

# STAND-ALONE BUILDING

1301 E. Maple St, Bellingham WA 98225



## FOR LEASE

**\$23.00/ 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 37 years. Location has operated as a restaurant for 50 years. Current owners are retiring. Transformational remodel completed in 2003 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. With low start up costs for qualified tenants, this is an opportunity not to be missed.

### 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**– 165 Combined shared parking spaces.

**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.

### 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

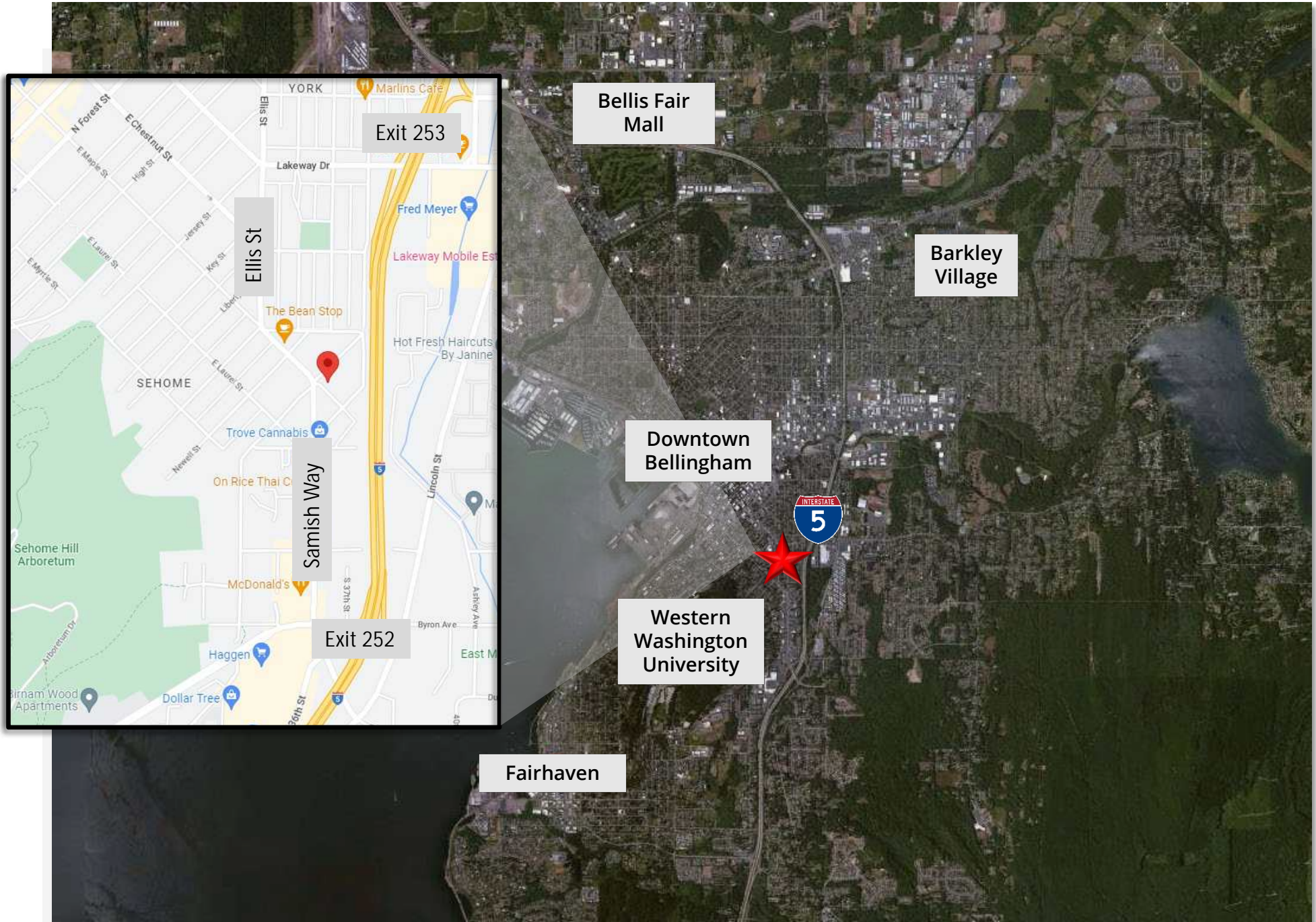
