

RETAIL SPACE  
FOR LEASE

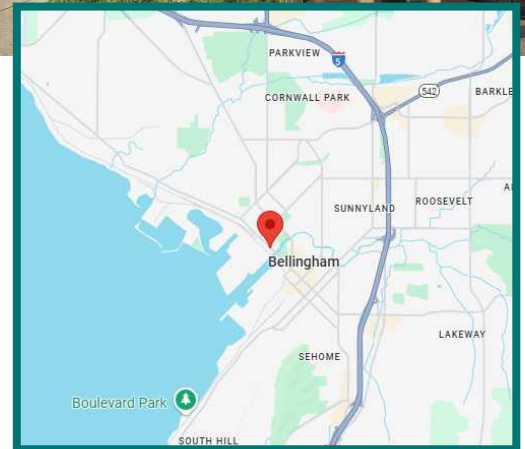
# SARATOGA

PRIME RETAIL IN OLD TOWN BELLINGHAM



**800 - 1,610 Square Feet**  
**\$26/SF + NNN**

- **Coming Spring 2026:**  
Ground floor retail in 84 unit apartment building.
- Warm shell delivery with electrical, plumbing and HVAC stubbed in.
- Fixturization Period and Tenant Improvement Allowance negotiable.
- Other Old Town tenants include:  
Museo, Hana Teriyaki, Tilt Shift Design, Creative Dancewear.



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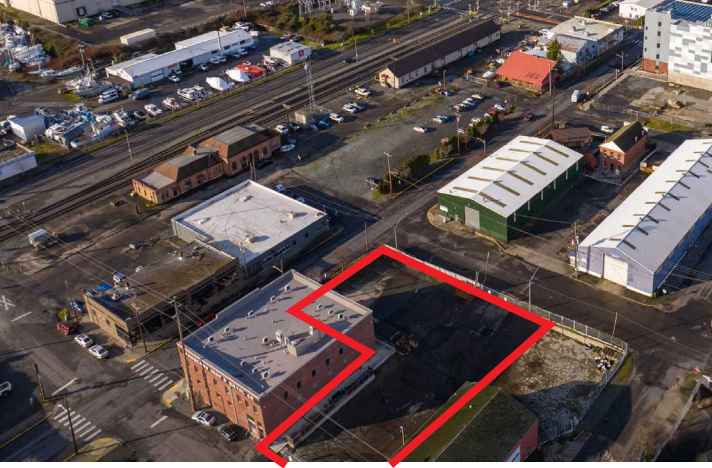
# Aerial Rendering



