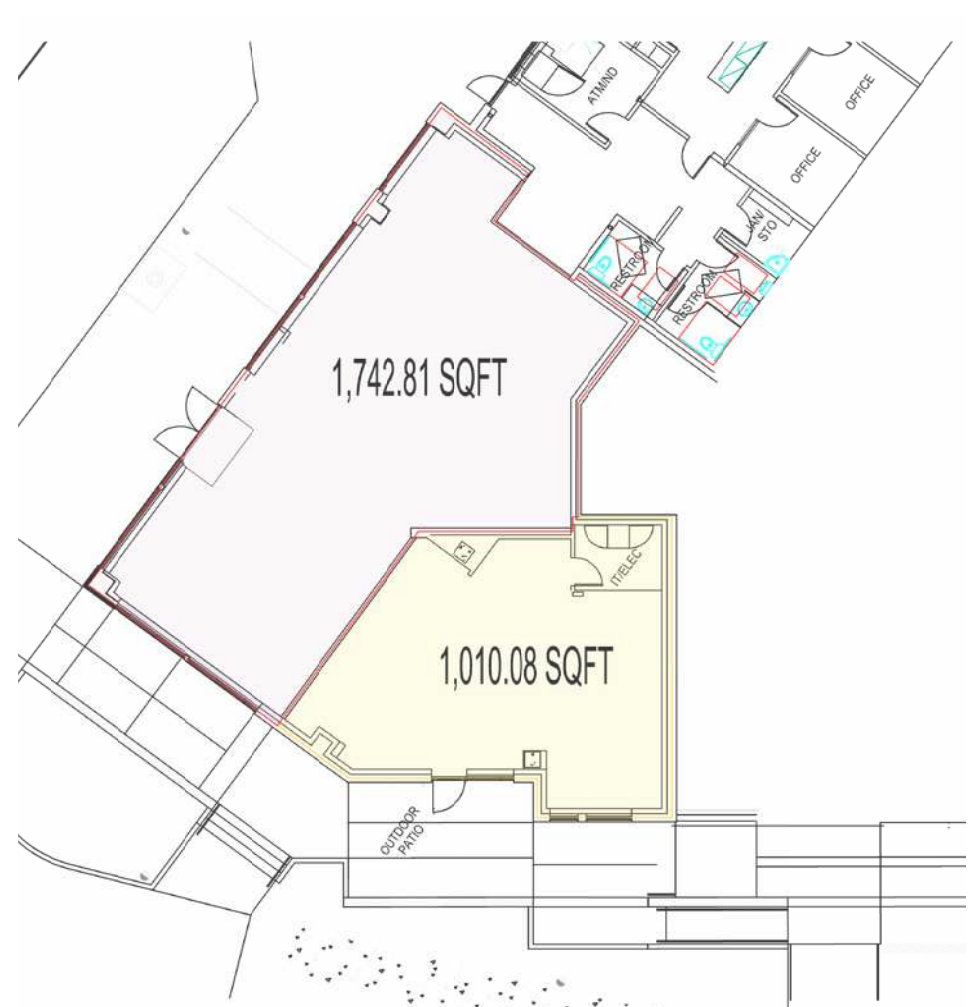
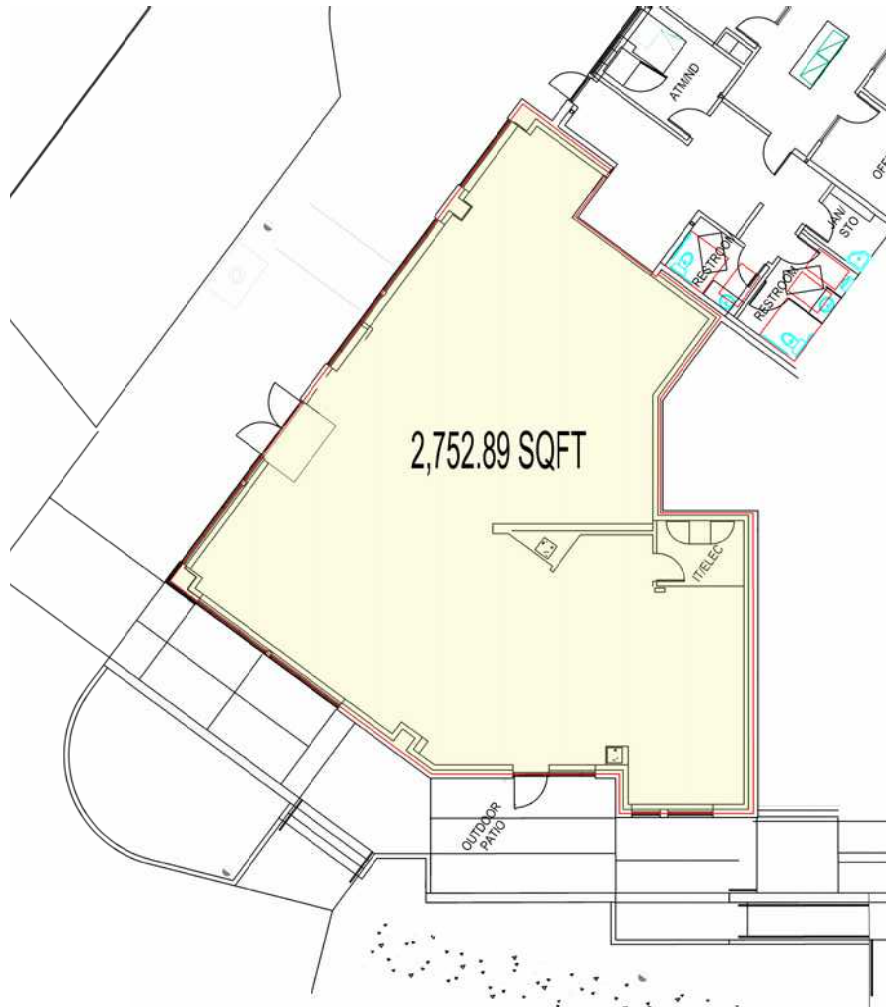
GROSS AREA = 3,424 SF
 BOH = 1,050 GSF
 FOH = 2,374 GSF
 OCCUPANCY = ASSEMBLY (A-2)
SEAT COUNT TOTAL = 234
 INDOOR = 88
 OUTDOOR (TRAIL SIDE) =110
 OUTDOOR (STREET SIDE) = 36



