

RETAIL SPACE  
FOR LEASE

# SARATOGA

PRIME RETAIL IN OLD TOWN VILLAGE

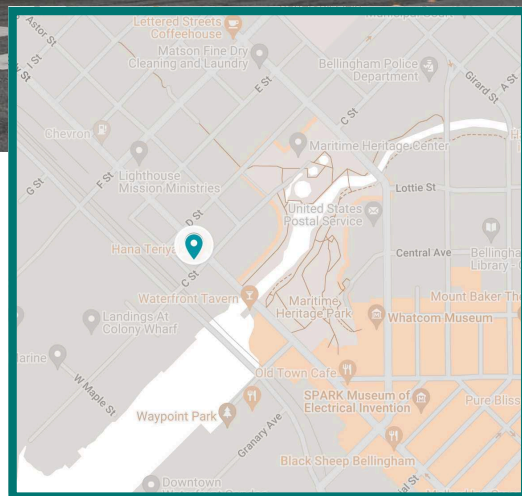
705 W HOLLY STREET, BELLINGHAM



**6,024 Square Feet**

**\$18/SF/YR + NNN**

- Part of new Old Town Village development
- Improvement Allowance
- On-Site Parking
- Adjacent to downtown Bellingham and the waterfront



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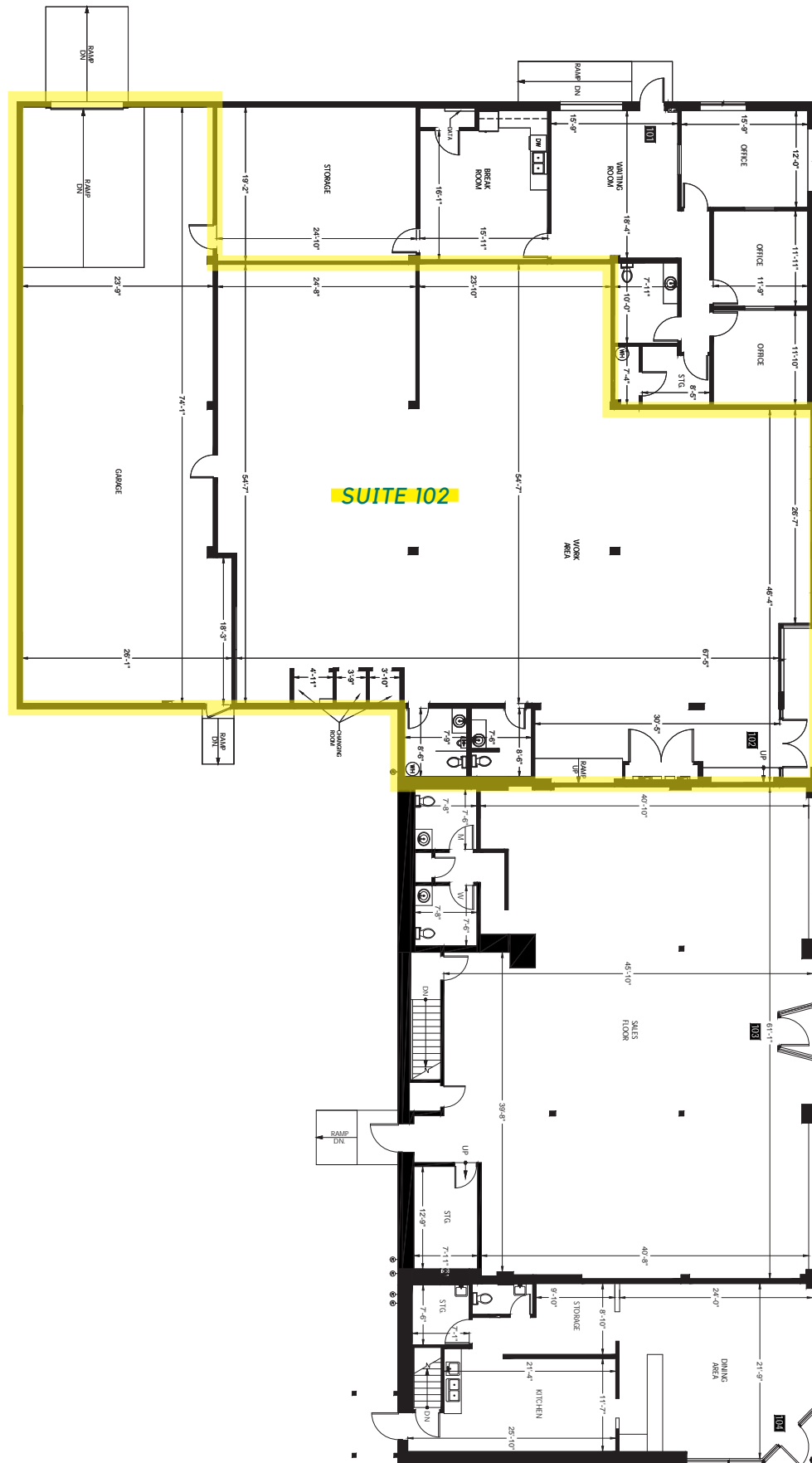
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## ***Floor Plan***

