

# MERIDIAN RETAIL CENTER



102 W. Stuart Rd., Bellingham, WA 98225

KC Coonc, Designated Broker

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# OVERVIEW



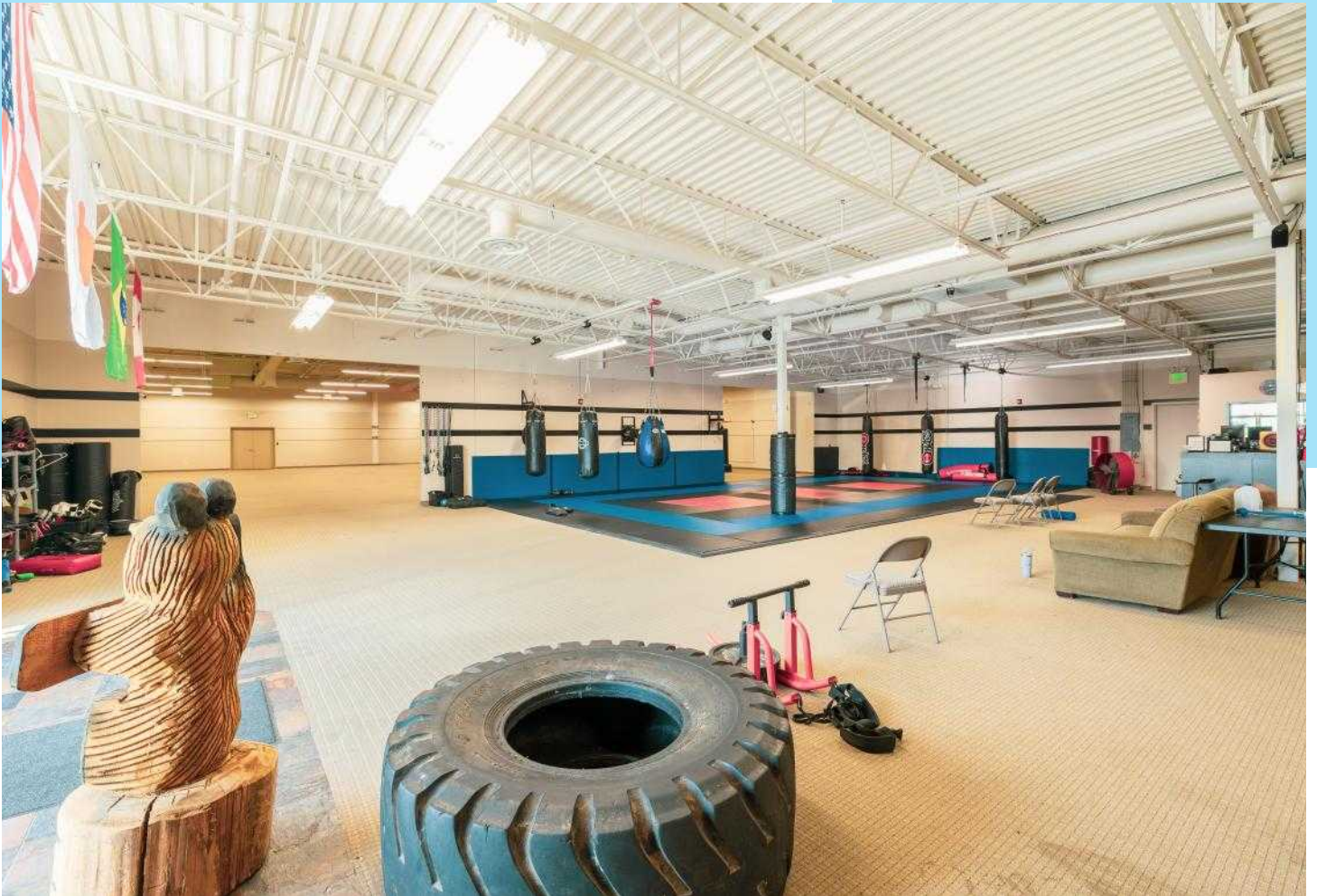
Suite 110: 12,388 SF  
Base Rent: \$16 SF/Y  
Est. NNN: \$2.60 SF/Y  
Base Rent + NNN = \$19,201 Per Month

CBA #: 43283006

Up to 12,388 sq ft available in a multi-tenant commercial strip center with regional corner coffee drive-thru situated across from Walmart. The space consists of 9,488 sq ft of retail space supported by 2,900 sq ft of warehouse space with 2 loading docks. This space is a great fit for a furniture store/warehouse, mattress store, motorcycle/power sports store, or a retail/wholesale use that needs truck docks. The 2,900 sq ft of warehouse with 2 docks could be separated from the 9,488 sq ft of retail space. Easy access at the signalized intersection of Meridian Street and W Stuart Road with 28,600 daily traffic trips fronting Meridian Street. Strong mix of long-term tenants include BevMo, Big 5, Sherwin Williams, Price Cutter Cleaners, Neptune Society, and Woods Coffee.



