

FOR LEASE

I-5 & E Sunset Drive
Bellingham, WA 98226



SUNSET SQUARE

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SUNSET SQUARE | AVAILABLE

- ▶ ANCHOR: 103,950 SF (CAN BE DEMISED)
- ▶ JUNIOR ANCHOR: 24,033 SF
- ▶ JUNIOR ANCHOR: 28,210 SF (PENDING)

*SUITE 9: 1,513 SF

*SUITE 10: 1,500 SF

*SUITE 11: 1,500 SF

○ * Can be combined for 4,513 SF

▶ SUITE 17: 1,505 SF

▶ SUITE 22: 1,416 SF

*SUITE 13: 1,500 SF

*SUITE 20: 1,641 SF

○ * Can be combined for 3,141 SF

- **Contact Broker for Rates**
- **Center Anchored By:** Safeway, Harbor Freight, Daiso, & Boot Barn
- **Traffic Counts:** 117,175 CPD at Intersection
- **Join:** Goodwill, Xfinity, Panera Bread, Office Max, Starbucks, Jack in the Box, Applebee's, European Wax, Mathnasium, Quality Sewing, and Sports Clips.

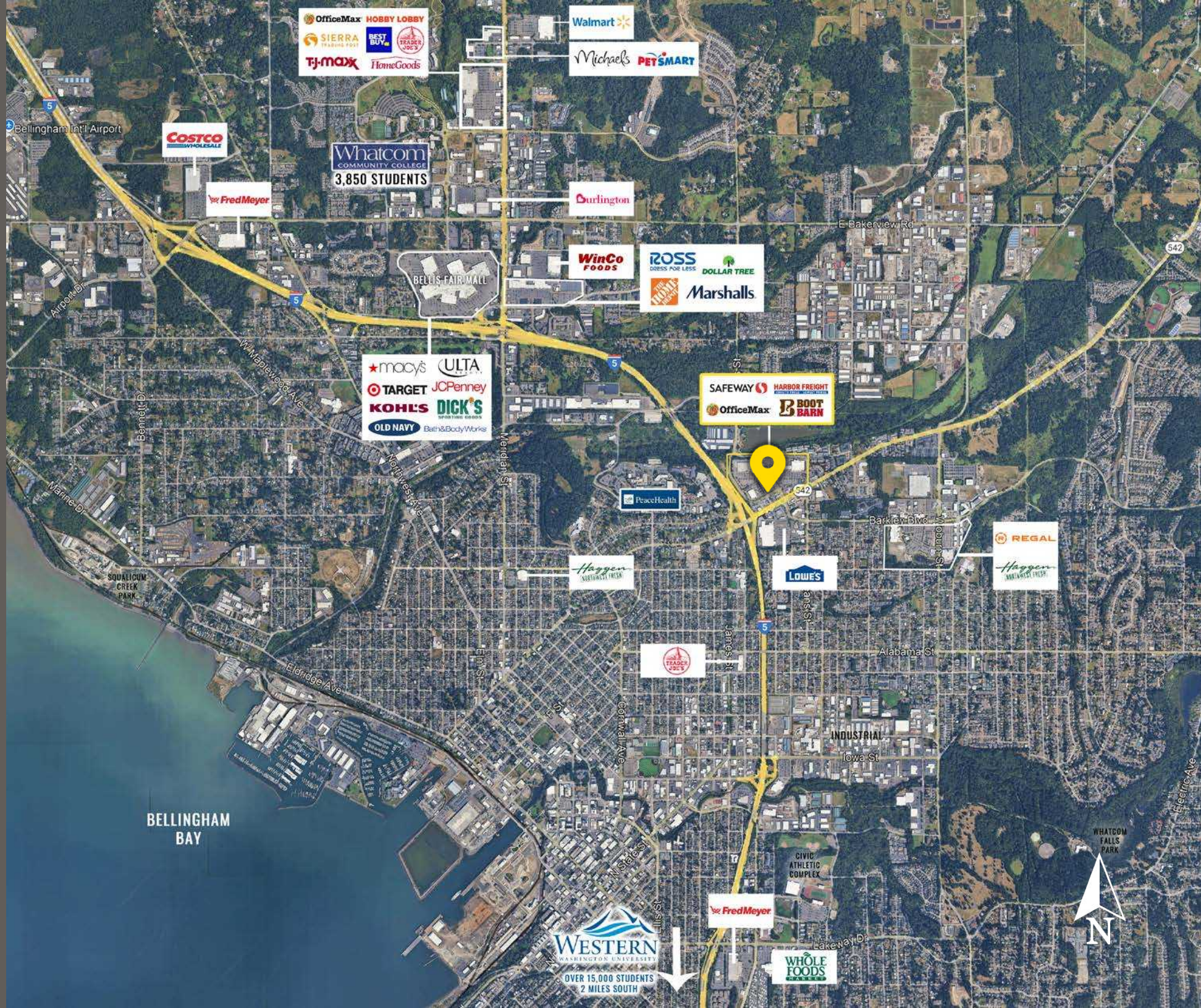


4.2M Visits in the last 12 months
Safeway location is ranked **#4 OF 185**



Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	11,847	\$96,993	12,201
Mile 3	76,539	\$102,121	67,627
Mile 5	107,454	\$106,452	87,066

