

# Property Summary

FOR LEASE



## PROPERTY DESCRIPTION

This 2,911 SF former restaurant space is located in a beautifully renovated and ADA compliant historic building in the heart of downtown Bellingham. The building features a stunning lobby, perfect for welcoming guests while they wait for their table.

The City of Bellingham is dedicated to revitalizing its downtown core, with new initiatives to enhance foot traffic and outdoor seating options for restaurants. This unit features convenient access to a back alley for deliveries and waste disposal and comes with a grandfathered large hood, which has been thoroughly cleaned after the previous tenant's departure.

As the last available unit in this highly sought-after building, your business will benefit from the existing foot traffic both day and night. Students from the Evergreen Beauty College are eager for dining options, and Bellingham AXE downstairs is sure to attract late-night traffic, providing a fun, lively atmosphere for your guests.

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	3
Available SF:	700 - 2,911 SF
Lot Size:	6,876 SF
Building Size:	20,625 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,840	36,233	46,450
Total Population	17,637	84,591	109,391
Average HH Income	\$74,942	\$92,811	\$99,950

Diana Choi

206.888.0327

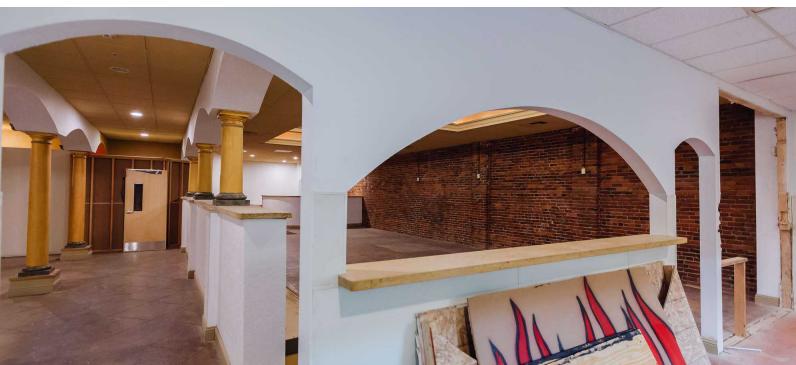
diana.choi@expcommercial.com

WA #23036396



# Additional Photos

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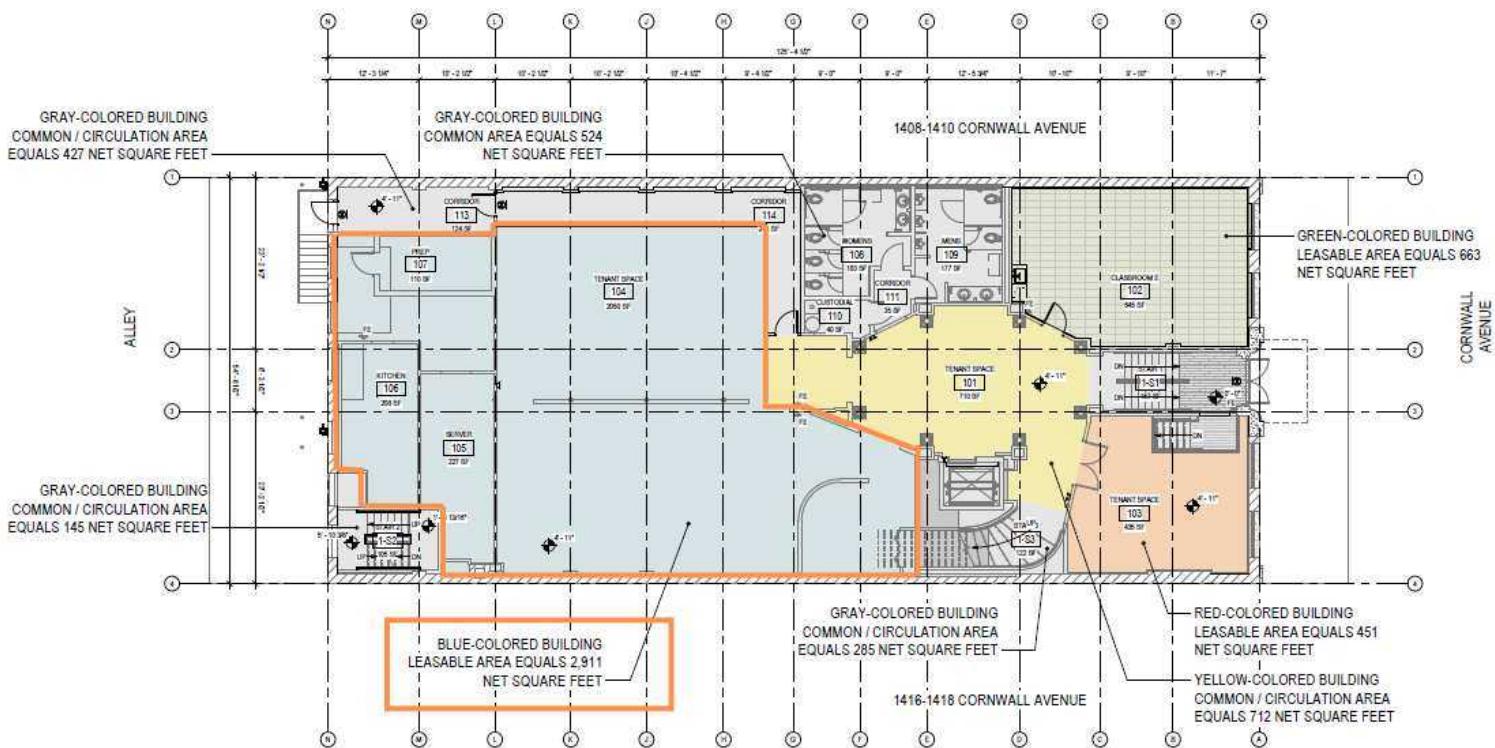
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# Floor Plans