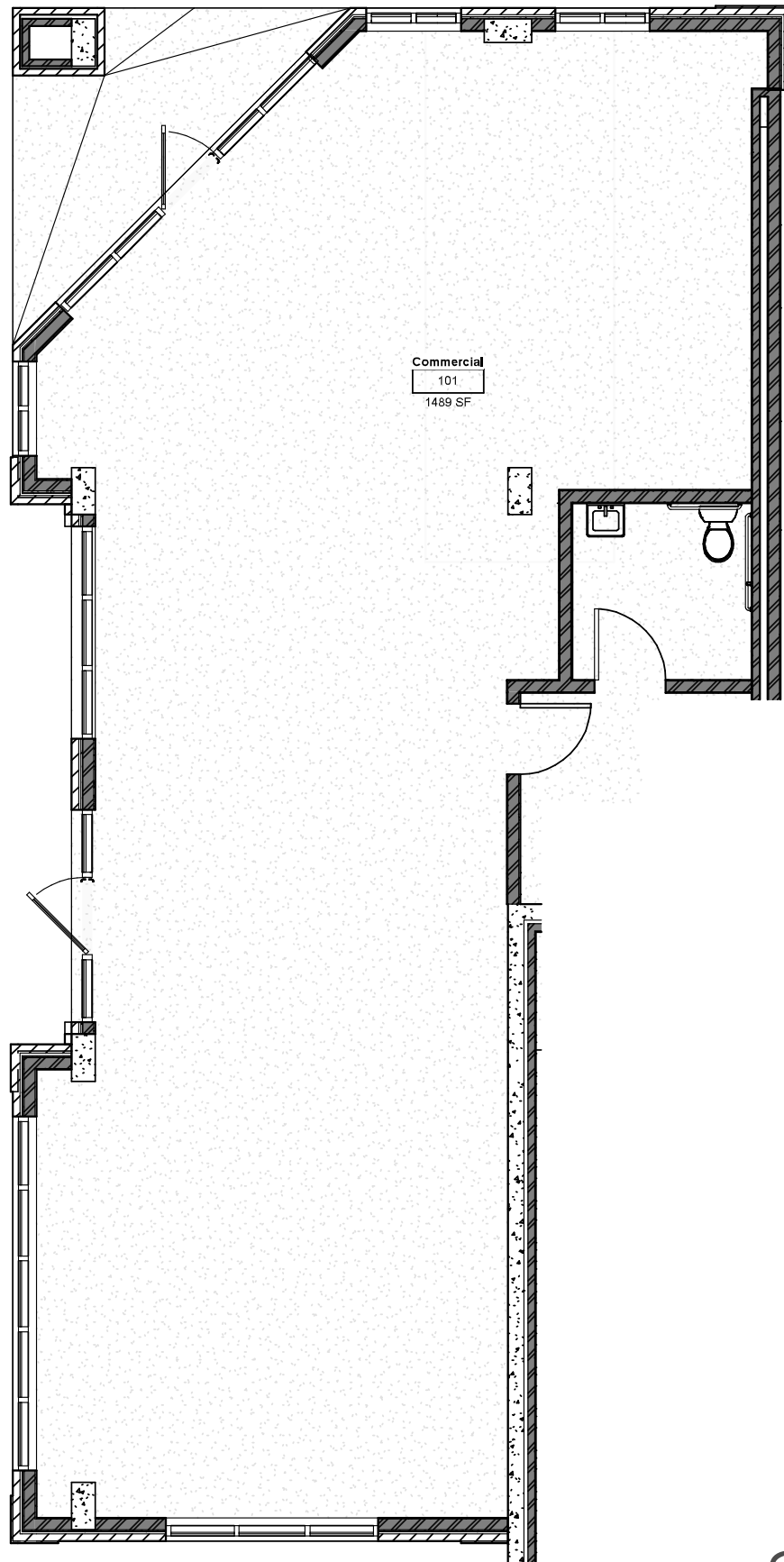
Coming Summer 2026

Coming Summer 2027

## Property Photos



# Floor Plan



# Demographics

## DEMOGRAPHIC SUMMARY

714 W Holly St, Bellingham, Washington, 98225  
Ring of 1 mile

### KEY FACTS

16,182

Population



7,476

Households

31.3

Median Age

\$51,973

Median Disposable Income

### EDUCATION

6%

No High School Diploma



15%

High School Graduate



28%

Some College



51%

Bachelor's/Grad/Prof Degree

## INCOME



\$60,129

Median Household Income



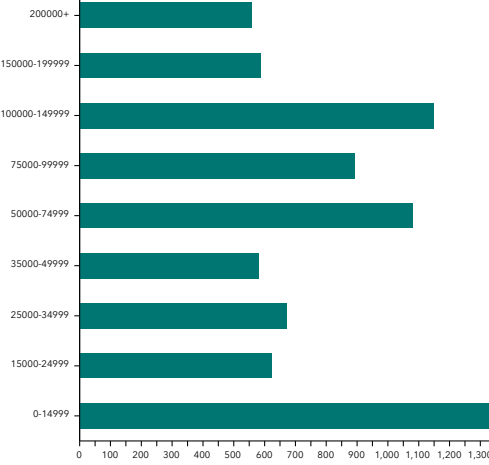
\$39,281

Per Capita Income

