

1400Commerce Pl
Ferndale, WA 98248
Warehouse Distribution



Property Features

- Easily Accessible off of I-5
- 24' Clear Height
- Multiple Dock High & Graded Level Doors
- Substantial Power
- Rent \$.90 PSF/NNN



1400 Commerce Place



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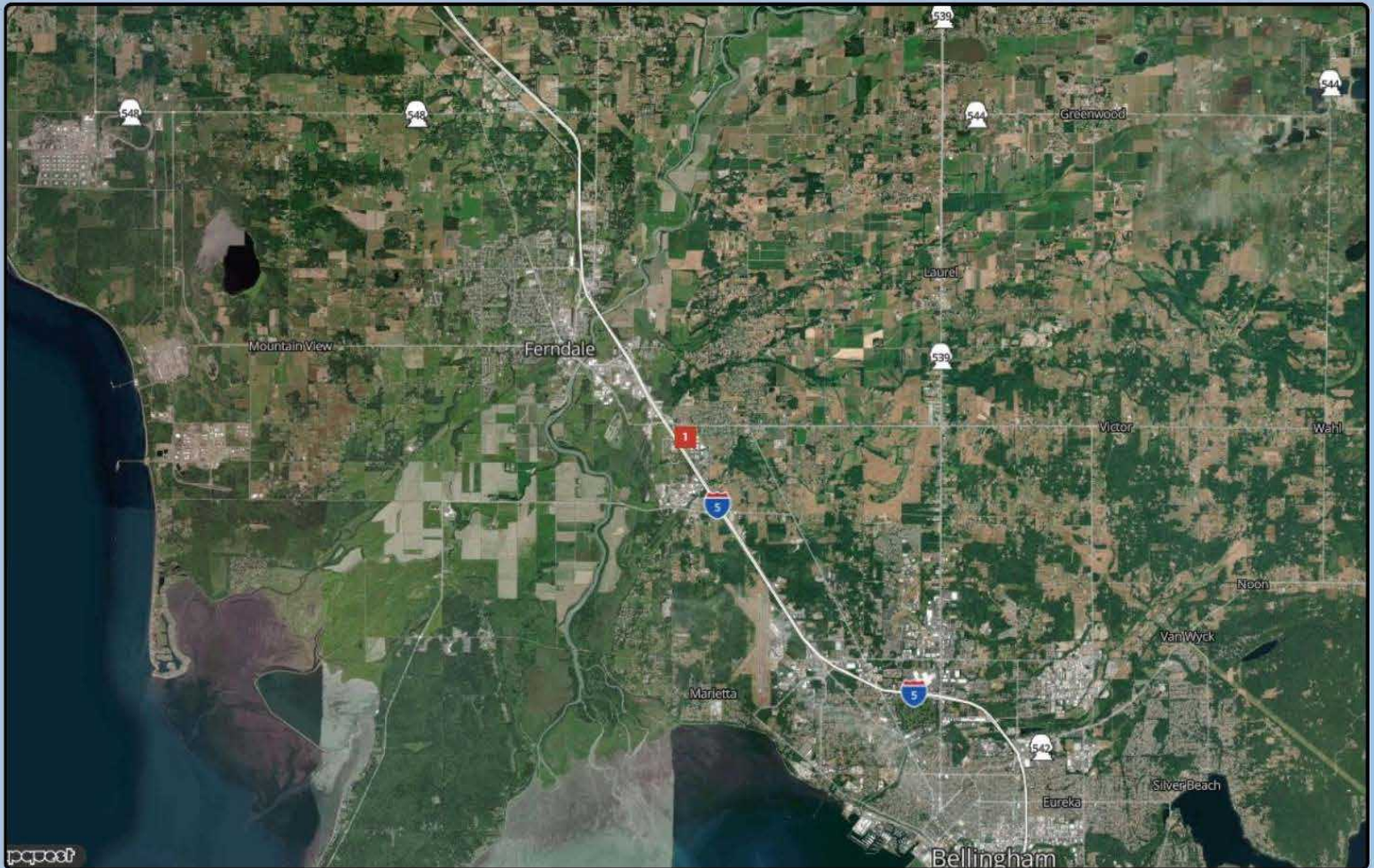
WestCom
PROPERTIES, INC