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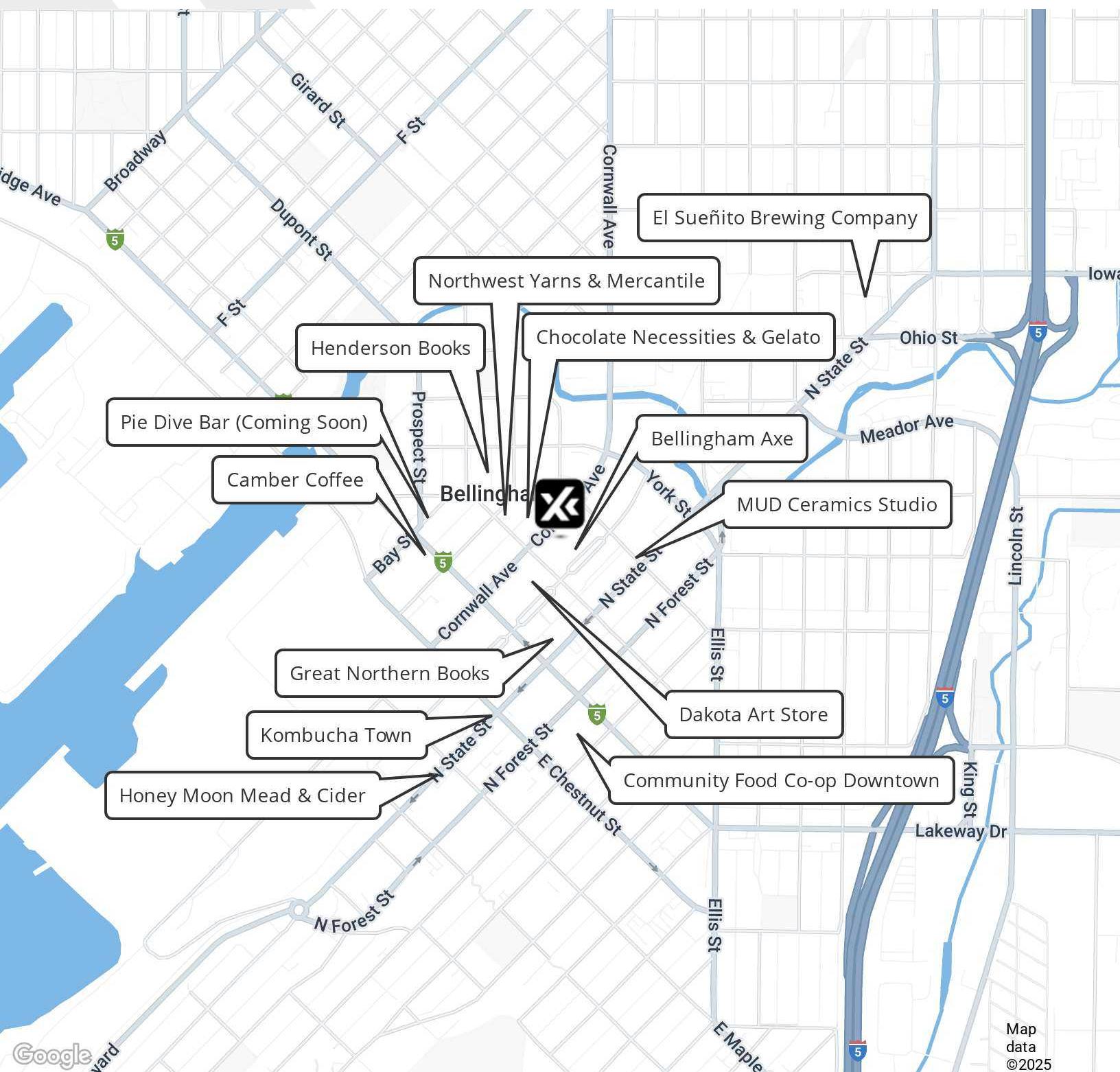
diana.choi@expcommercial.com

