

LYNDEN RESTAURANT SUITE



8874 Bender Rd, Lynden, WA 98264

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OVERVIEW



Suite: 5,248 SF
Base Rent: \$16 SF/Y
Est. NNN: \$4.00 SF/Y
Est. NNN + Base = \$8,746.67 Per Month

CBA #: 42534876

Calling all Restaurateurs! A huge opportunity awaits in this well thought out Restaurant space. The former Nuthouse Grill was a long-time local favorite, serving Lynden and Whatcom County for many successful years. This 5,248 SF space is still furnished with all booths and the custom bar still in place. Ample parking with easy ingress and egress, HVAC update, the entire Suite is cleaned and ready for your new concept. The separate bar allows for Family's to dine and enjoy dedicated Restaurant space separate from the bustling sounds of the bar during the big game. Situated right by the newly renovated Bender ballfields and insulated by Homestead golf course this space is prime for a seasoned Restaurateur to bring their concept to life.

LOCATION DETAILS

Population By Radius

1 Mile: 3,849

3 Mile: 11,504

5 Mile: 15,786

Population By Drivetime

3 Minute: 3,353

5 Minute: 8,599

10 Minute: 15,731

Home Ownership By Radius

1 Mile: 68%

3 Mile: 68%

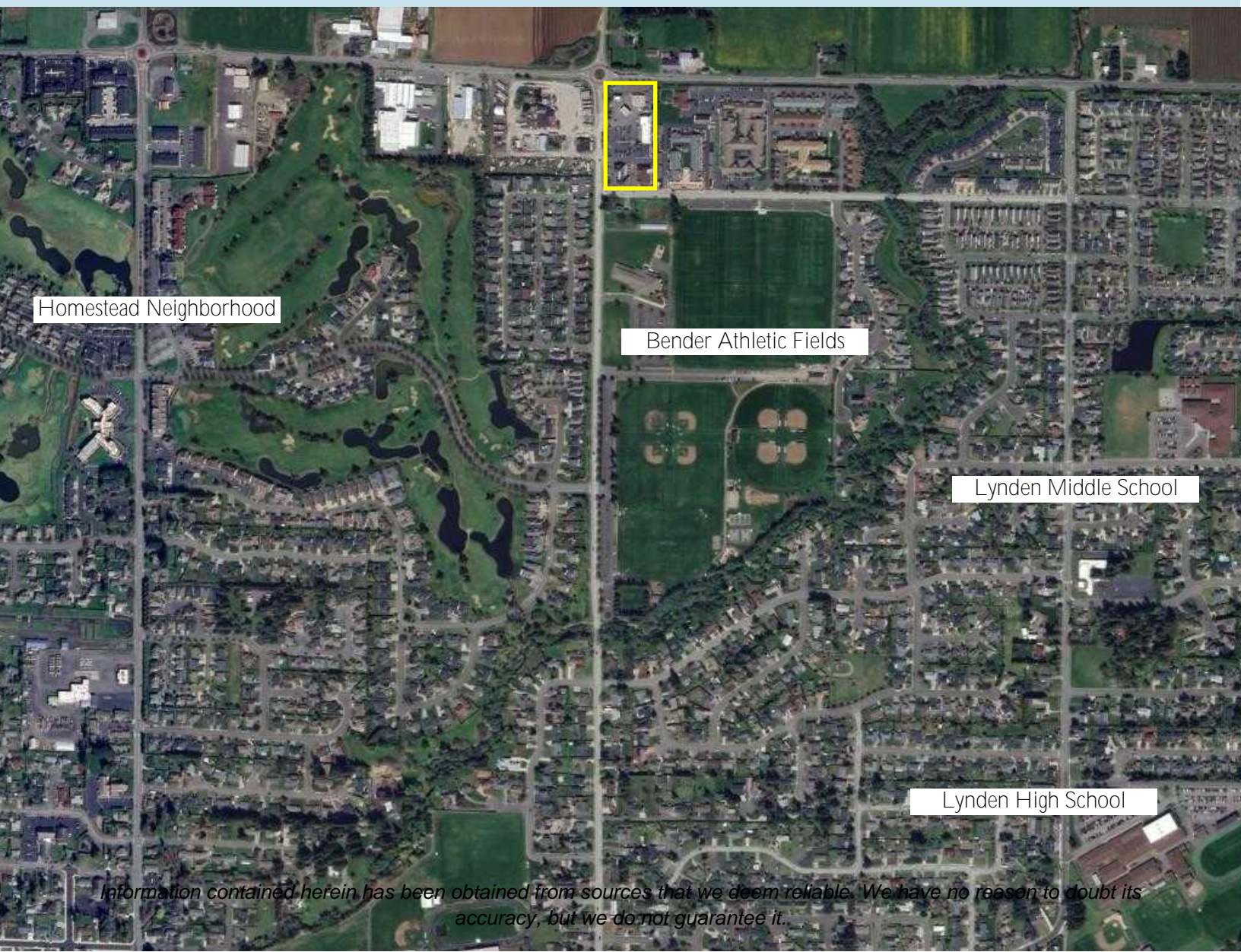
5 Mile: 70%

Employment

Blue Collar: 45.08%