LOCATION AERIAL



BELLINGHAM
BAY

WESTERN
WASHINGTON UNIVERSITY
OVER 15,000 STUDENTS
2 MILES SOUTH



SITE PLAN



Suite	SF
9	1,513
10	1,500
11	1,500
13	1,500
17	1,505
20	1,641
22	1,416
Junior Anchor	28,210
Junior Anchor	24,033
Anchor	103,950

FORMER AT HOME: 103,950 SF

An aerial photograph of a large, rectangular, single-story commercial building with a light-colored, flat roof. The building is outlined with a thick yellow border. A yellow rectangular label with the word "AVAILABLE" in black capital letters is positioned on the right side of the building's facade. The building is surrounded by parking lots filled with cars. To the right of the main building is another commercial structure with a more complex roofline. In the background, there is a dense line of green trees and a body of water. A yellow banner at the top left of the image contains the text "FORMER AT HOME: 103,950 SF".

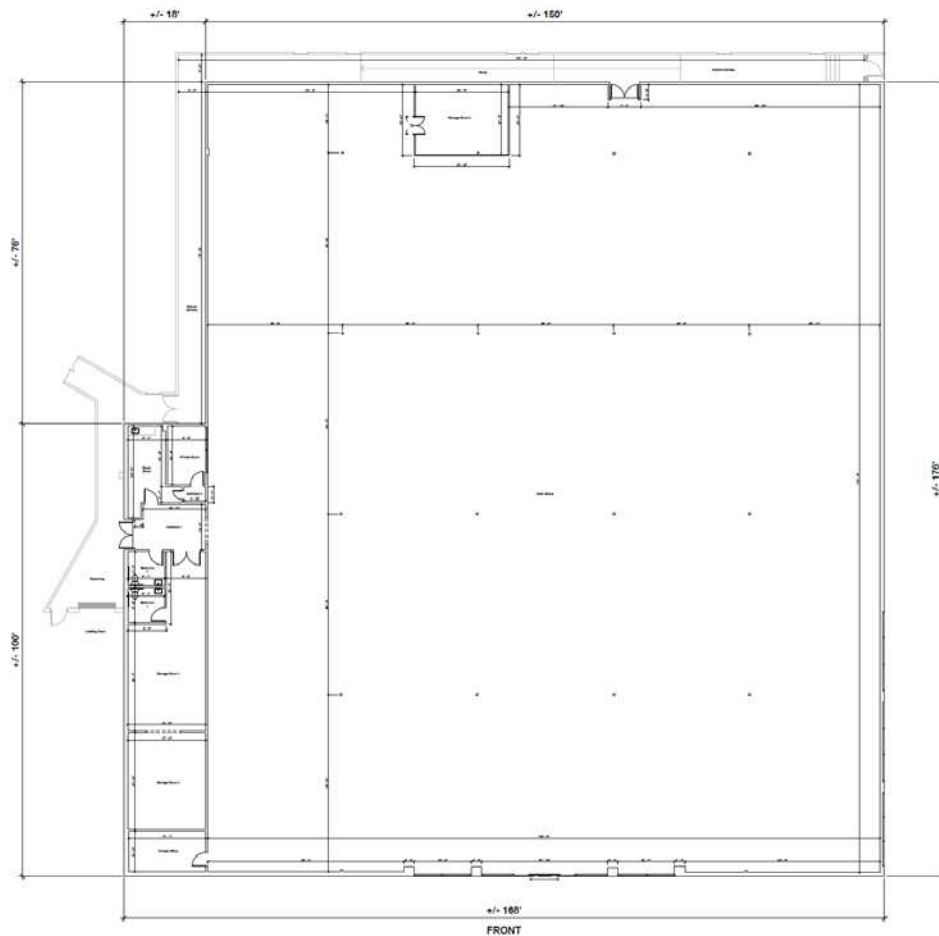
The floor plan shows a long, narrow building divided into five retail units. The units are labeled as follows:

