



FOR LEASE

117-201 Telegraph Road
Bellingham, WA 98226



BELLINGHAM MERIDIAN PLAZA

Steve Erickson | Brennan McClurg | Chandler Williams

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE, Kirkland, WA 98034 | fwp-inc.com

117-201 TELEGRAPH ROAD

1,140 SF \$22.00 PSF PLUS NNN

1,269 SF \$22.00 PSF PLUS NNN

1,347 SF \$22.00 PSF PLUS NNN

2,119 SF \$19.00 PSF PLUS NNN

- Spaces Can be Combined to Create: 2,616 SF & 3,259 SF
- NNN: \$8.00 PSF
- 32,169 SF shopping center located on Guide Meridian Road
- Monument space available
- Excellent visibility from Meridian Street & Easy access to I-5
- 29,960 ADT on Meridian Street



Population



Average HH Income



Daytime Population

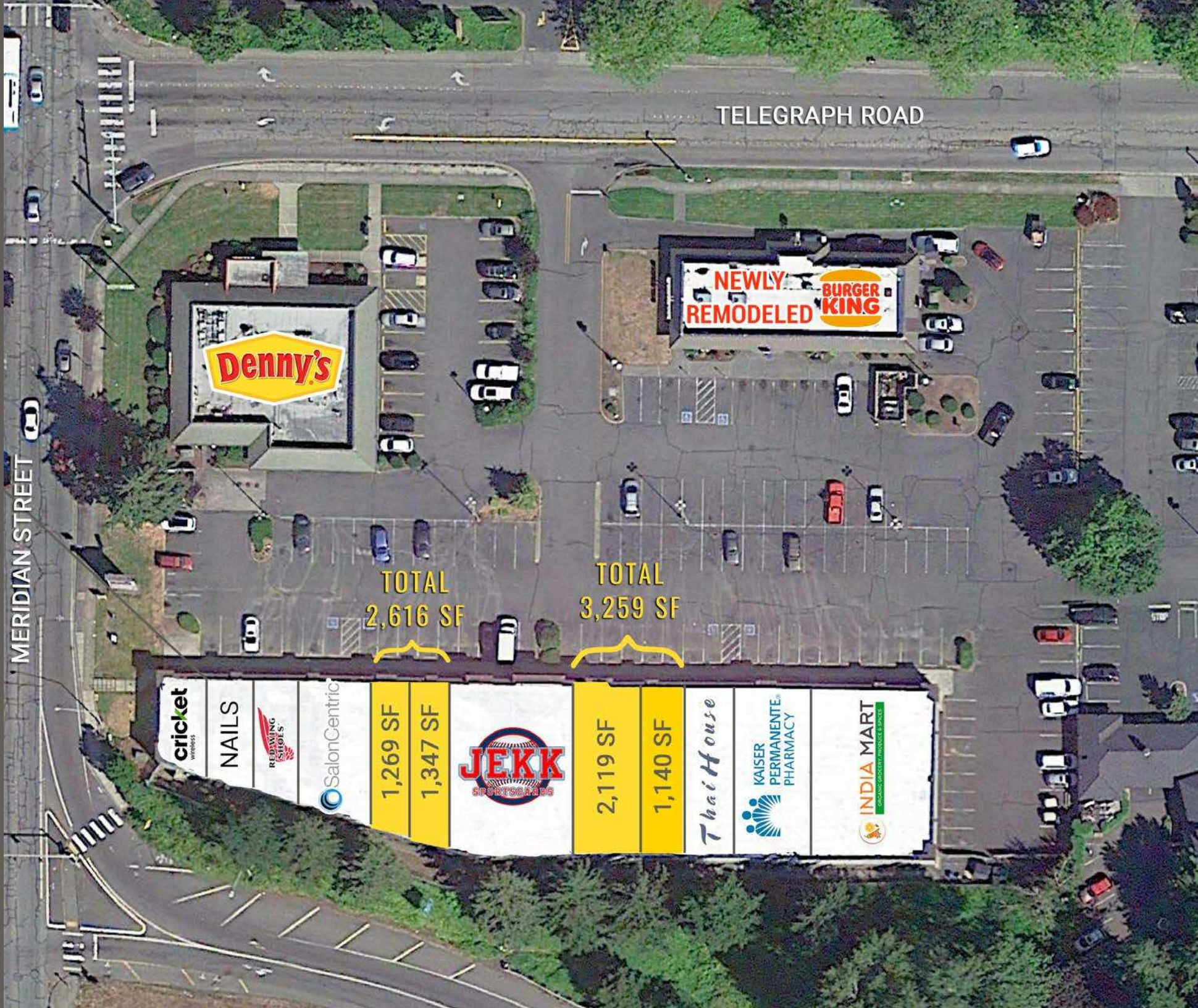
Regis - 2025

	Population	Average HH Income	Daytime Population
Mile 1	10,296	\$84,468	9,360
Mile 3	60,271	\$95,379	42,865
Mile 5	107,375	\$106,629	53,929

