

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:

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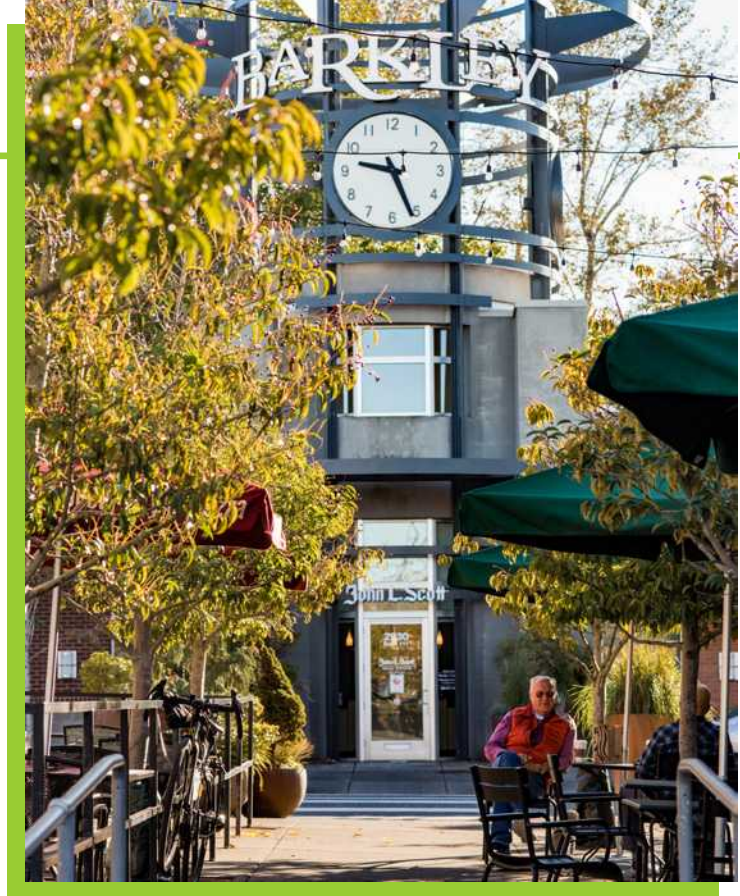
MADLINE STUTZ

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206.422.7598

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

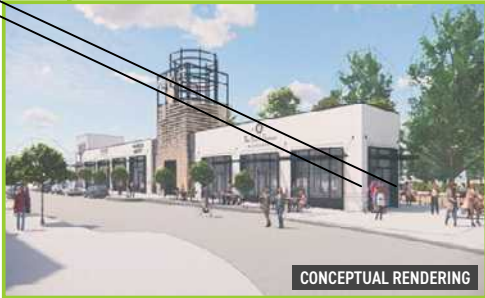
**TRAILVIEW**  
77 UNITS



## AVAILABLE RETAIL

| SUITE | RSF   | NNN RATE<br>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

