

#### PRIME LINCOLN STREET RESTAURANT SPACE

1251 LINCOLN STREET, BELLINGHAM, WA 98229



#### 1,632 Square Foot Retail Space (\$28/SF/YR)

- Excellent location adjacent to the Lark apartment complex and just 1 mile from WWU.
- Former Pizza Hut space with restaurant infrastructure in place including two type I hood fans, walk in fridge/freezer and plumbing fixtures.
- Easy access to the i-5.
- Surrounding businesses include Fred Meyer, Whole Foods, and the Four Points Hotel.
- Neighboring tenants include Edward Jones, Summit Surgical and Great Clips.

#### Elliott Kophs elliott@saratogaRE.com 360.610.4980

SEHOME

Whole Foods Market

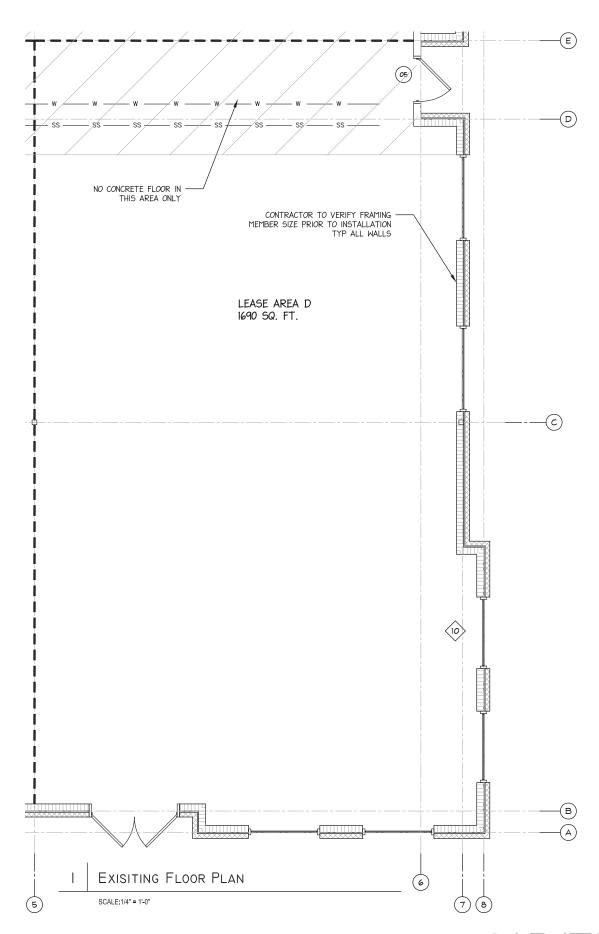
PUGET

LAKEW

saratogaRE.com 228 E CHAMPION, STE 102 BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED. LESSEE TO VERIFY.