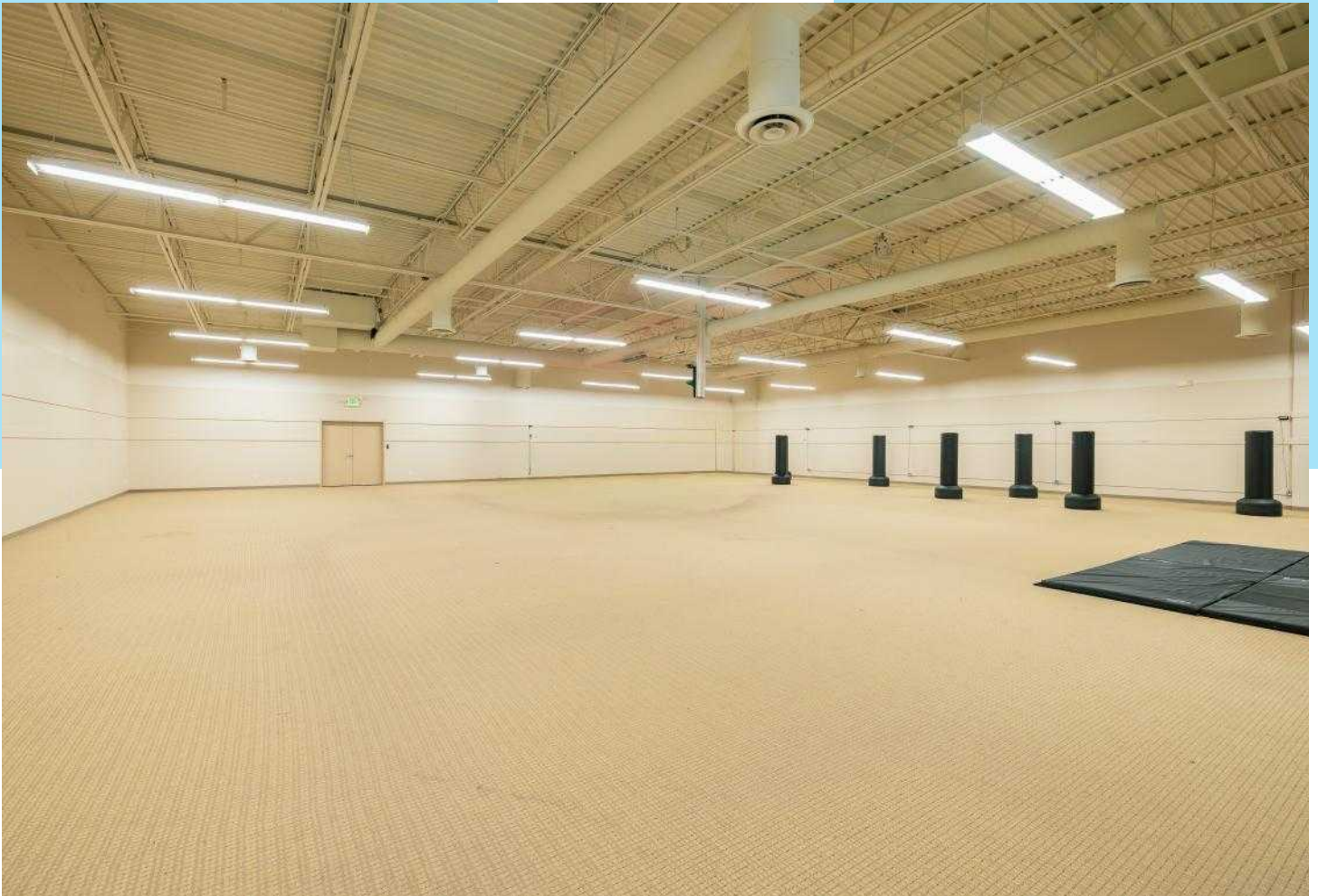
# PHOTOS



*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.*



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# SURROUNDING AREA

## NOTABLE BUSINESSES

Walmart	Whatcom Community College	DeWaard & Bode
Best Buy	IHOP	T-Mobile Call Center
HomeGoods	Barnes & Noble	Texas Roadhouse
Hobby Lobby	Bellis Fair Mall	Chipotle
PetSmart	Olive Garden	Target
Sierra	Red Robin	Sportsman's Warehouse
Macy's Furniture	Buffalo Wild Wings	Cordata Park
Starbucks	Home Depot	Bank of America
Trader Joe's	Winco	Petco