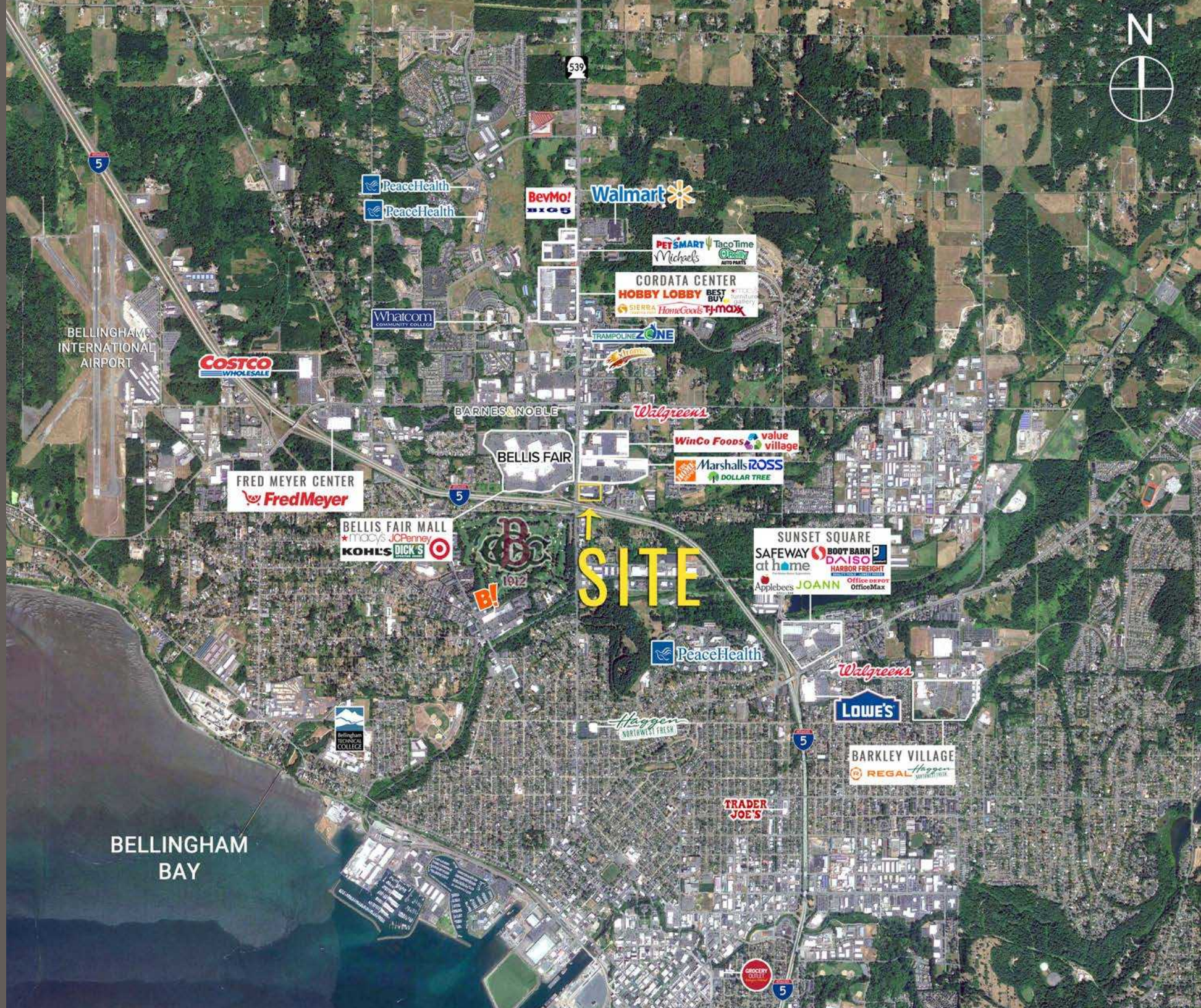
TENANTS

KAISER
PERMANENTE®INDIA MART
ORGANIC PRODUCE FRESH FLOWERS

SITE PLAN



LOCATION AERIAL



BELLINGHAM
INTERNATIONAL
AIRPORT

COSTCO
WHOLESALE

FRED MEYER CENTER
Fred Meyer

BELLIS FAIR MALL
★ macy's JCPenney
KOHL'S DICK'S

Bellingham
TECHNICAL
COLLEGE

BELLINGHAM
BAY

PeaceHealth
PeaceHealth

Whatcom
COMMUNITY COLLEGE

BARNES & NOBLE

BELLIS FAIR

B!

SITE

539

BevMo!

Walmart

PET SMART
TacoTime
Michaels
O'Reilly
AUTO PARTS

CORDATA CENTER
HOBBY LOBBY
BEST BUY
SIERRA HomeGoods
TJ-maxx

TRAMPOLINE ZONE

Walgreens

WinCo Foods value
village

Marshall's
DOLLAR TREE

SUNSET SQUARE
SAFeway at home
BOOT BARN
DAISO
HARBOR FREIGHT
Applebees
JOANN
Office depot
OfficeMax

PeaceHealth

Haggen
NORTHWEST FRESH

LOWE'S

BARKLEY VILLAGE
REGAL
Haggen
NORTHWEST FRESH

TRADER
JOE'S

GROCERY
OUTLET



KIRKLAND | TACOMA | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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