3111 Newmarket St., Ste 108
Bellingham, WA 98226
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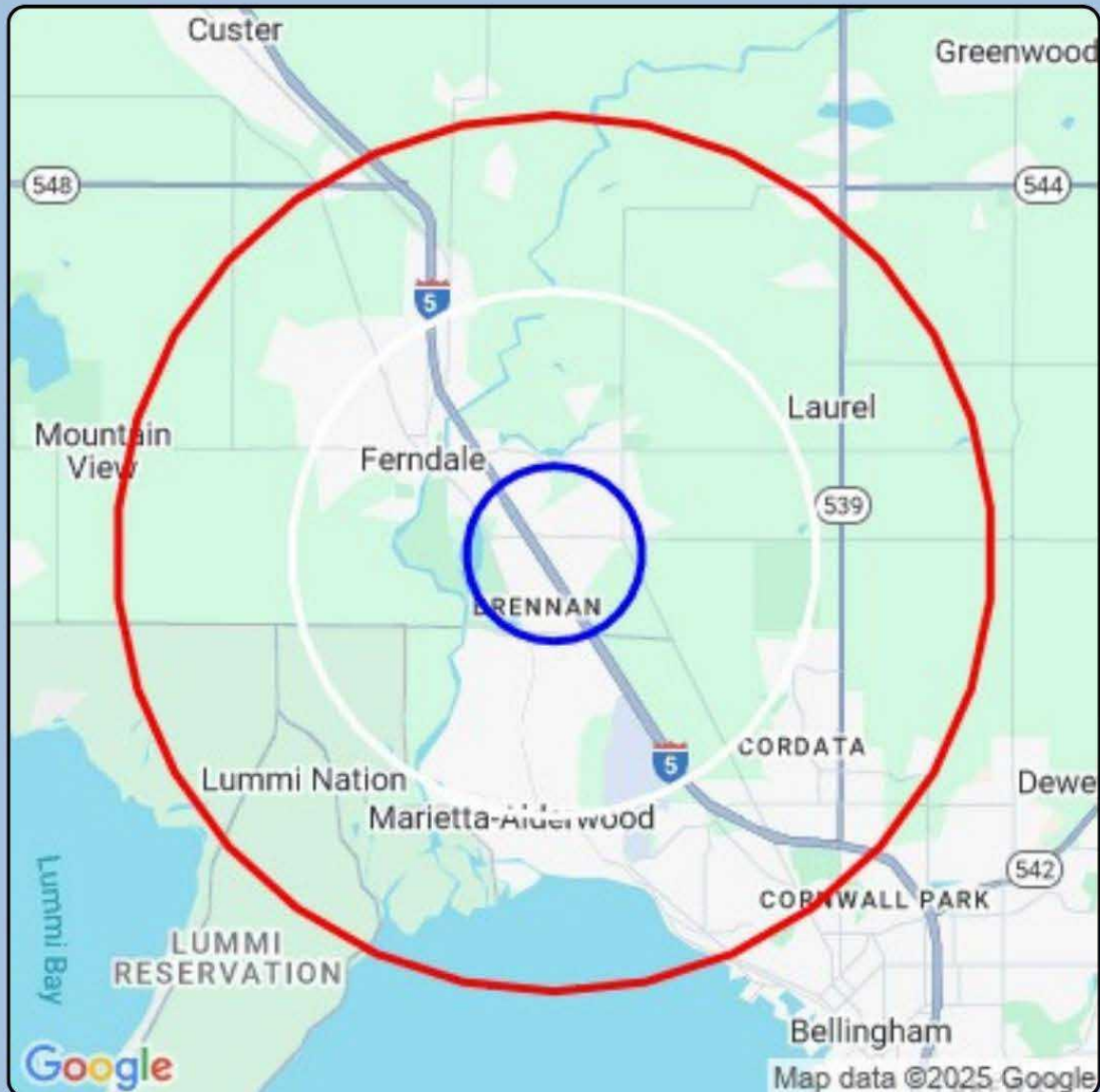
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Demographic Report



Population	Male	Female	Total
Distance	510	545	1,055
1- Mile 3- Mile	3,934	4,131	8,065
5- Mile	11,122	11,440	22,562