**Market:** Bellingham

**Seating Capacity:** 141

**Security System:** Yes



# MAP





# SITE PLAN – AERIAL



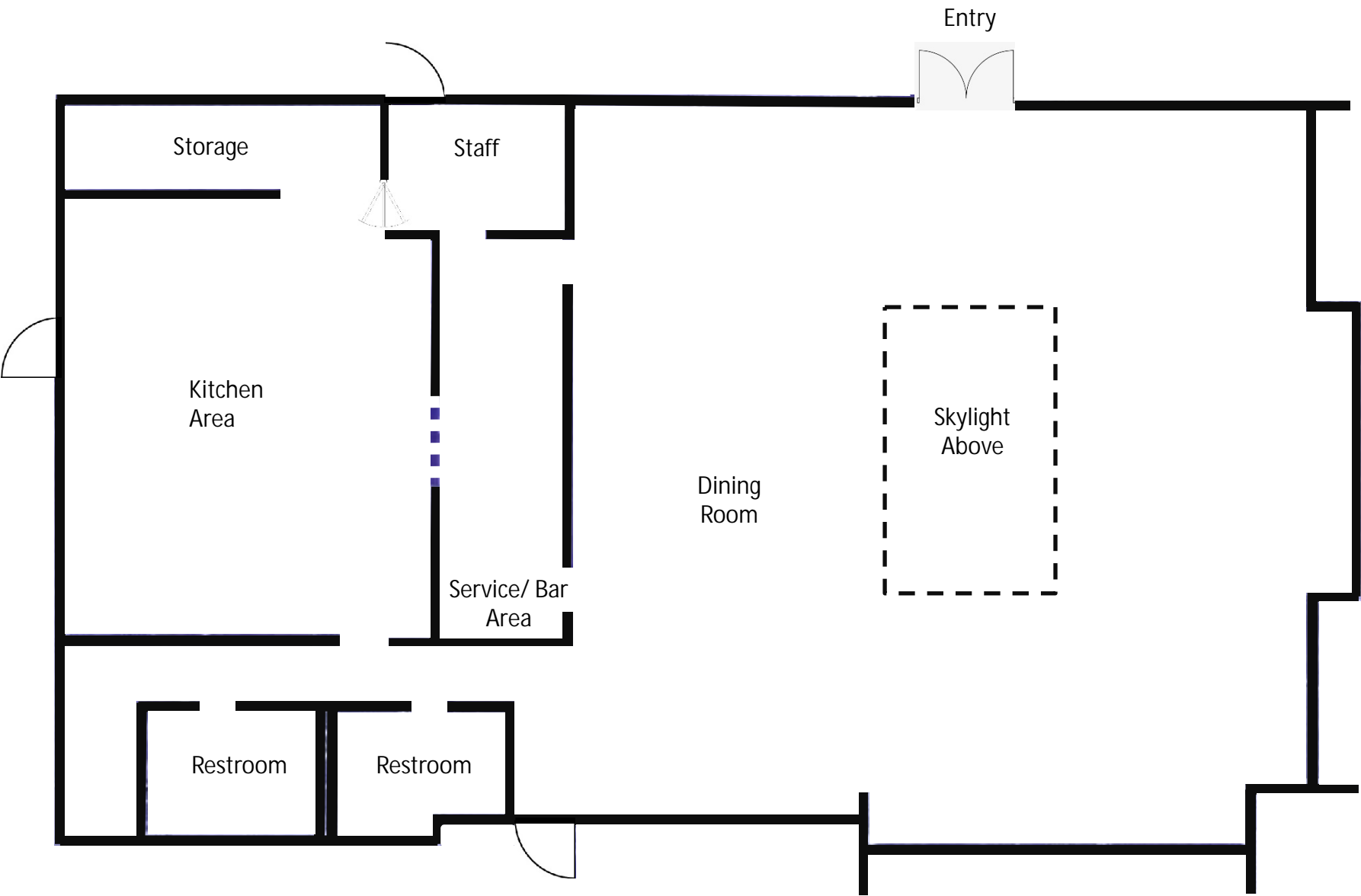




## **SITE PLAN & FLOOR PLANS**

---

FLOOR PLAN





**PROPERTY PHOTOS**

---



# EXTERIOR PHOTOS





## INTERIOR PHOTOS





## INTERIOR PHOTOS





# INTERIOR PHOTOS





## INTERIOR PHOTOS







# **TRAFFIC COUNTS & DEMOGRAPHICS**

---

TRAFFIC COUNTS









FOR MORE INFORMATION

PLEASE CONTACT:

TRACY CARPENTER

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.303.2608

TRACY@GAGECRE.COM

GREG MARTINEAU, CCIM

GAGE COMMERCIAL REAL ESTATE, LLC.

BROKER/OWNER

360.820.4645

GREG@GAGECRE.COM