## Floor Plan





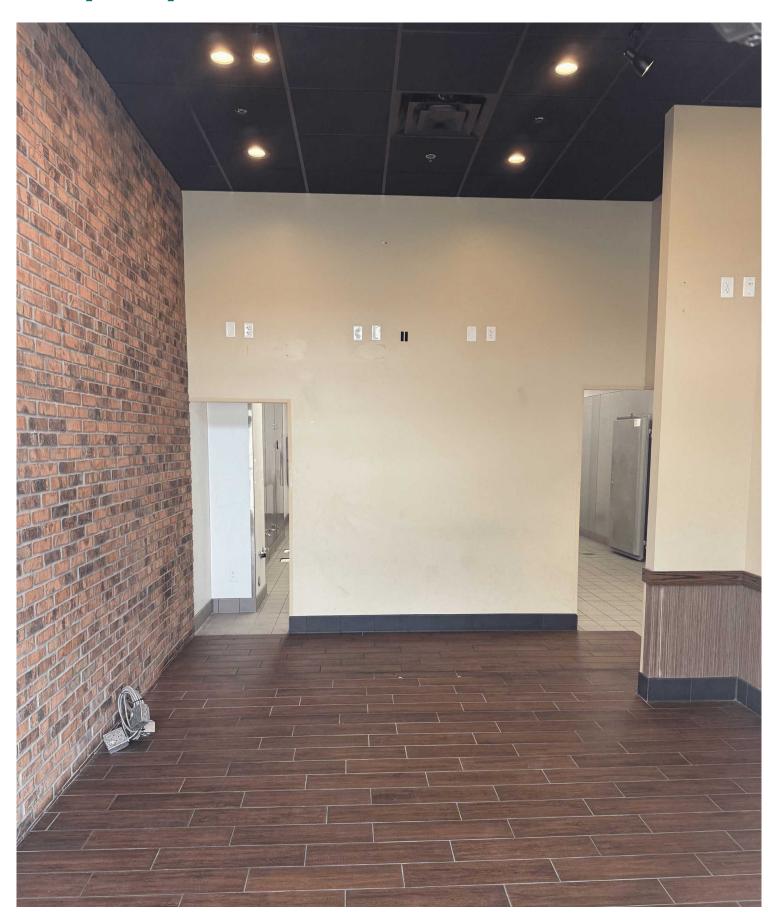








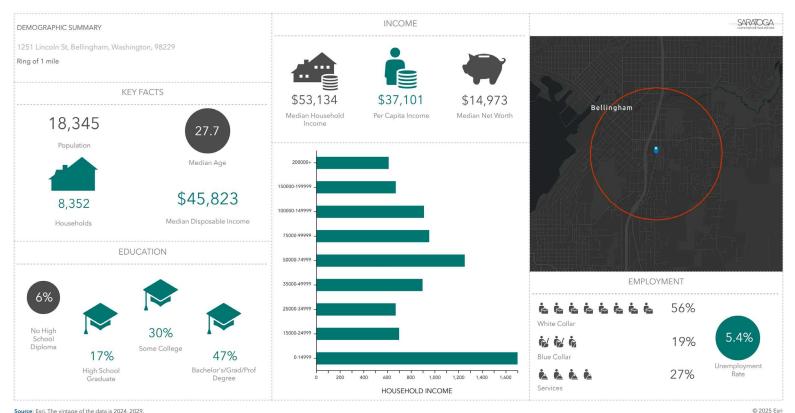
# **Entryway Photo**





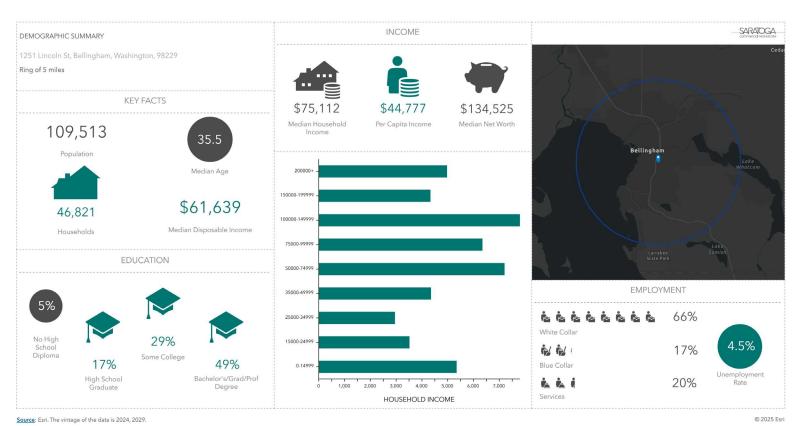
## **Demographics**

#### 1251 LINCOLN STREET



Source: Esri. The vintage of the data is 2024, 2029.

#### 1 Mile Radius



5 Mile Radius



#### 3,246 7,300 6,714 4,965 Lakeway Dr 23,945 Lakeway Dr 23,848 26,000 26,000 Puget 3.485 1,800 Edwards St Hawley Open Space 62,021 Abbott St 0.05 **⊣** mi 24,000 49,000 24,011 57,425 56,429 19,162 56,844 21,700 74,172 19,000 57,095 19,000 16,207 83,000 Bellingt 20,400 16,200 71,653 23,848 20,173 15,106 62,021 47,405

58,000

58,000 41,000

42,000

47,000

50,086

11

### 1251 LINCOLN STREET

### **Traffic**

**Average Daily Traffic Volume** 

- ▲Up to 6,000 vehicles per day
- **▲**6,001 15,000
- **▲ 15,001 30,000**
- ▲30,001 50,000
- ▲50,001 100,000
- ▲More than 100,000 per day







8.0

1.6 **⊣** mi