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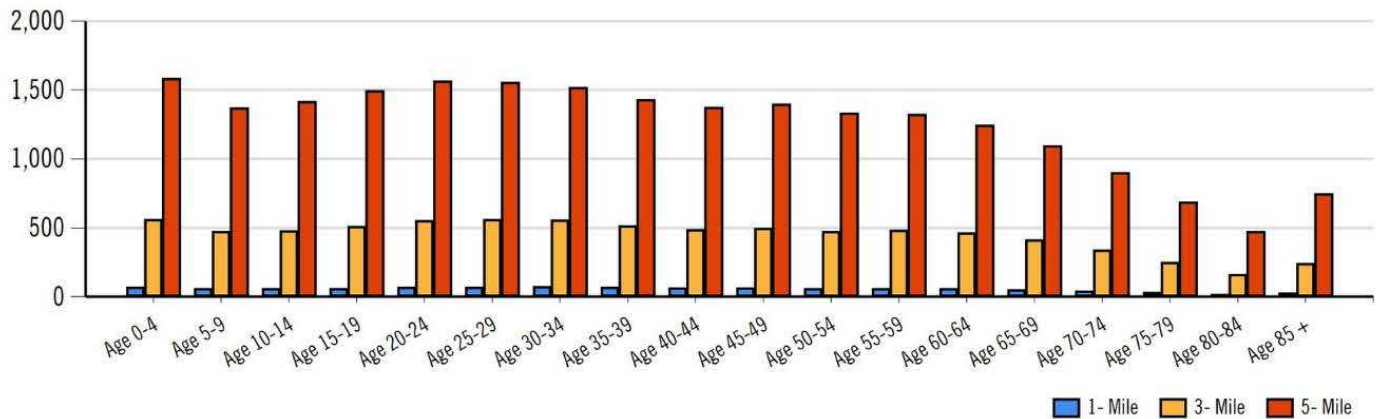
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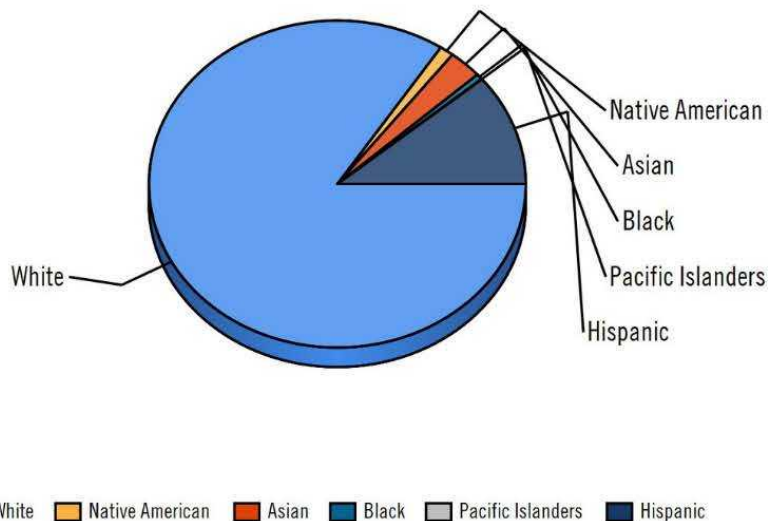
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Population by Distance and Age (2020)



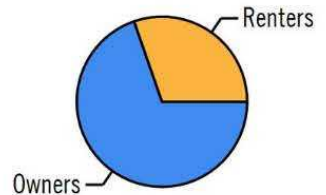
Ethnicity within 5 miles



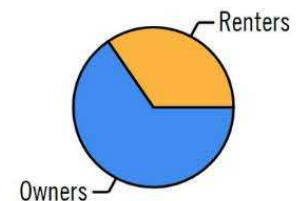
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	482	26	0.72 %
3-Mile	3,701	186	2.29 %
5-Mile	10,208	550	3.64 %

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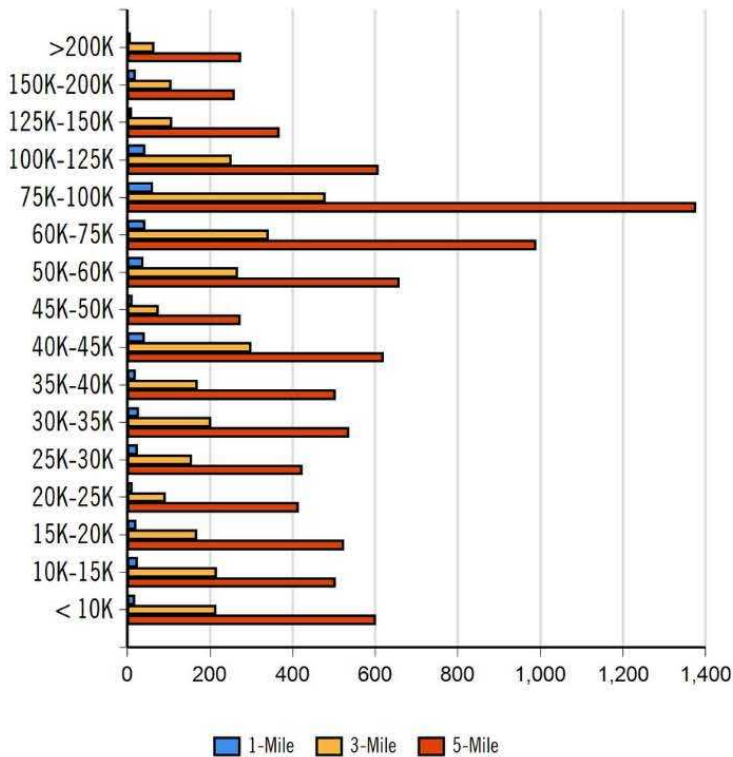
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	1	1	33	66	40	46	14	18	51	103	54	17	28
3-Mile	25	21	282	558	229	362	100	118	342	871	329	110	253
5-Mile	148	47	684	1,309	354	1,395	345	308	945	2,406	855	323	801