NOTE:
 Square footages shown are approximate measurements provided for conceptual leasing purposes. "Usable", "Rentable" and other square footage measurements may change as a result of a number of factors including but not limited to the construction of improvements and the location of utilities and building services. The measurements must be independently verified by any party using the information and may not be used other than for conceptual purposes.

SUITE 3102

DEMISING PLAN

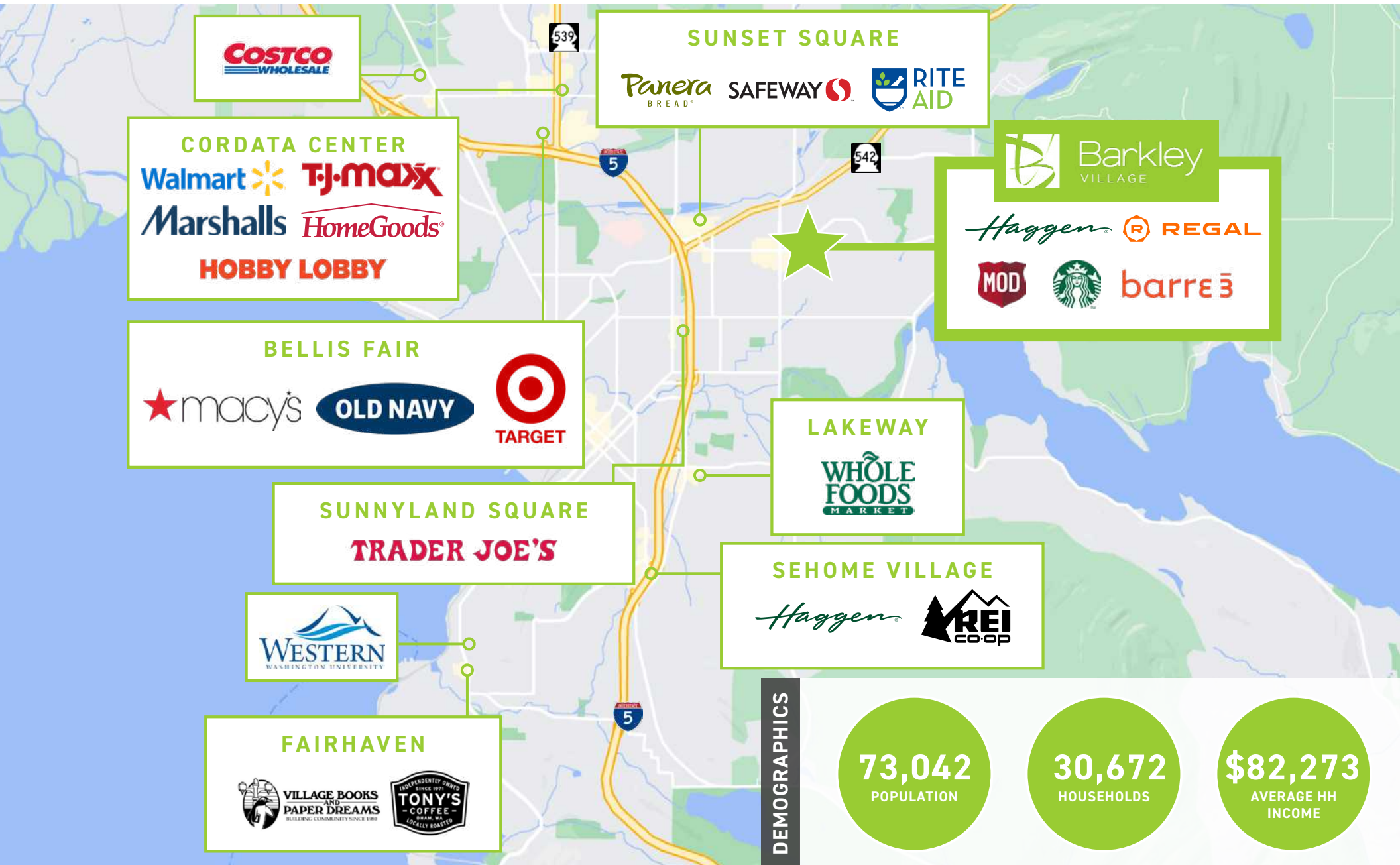




BELLINGHAM TRADE AREA

Bellingham is situated about 20 miles south of the U.S.-Canada border and roughly 90 miles north of Seattle. In addition to its growing residential community and students from Western Washington, Bellingham is known as a tourist destination and a gateway to outdoor recreational areas and activities such as hiking, skiing, sailing and biking, which extends its trade area to visitors from outside the immediate region.





DEMOGRAPHICS



* 2023 DEMOGRAPHICS BASED ON A 3-MILE RADIUS

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