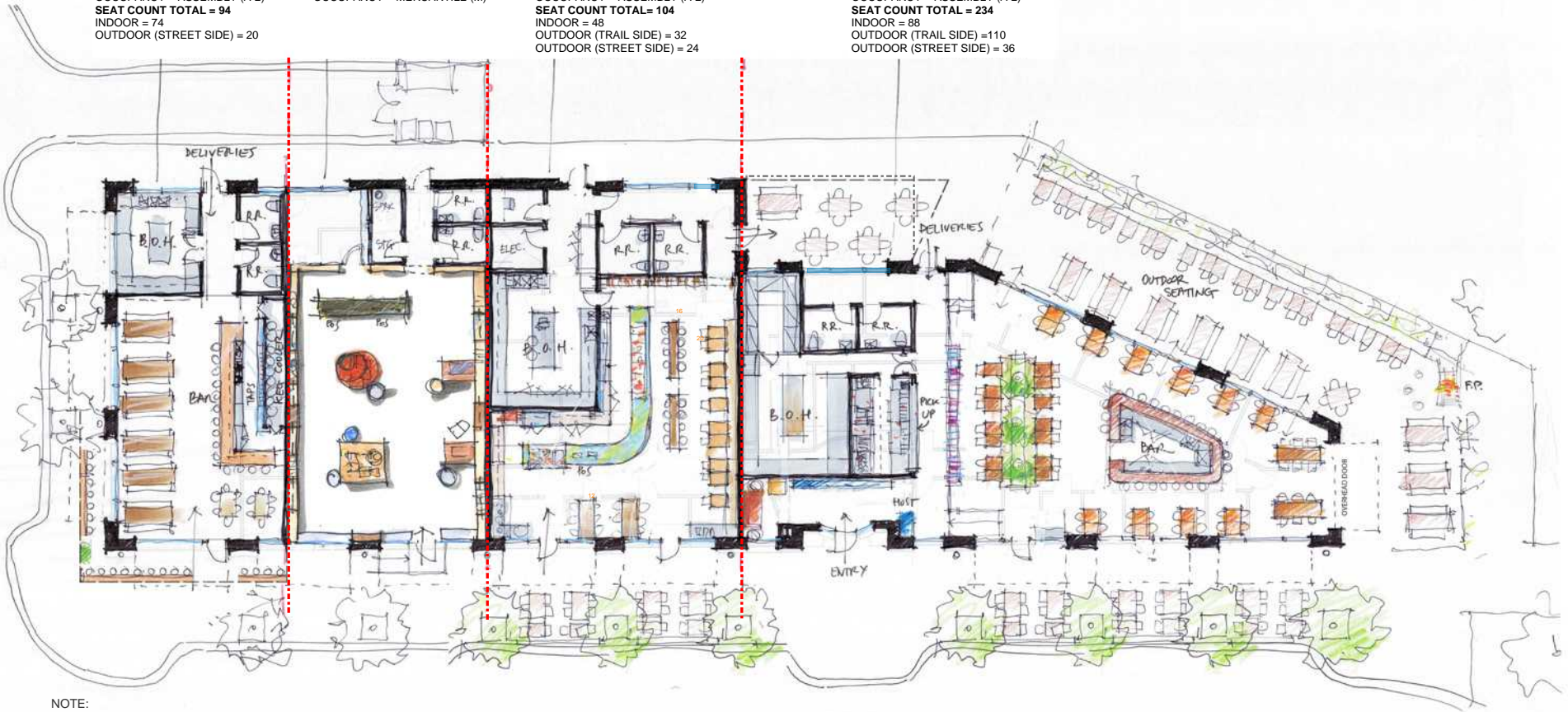
GROSS AREA = 1,867 SF  
 BOH = 440 SF  
 FOH = 1,427 F  
 OCCUPANCY = MERCANTILE (M)

