

FOR LEASE RETAIL SPACE

137 S SAMISH WAY, BELLINGHAM, WA



CORNER RETAIL SPACE AVAILABLE NOW!



LoopNet™



CoStar

CREXIA

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137 S SAMISH WAY, BELLINGHAM, WA 98225

EXCLUSIVELY LISTED BY:



MULJAT GROUP
COMMERCIAL
MULTI-FAMILY · RETAIL · INDUSTRIAL · OFFICE

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OFFERING SUMMARY

**137 Samish Way
Bellingham, WA**

1,200 SF +/-
Total Leasable Area

\$30.00/ SF
Base Rent

\$8.62/ SF
Estimated NNNs
(not including utilities)

\$3,862.00/ Month
Total Estimated Monthly Rent
(Includes Base Rent + NNNs)



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PROPERTY DESCRIPTION

Prime retail corner on the main entrance to Bill McDonald Parkway and Western Washington University with quick access to I-5.

Lots of foot-traffic in the area as well due to nearby apartments and student housing. Great exposure with building signage and strong traffic counts make this a phenomenal opportunity!

Plenty of parking for your customers!



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College Towns

141 Samish Way, Bellingham, Washington, 98225
Ring of 1 mile



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



3,920 households are *College Towns*

57.6% of households are in this segment

College Towns: *Scholars and Patriots* LifeMode

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions...

[Learn more...](#)

ABOUT THIS SEGMENT



This market is bike and pedestrian friendly. Off-campus, low rent apartments comprise much of the housing stock.



Limited incomes result in thrifty purchases.



Strong preference for environmentally friendly products and vehicles that get good gas mileage.



Go out to the movies and out for drinks. Prefer to watch movies and TV programs online.



Most feel anything that can be done online is easier than in person. Own laptops and notebooks and video game systems.

ABOUT THIS AREA

Household Type:

Multi-Unit Rentals; Single Family

Employment:

Students; Prof; Svcs

Median Age:

23.7

Median Household Income:

\$55,479

Education:

61.8% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

18,799

Population

6,808

Households

2.18

Avg Size Household

65

Wealth Index

35

Housing Affordability

49

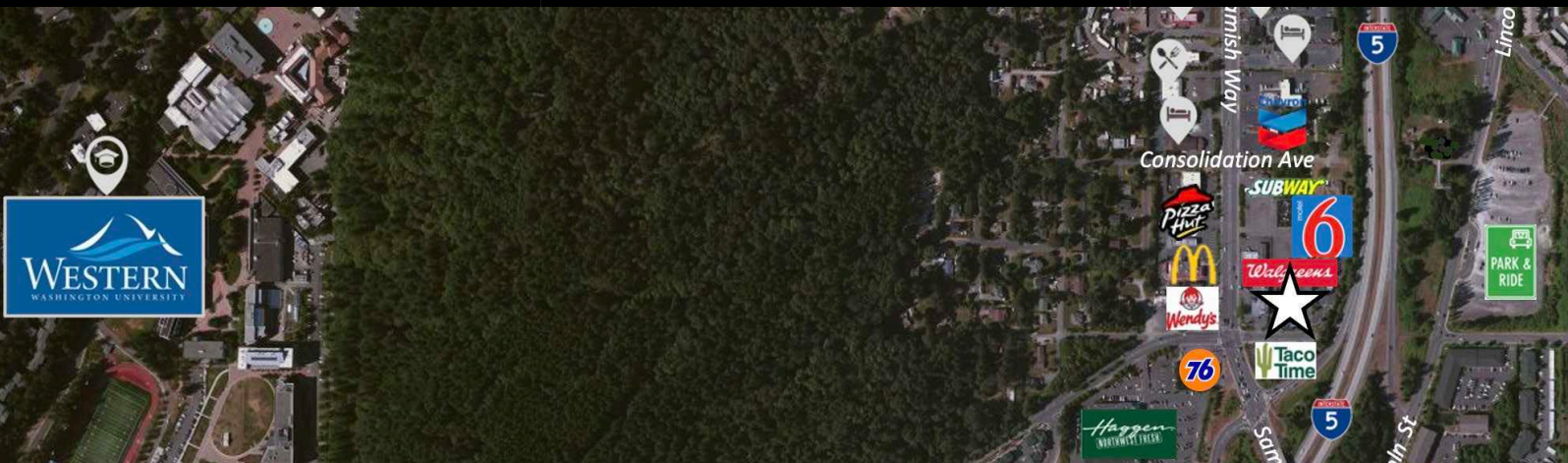
Diversity Index

\$640,776

Median Home Value

1.14%

Forecasted Annual Growth Rate



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DEMOGRAPHICS

BELLINGHAM, WA



Location

Bellingham is the most populous city in Whatcom County and holds the county seat. Convenient access to the area and surrounding markets contributes to Bellingham's diverse economy. Vancouver, B.C. is located 52 miles north of Bellingham, and Seattle is 90 miles south.

Education & Employment

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and NW Indian College call Bellingham home. Other major employers include St. Joseph's hospital and BP Cherry Point.

Natural & Historical Beauty

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to Bellingham's natural beauty and historical preservation.

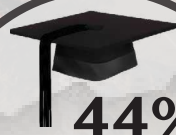
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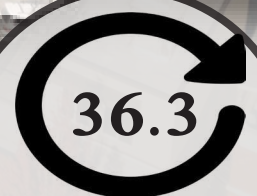
Population

\$58K

Median
Household
Income



44%
Bachelor's
Degree or
higher



Median Age

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Prospective tenants should be aware that Owner of the real property known as 414 Girard Street, is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors and or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.

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