Household Income



Radius	Median Household Income
1-Mile	\$53,694.33
3-Mile	\$51,954.63
5-Mile	\$52,989.57

Radius	Average Household Income
1-Mile	\$69,916.00
3-Mile	\$62,205.25
5-Mile	\$64,090.79

Radius	Aggregate Household Income
1-Mile	\$28,604,179.41
3-Mile	\$206,841,012.01
5-Mile	\$581,363,455.54

Education

	1-Mile	3-mile	5-mile
Pop > 25	726	5,476	15,118
High School Grad	212	1,723	4,633
Some College	216	1,516	4,217
Associates	35	292	895
Bachelors	93	724	2,129
Masters	27	193	613
Prof. Degree	1	45	203
Doctorate	2	12	34

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	12 %	39 %	53 %
Teen's	12 %	43 %	70 %
Expensive Homes	0 %	28 %	67 %
Mobile Homes	22 %	71 %	90 %
New Homes	39 %	100 %	105 %
New Households	19 %	65 %	92 %
Military Households	1 %	6 %	9 %
Households with 4+ Cars	20 %	64 %	92 %
Public Transportation Users	3 %	11 %	18 %
Young Wealthy Households	0 %	0 %	1 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	19,795,903		147,349,246		413,325,805	
Average annual household	47,693		45,299		46,232	
Food	6,254	13.11 %	5,948	13.13 %	6,048	13.08 %
Food at home	4,101		3,952		4,004	
Cereals and bakery products	581		559		567	
Cereals and cereal products	208		199		202	
Bakery products	373		360		365	
Meats poultry fish and eggs	821		796		800	
Beef	191		187		187	
Pork	149		144		145	
Poultry	154		150		150	
Fish and seafood	133		126		127	
Eggs	67		65		65	
Dairy products	413		394		401	
Fruits and vegetables	832		792		806	
Fresh fruits	123		115		118	
Processed vegetables	160		155		157	
Sugar and other sweets	149		146		148	
Fats and oils	131		126		127	
Miscellaneous foods	774		749		757	
Nonalcoholic beverages	349		342		345	
Food away from home	2,153		1,995		2,044	
Alcoholic beverages	333		316		325	
Housing	17,227	36.12 %	16,567	36.57 %	16,832	36.41 %
Shelter	10,410		9,984		10,140	
Owned dwellings	6,238		5,826		5,980	
Mortgage interest and charges	3,117		2,885		2,978	
Property taxes	2,089		1,961		2,012	
Maintenance repairs	1,031		978		989	
Rented dwellings	3,366		3,408		3,389	
Other lodging	805		749		771	
Utilities fuels	4,075		3,975		4,025	
Natural gas	381		366		372	
Electricity	1,625		1,604		1,617	
Fuel oil	158		151		154	
Telephone services	1,270		1,233		1,250	
Water and other public services	639		619		629	
Household operations	1,154		1,101		1,126	
Personal services	320	2.42 %	305	2.43 %	316	2.44 %
Other household expenses	833		796		810	
Housekeeping supplies	579		561		568	
Laundry and cleaning supplies	159		155		157	
Other household products	335		324		329	
Postage and stationery	85		81		81	
Household furnishings	1,009		944		972	
Household textiles	76		70		72	
Furniture	211		194		203	
Floor coverings	27		22		23	
Major appliances	142		134		137	
Small appliances	87		83		84	
Miscellaneous	464		438		452	
Apparel and services	1,243		1,207		1,227	
Men and boys	242	2.61 %	230	2.66 %	237	2.65 %
Men 16 and over	201		191		198	
Boys 2 to 15	40		39		39	
Women and girls	458		435		442	