## 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

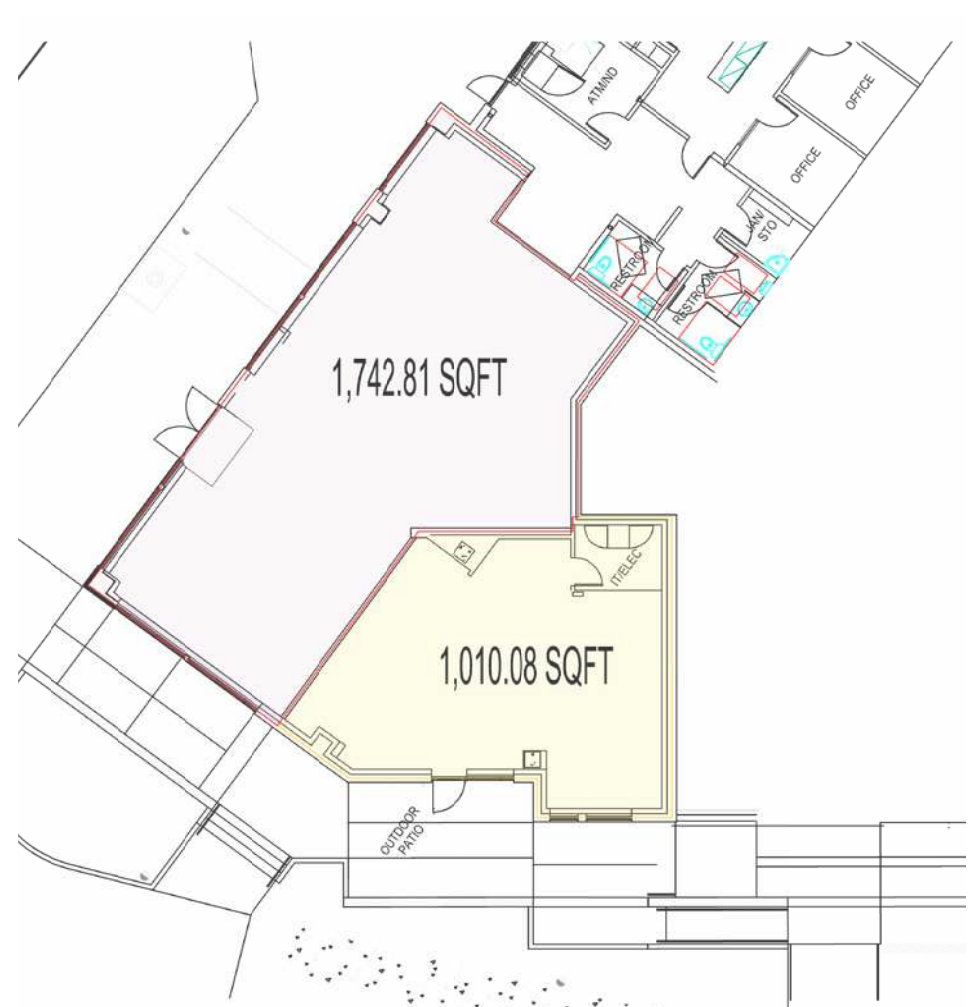
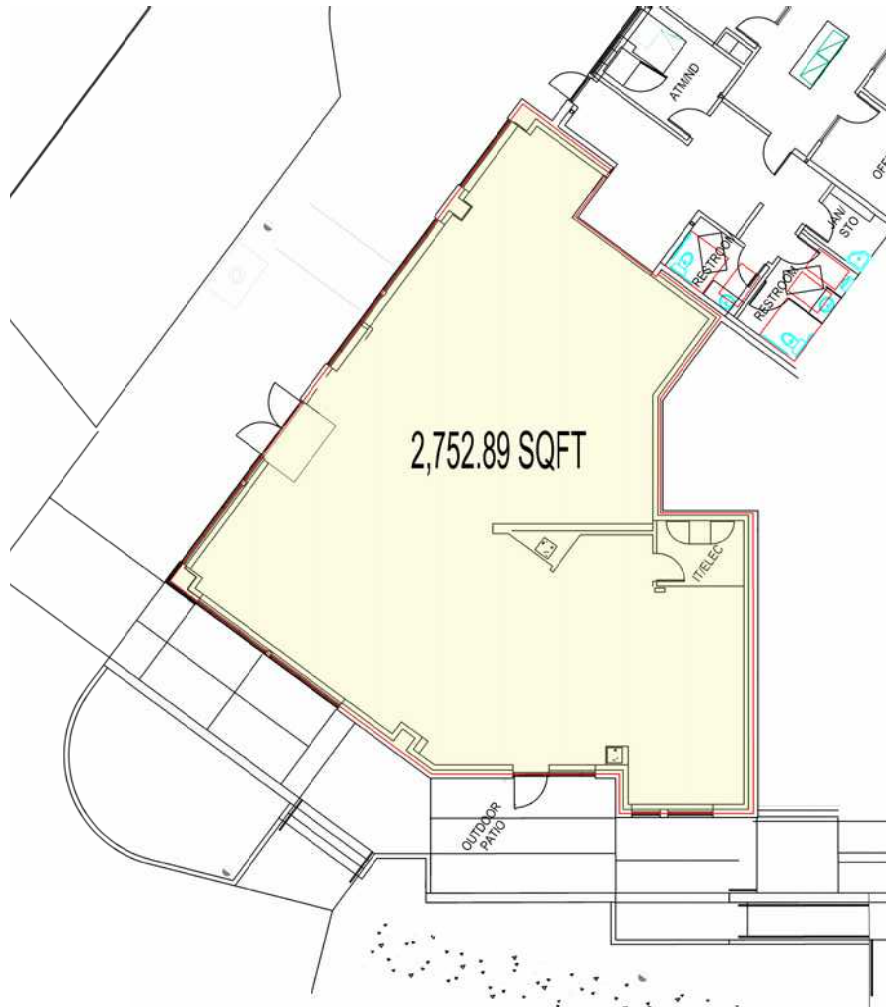
GROSS AREA = 3,424 SF  
 BOH = 1,050 GSF  
 FOH = 2,374 GSF  
 OCCUPANCY = ASSEMBLY (A-2)  
**SEAT COUNT TOTAL = 234**  
 INDOOR = 88  
 OUTDOOR (TRAIL SIDE) =110  
 OUTDOOR (STREET SIDE) = 36