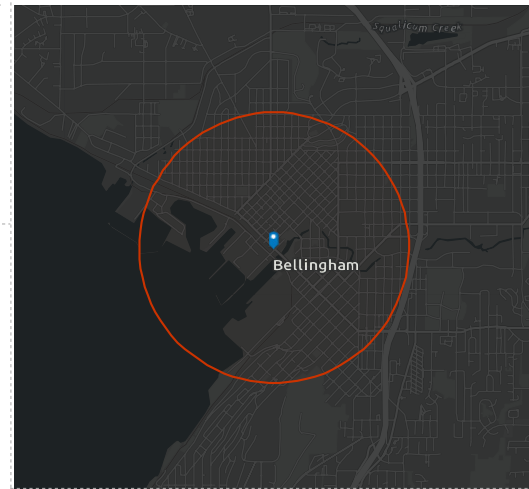


\$28,947

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT

62%

White Collar

16%

Blue Collar

25%

Services

5.8%

Unemployment Rate

1 Mile

## DEMOGRAPHIC SUMMARY

714 W Holly St, Bellingham, Washington, 98225  
Ring of 5 miles

### KEY FACTS

111,496

Population



47,593

Households

35.5

Median Age

\$61,357

Median Disposable Income

### EDUCATION

5%

No High School Diploma



17%

High School Graduate



29%

Some College



49%

Bachelor's/Grad/Prof Degree

## INCOME



\$74,719

Median Household Income



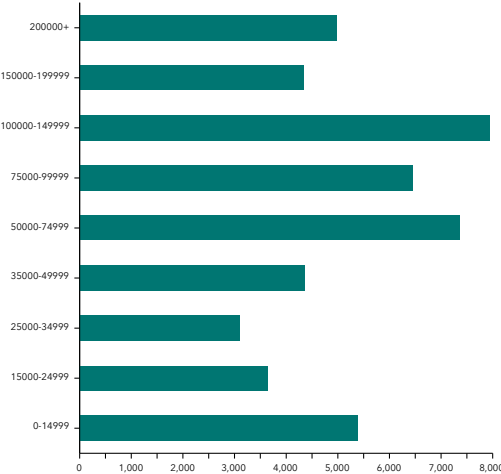