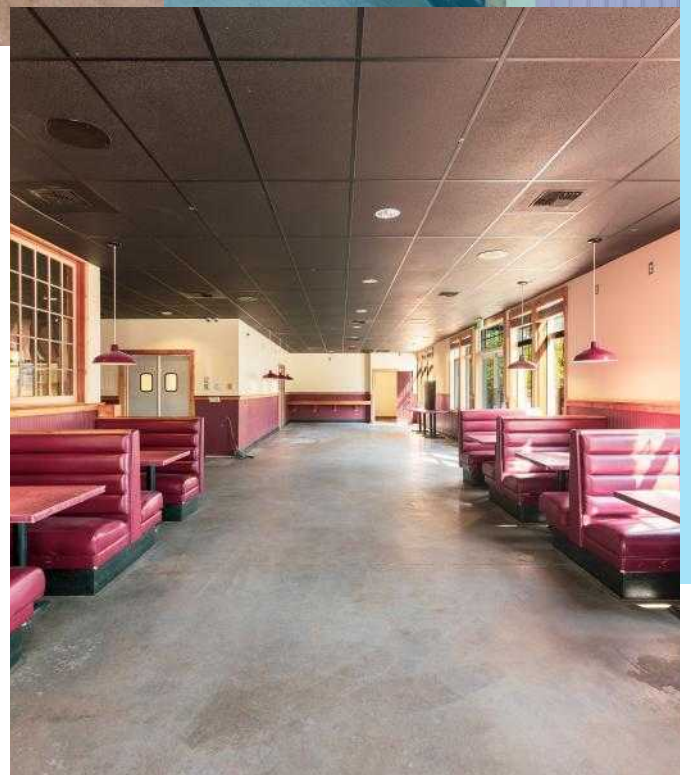
White Collar: 14.63%

Services: 40.29%



Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

PHOTOS



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MARKET AREA

The Pacific Northwest scarcely gets more peaceful than Lynden, a quiet city on the edge of the Nooksack River. Nature abounds in all directions surrounding this quiet area of land and people. Lynden can be conveniently accessed by two major highways. With easy transportation to both Canada and the international hub of Seattle, Lynden offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. To the west the beautiful waves of the pacific ocean call. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant buildings, historical museums, gourmet restaurants and fine arts.



NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 35 miles north. And the technological hub of Seattle resides 108 miles to the south. Lynden provides an essential middle point for those looking to operate within both expanding districts.



HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

DEMOGRAPHICS



Population

Whatcom County: 230,077

Bellingham: 16,551



Average HH Income

Whatcom County: \$80,569

Bellingham: \$94,869



Median Age

Whatcom County: 39

Bellingham: 35.9