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







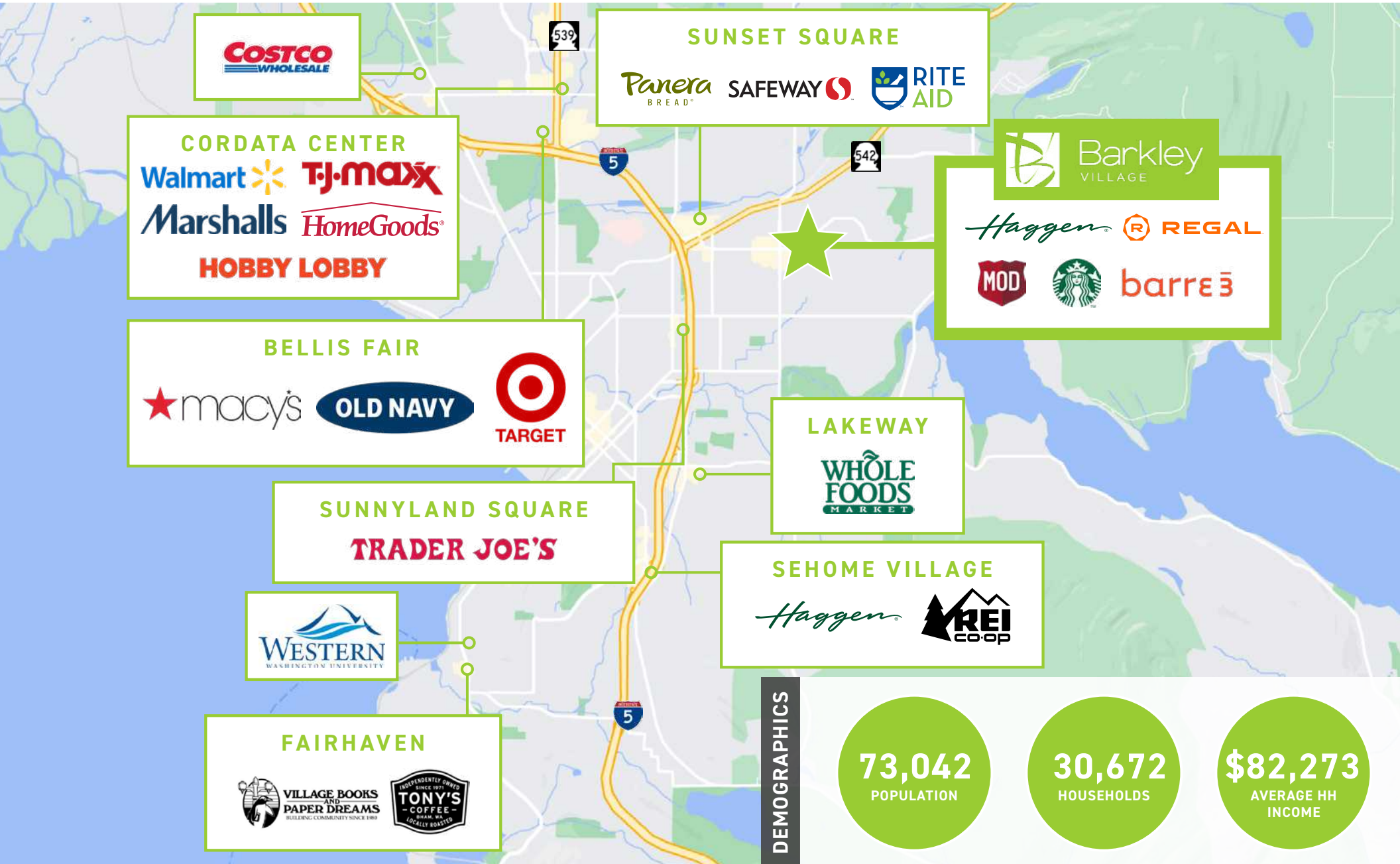


## BELLINGHAM TRADE AREA

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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