\$44,463

Per Capita Income

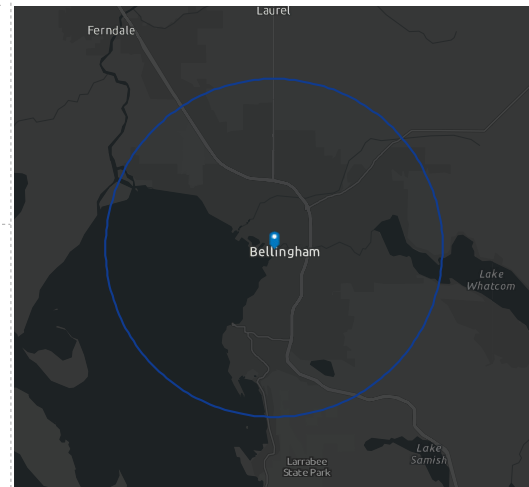


\$133,039

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT

65%

White Collar

18%

Blue Collar

20%

Services

4.6%

Unemployment Rate

5 Mile

# Traffic Data

## Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

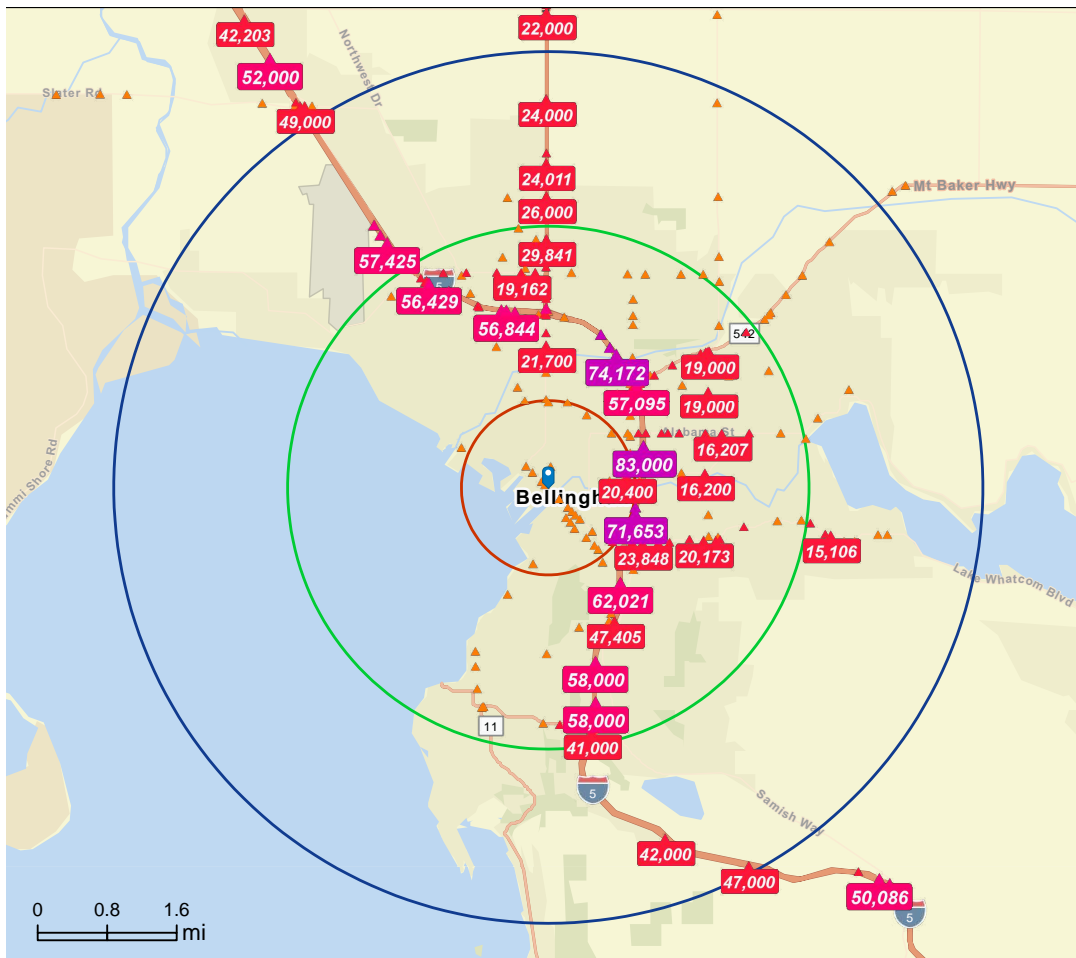
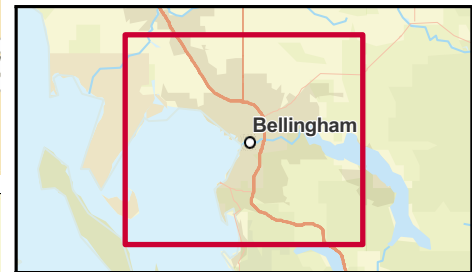
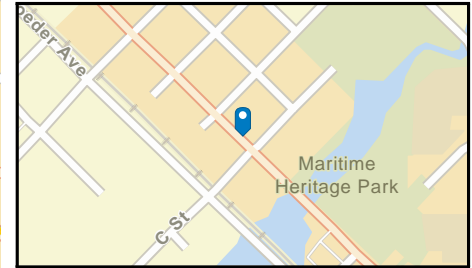
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day



# 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:***

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.*