

# RETAIL CENTER SUITE



1730 LaBounty Drive, Ferndale, WA 98264

KC Coonc, Designated Broker

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# OVERVIEW



Suite 7: 1,000 SF

Base Rent: \$23 SF/Y

Est. NNN: \$6.50 SF/Y

Base Rent + Est. NNN = \$2,458.34 Per Month

CBA #: 42814552

Former hair and tanning salon suite situated in the Grocery Outlet Center in Ferndale. Easy fit for tanning business, massage, or other salon uses. Rectangular, 1,000 space can be easily converted to any retail, office, or service industry use. Excellent mix of tenants in the center draw a broad base of customers create a thriving opportunity for your business. Tenant mix includes, Grocery Outlet, Tractor Supply, Coconut Kenny's, DownTime Taps, Borthwick Jewelers, Papa Murphy's, Asian Bistro and more.



# PHOTOS SUITE 7



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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# LOCATION



## Canadian International Border

16 minutes

14.2 miles

## Bellingham, WA

13 minutes

6.5 miles

## I-5 Exits 262

3 minutes

0.7 miles



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# MARKET AREA

Ferndale is the second-largest city in Whatcom County, following Bellingham. It resides in the northwest corner of Washington State near the Nooksack River, and serves as a great middle point between the two technological hubs of Vancouver, B.C. and Seattle, WA. As Ferndale continues to develop, more and more people are relocating there for a new and better home. According to the Washington State Office of Financial Management, Ferndale saw their population grow by an impressive rate of 4.6% in 2020. Seemingly, its charming historic community and many nearby attractions are inviting new residents and making Ferndale a sought-after place to live and conduct business in.



## 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 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham 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

Ferndale: 16,706



### Average HH Income

Whatcom County: \$80,569

Ferndale: \$83,839



### Median Age

Whatcom County: 39

Ferndale: 33.6