- TENANT A RETAIL**: +/- 28,120 SF. Located on the left side of the building.
- TENANT B RETAIL**: +/- 19,950 SF. Located in the second section from the left.
- TENANT C RETAIL**: +/- 30,184 SF. Located in the third section from the left.
- TENANT D RETAIL**: +/- 14,917 SF. Located in the fourth section from the left.
- TENANT E RETAIL**: +/- 11,970 SF. Located on the right side of the building.

Key features and dimensions include:

- Dimensions**: The building is 200'-0" wide and 100'-0" deep. The units are separated by 10'-0" wide aisles.
- Parking**: There are parking areas on the left side of the building, with a total of 10 parking spaces.
- Loading Docks**: There are loading docks along the top and bottom edges of the building.
- Structural Elements**: The plan shows columns, canopies, and overhangs. Some areas are marked as "TO BE REMOVED" or "TO REMAIN".
- Adjacent Tenant**: An adjacent tenant is located to the right of the building.

FORMER JOANN'S: 28,210 SF (PENDING)

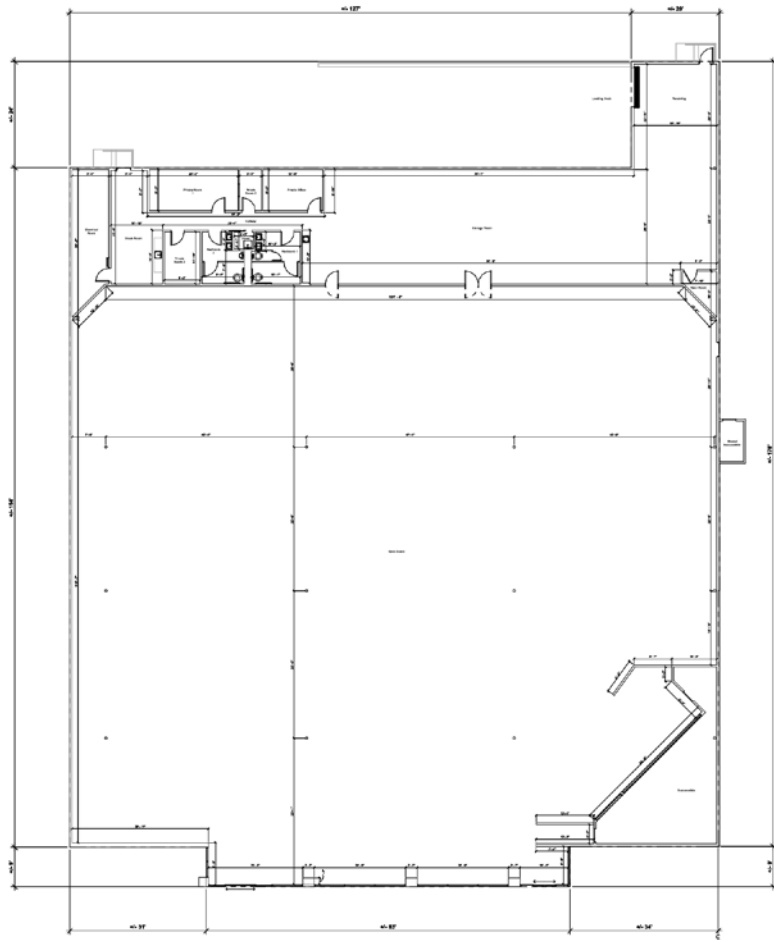


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JUNIOR ANCHOR

FORMER RITE AID: 24,033 SF

JUNIOR ANCHOR



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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