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Women 16 and over	386	362	368
Girls 2 to 15	72	7	73
Children under 2	87	3	87
		8	
		8	

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	19,795,903		147,349,246		413,325,805	
Average annual household	47,693		45,299		46,232	
Transportation	6,599	13.84 %	6,216	13.72 %	6,359	13.75 %
Vehicle purchases	1,567		1,399		1,456	
Cars and trucks new	831		708		740	
Cars and trucks used	696		651		675	
Gasoline and motor oil	2,088		2,015		2,048	
Other vehicle expenses	2,480		2,392		2,432	
Vehicle finance charges	162		159		164	
Maintenance and repairs	874		818		833	
Vehicle insurance	1,130		1,126		1,138	
Vehicle rental leases	313		288		296	
Public transportation	462		410		421	
Health care	3,754	7.87 %	3,570	7.88 %	3,651	7.90 %
Health insurance	2,462		2,367		2,412	
Medical services	781		727		755	
Drugs	389		360		367	
Medical supplies	121		115		117	
Entertainment	2,826	5.93 %	2,680	5.92 %	2,748	5.94 %
Fees and admissions	533		478		495	
Television radios	1,007		992		1,006	
Pets toys	1,036		974		1,000	
Personal care products	613		576		591	
Reading	53		50		51	
Education	1,166		1,108		1,125	
Tobacco products	401		402		402	
Miscellaneous	767		737		744	
Cash contributions	1,282	1.61 %	1,262	1.63 %	1,283	1.61 %
Personal insurance	5,169		4,654		4,840	
Life and other personal insurance	162		155		159	
Pensions and Social Security	5,006		4,498		4,680	

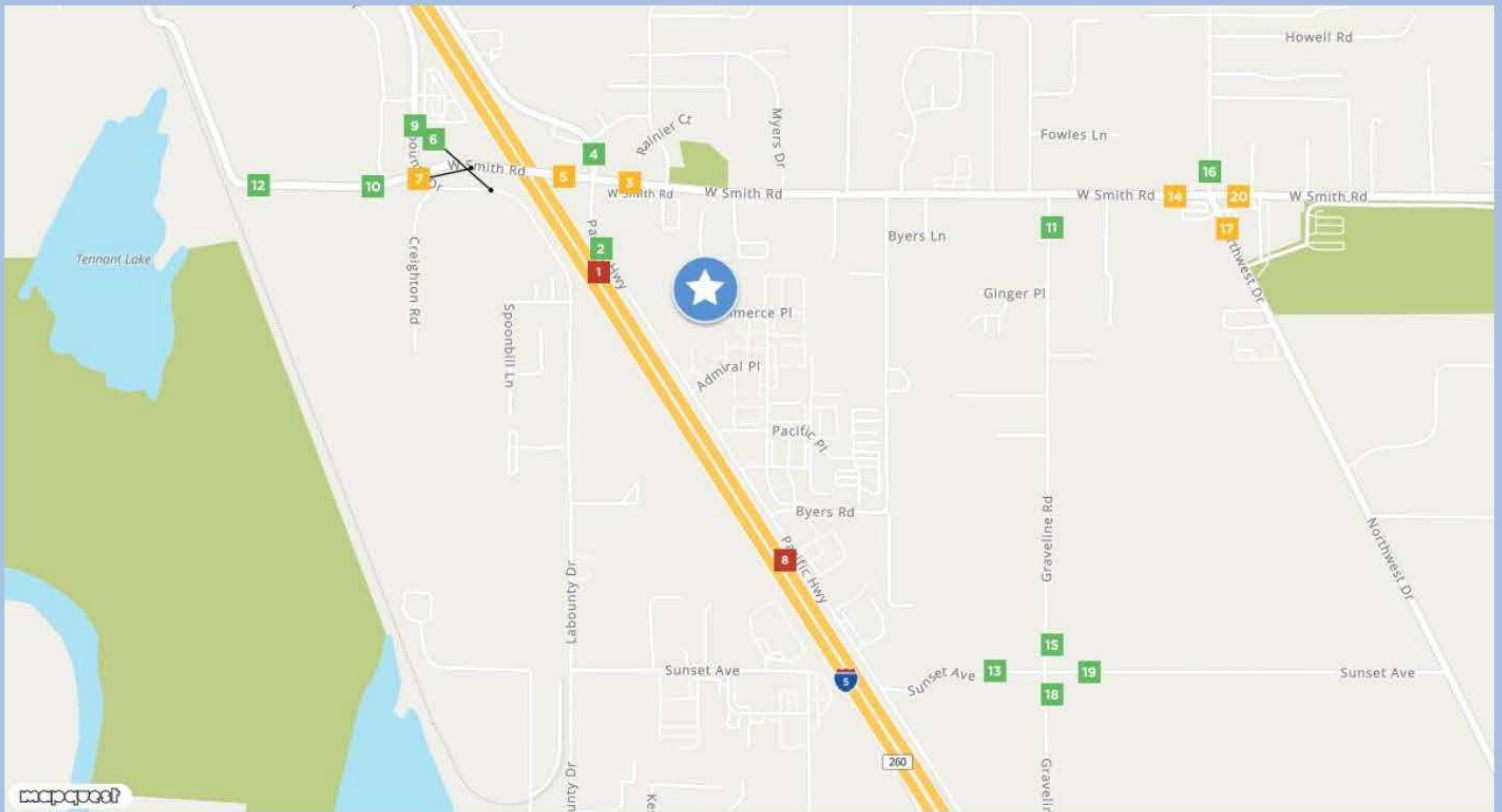
Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-	2020	3,344	2,924	11.39 %	861	2,2	2,3	962	396
Mile	2020	7,696	6,527	16.92 %	2,092	54	82	2,994	589
3-	2020	13,781	11,828	16.09 %	3,609	5,0	4,7	4,816	1,482
Mile	2023	3,226	2,924	7.52 %	832	31	02	872	680
5-	2023	7,422	6,527	12.92 %	2,017	9,1	8,9	2,815	1,231
Mile	2023	13,196	11,828	11.57 %	3,440	62	65	4,422	2,773
1-						2,1	2,3		
Mile						72	54		
3-						4,8	4,6		
Mile						53	07		
5-						8,7	8,7		
Mile						93	74		