WA #23036396

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# Retailer Map

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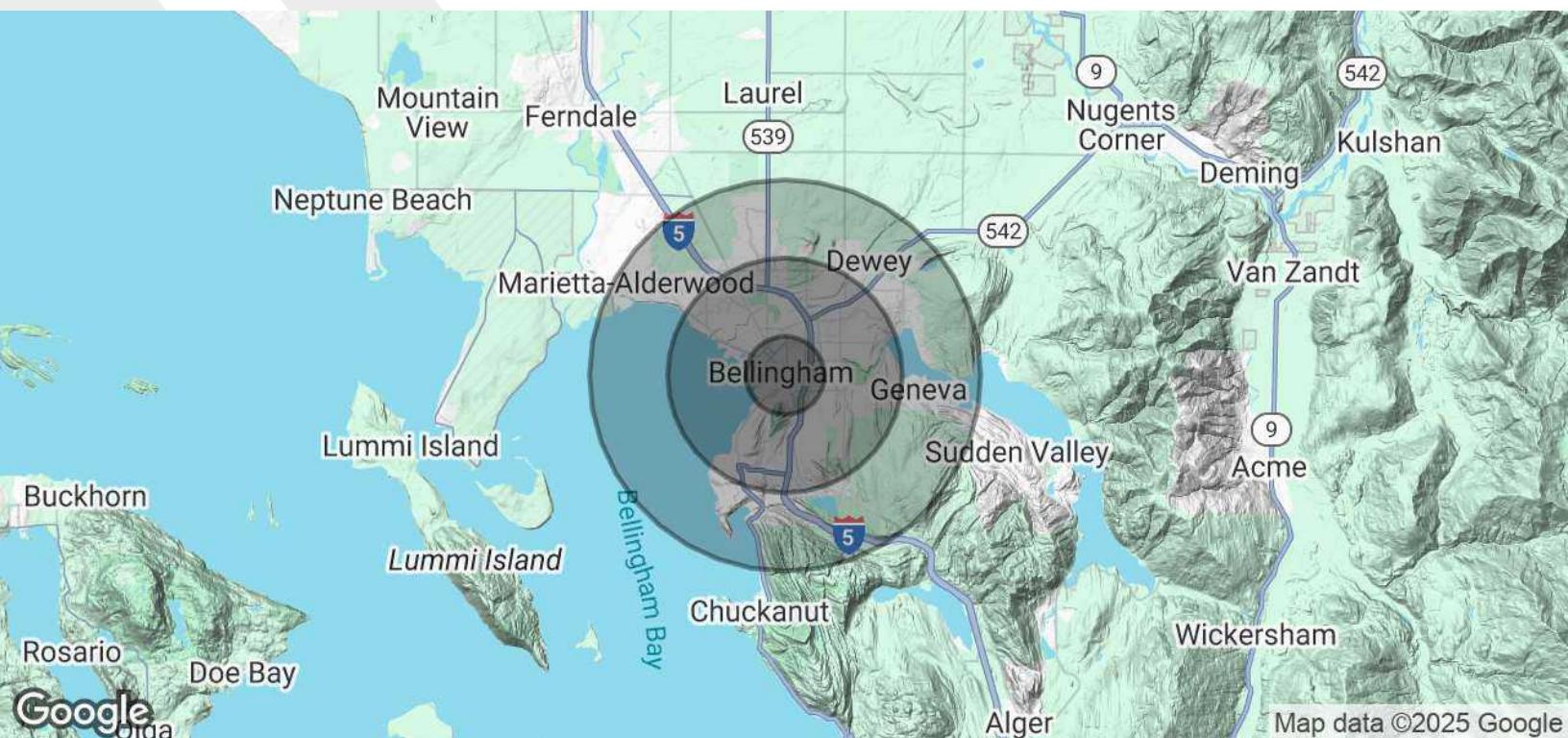
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# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,637	84,591	109,391
Average Age	35	39	40
Average Age (Male)	35	38	39
Average Age (Female)	35	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,840	36,233	46,450
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$74,942	\$92,811	\$99,950
Average House Value	\$627,217	\$637,082	\$657,928

Demographics data derived from AlphaMap

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