705 W HOLLY STREET, BELLINGHAM









# Bellingham

## Quick Stats

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**Population:** 97,270

**Area:** 30.1 square miles

**Miles of bike lanes:** 61.1

**Miles of trails:** 68.7

### Travel Distances

**Canadian border:** 21 miles

**Vancouver, B.C:** 52 miles

**Seattle:** 90 miles

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On the shores of Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. The City of Bellingham, which serves as the county seat of Whatcom County, is at the center of a uniquely picturesque area offering a rich variety of recreational, cultural, educational and economic activities.







## ***Bellingham's Community Hub***

The Old Town District is one of Bellingham's seven urban villages, which support vibrant mixed residential and commercial neighborhoods and are key to helping us meet our community's housing needs and climate goals. Urban villages comprise less than four percent of the city's land area but are expected to accommodate 30 percent of future growth.

Several new developments are planned for the Old Town District. The private developments will be constructed through eight city blocks over the next 10 years. In all, they will provide approximately 500 new residential units in Old Town, and commercial space.





# ***Old Town Development***

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## ***The following uses are permitted:***

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1. Retail establishments.
  2. Motorcycle and scooter sales.
  3. Offices and other commercial services.
  4. Banks and other financial institutions.
  5. Residential uses.
  6. Personal and business services.
  7. Commercial recreation.
  8. Eating and/or drinking facilities.
  9. Repair shops for small equipment and items.
  10. Handicraft manufacturing (jewelry, pottery, glass, furniture, etc.).
  11. Theaters, art galleries and art studios.
  12. Public buildings and uses.
  13. Passenger terminal facilities.
  14. Private clubs and lodges.
  15. Schools, art schools and institutions of higher education.
  16. Hotels, motels and resident inns.
  17. Day care.
  18. Service care, day treatment and child placing agencies.
  19. Medical care centers.
  20. Neighborhood clubs and activity centers.
  21. Public parks.
  22. Parking facilities.
  23. Community public facilities.
  24. Short-term rentals, per BMC 20.10.037.
  25. Certain temporary homeless shelters, per Chapter 20.15 BMC.
  26. Certain interim housing, per Chapter 20.15A BMC.
  27. Uses similar to those listed in 1 through 26.



# ***The Old Town Vision***

The Old Town area is envisioned as a community in which people can live, work, and play. It's designed to maintain important characteristics such as view corridors and vistas, natural features, historic resources, small businesses and yet provide for additional housing and business opportunities. Old Town is envisioned as an 'urban village' that nearby residents of downtown and Lettered Streets call their own.

Old Town is a place that preserves and respects its historic features. The Old City Hall (Whatcom Museum), Territorial Courthouse, Great Northern Passenger Station, Oakland Block, Lottie Roth Block, and Pickett House are area highlights. Some of the remaining historic buildings are situation so as to create terminal views — “views of the past” — thereby garnering the area's historic context a more significant presence.

A diverse mix of uses will be encouraged to emphasize and build upon the eclectic nature that exists today. People envision live/work and artist studios, theatres, antique shops, maritime uses, and a variety of housing opportunities.

What has always drawn people to this area is its connection to the water from Whatcom Creek to the Bay. Strong pedestrian connections to the waterway and waterfront redevelopment area draw people to enjoy the water. Whatcom Creek and Maritime Heritage Park, another area treasure, continues to serve as a respite and trail link to nearby neighborhoods.



## **Boundary:**

*The Old Town Sub-Area Plan boundary follows Roeder Avenue at Bay Street north to G Street east to Bancroft, south to D Street, east following Maritime Heritage Park to Dupont Street, south to Prospect, south to Bay Street and west to Roeder.*