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Traffic Counts



1		2		3		4		5	
W Smith		Pacific Hwy		W SmithRd		Barrett Ave		W SmithRd	
Rd Year:		Admiral Way		Shields Rd		St Helens		I- 5	
42,2		Year: 2015		Year: 2017		Ln		Year:	
2022		2,14		6,14		2,08		5,37	
Year:		Year: 2008		Year: 2015		Year:		2015	
03		0		6		0		0	
42,2		Year: 2003		Year: 2008		2015		Year:	
03		2,10		6,39		1,69		6,31	
2021		W Smith Rd		I- 5		Year:		2010	
6		0		0		4		1	
Year:		Creighton Rd		Slater Rd		2003		Year:	
54,0		1,74		5,10		1,10		4,58	
2018		Year: 2015		Year: 2017		Year:		2009 W	
2,280		6,37		52,0		4,34		1,490	
Labounty		Year: 2010		Year: 2011		1996		Smith Rd	
82		Year: 2009		Year: 2009		0		Labounty	
0		0		00		Labounty		Dr	
51		5,40		54,2		2,99		Graveline Rd	
W Smith Rd		W Smith Rd		Sunset Ave		Dr		Graveline Rd	
11		6		47,13		0		15	
W Smith Rd		Hovander Rd		Graveline Rd		W Smith		Year:	
8		4,19		47,1		1,84		Sunset Ave	
Year:		Year: 2015		Year: 2012		Rd		2015	
2012		1,96		8		6,34		2011	
2015		9,2		94		0		Year:	
Year:		Year: 2010		Year: 2007		Year:		Year: 2007	
2003		2		4		2015		4	
Year:		Year: 2010		9		5,91		Year: 2007	
2003		1,32		3		Year:		89	
Northwest Dr		Northwest Dr		Graveline Rd		2003		W Smith Rd	
16		3		3		4		8	
Year:		W Smith Rd		Sunset Ave		5,77		Northwest Dr	
W Smith		1,21		Year: 2011		Year:		Year: 2016	
1996		Year: 2016		93		1996		6,50	
Rd		Year: 2015		Year: 2007		3		Year: 2015	
4,95		Year: 2014		Year: 2007		W Smith		5	
Year:		6		2		4		Year: 2014	
8		6,61		95		Rd		6,33	
2015		7		1		Northwest		6	
Year:		Brian Finnegan, CCIM		88		Dr		6,46	
2014		brian@westcomproperties.com		Year:		Year:		8	
4,76		360-739-9300		2		Year:		8	
Year:		1		2		Year:		8	
4		1		2		Year:		8	