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# LOCATION



## Canadian International Border

20 minutes

14 miles

## Bellingham International Airport

13 minutes

3.6 miles

## I-5 Exits 256

5 minutes

1.3 miles



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# PROPERTY INFO

Property Name: 102 W. Stuart Rd., Bellingham, WA 98225

Parcel ID: 380215354500000

Lot Size: 4.27 Acres

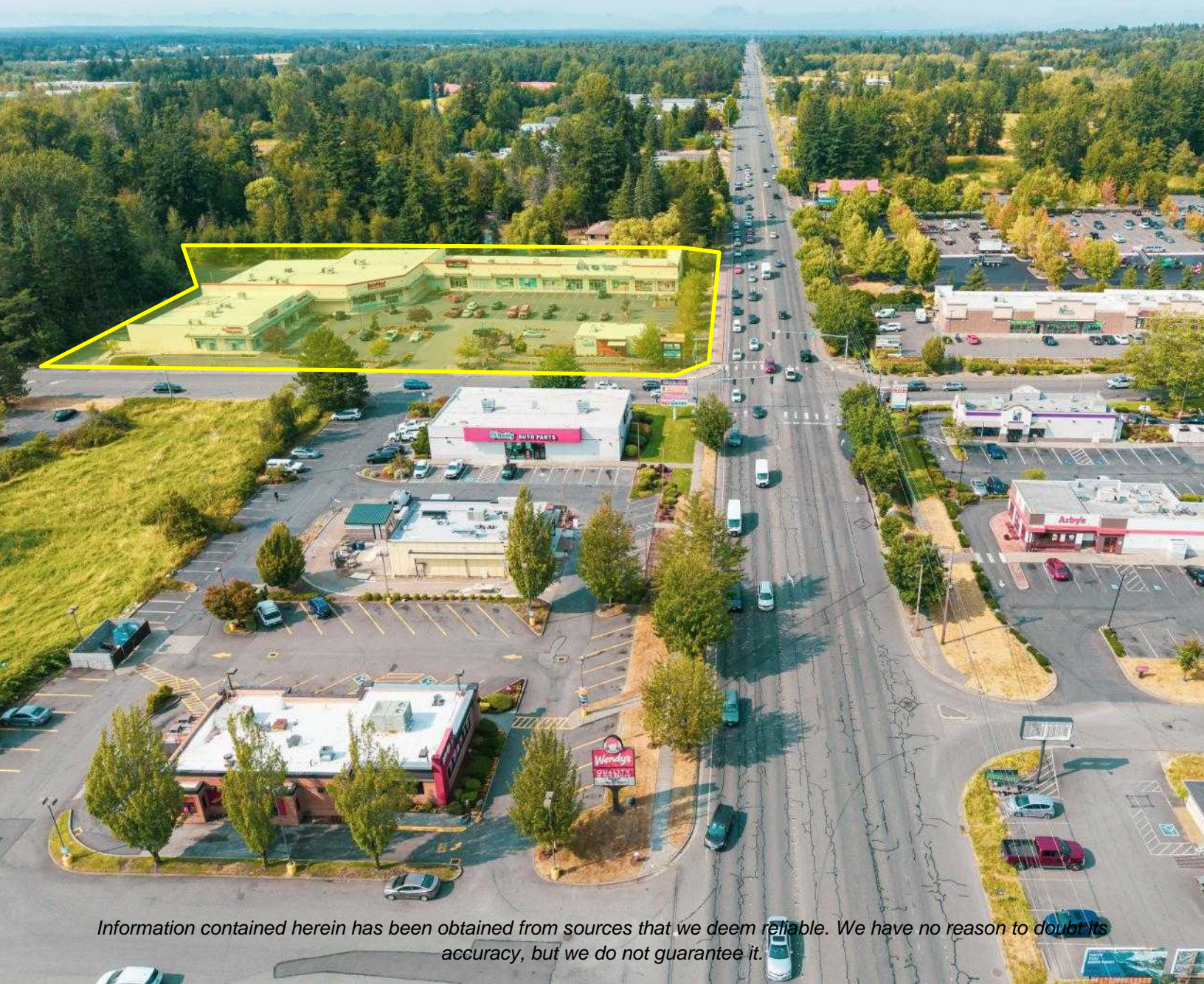
Building Size: 44,937 SF— per assessor

Year Built: 2009

Improvement Description: Multi-tenant strip commercial center with 2 rear loading truck docks and drive-thru coffee corner

Parking Spaces: 99+

Zoning: Planned Commercial



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# MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



## 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

Bellingham: 93,910



### Average HH Income

Whatcom County: \$80,569

Bellingham: \$80,709



### Median Age

Whatcom County: 39

Bellingham: 37.5