

FOR LEASE

I-5 & E Sunset Drive
Bellingham, WA 98226



SUNSET SQUARE

Justin Holmes | Steve Erickson | Brennan McClurg

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

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.

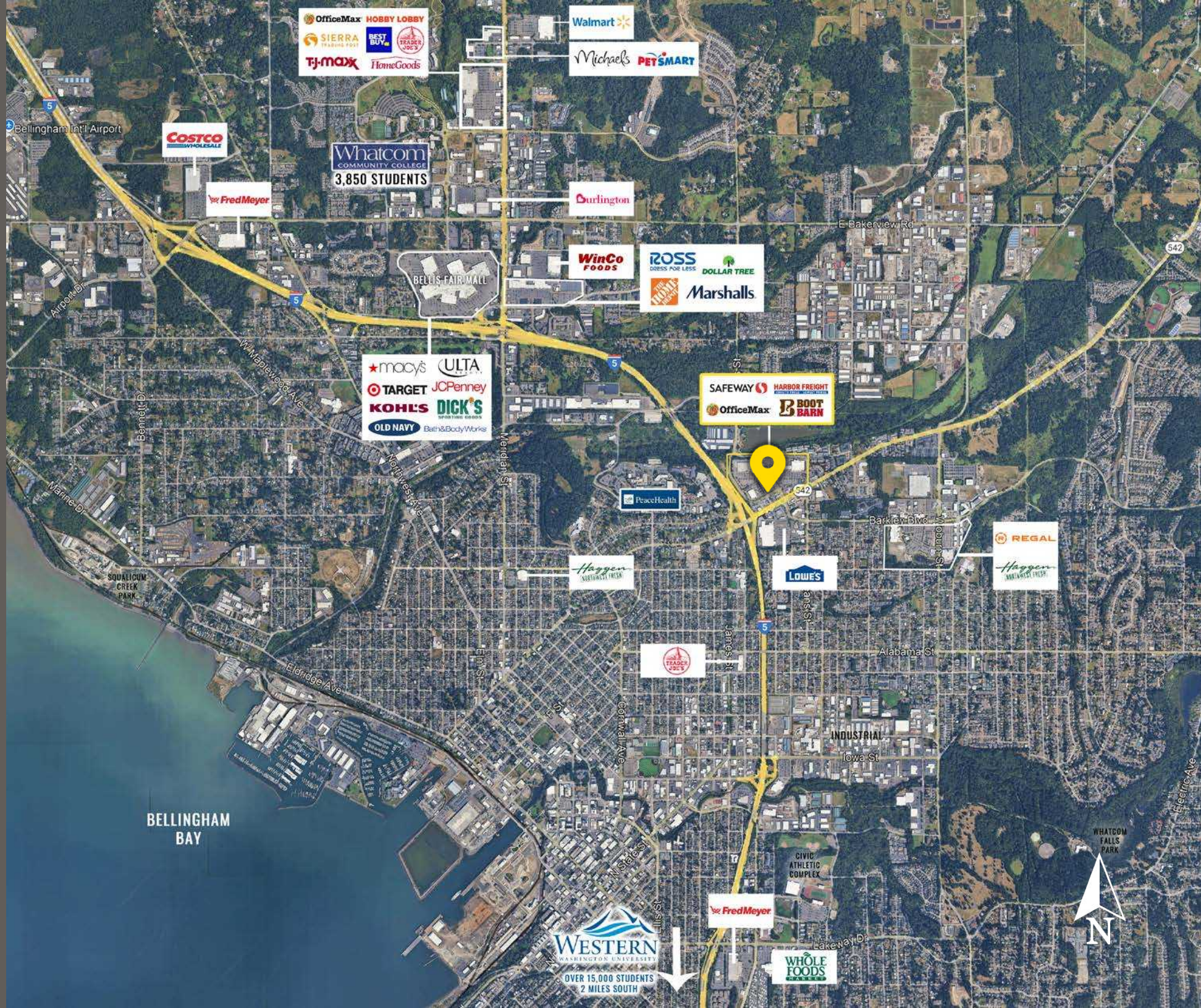


4.2M Visits in the last 12 months
Safeway location is ranked **#4 OF 185**



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



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 situated in a commercial area, with several parking lots containing numerous cars and trucks. To the right of the main building, there are other commercial structures, including one with a sign that reads "CENTRAL". In the background, there is a dense line of 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" in bold black capital letters.

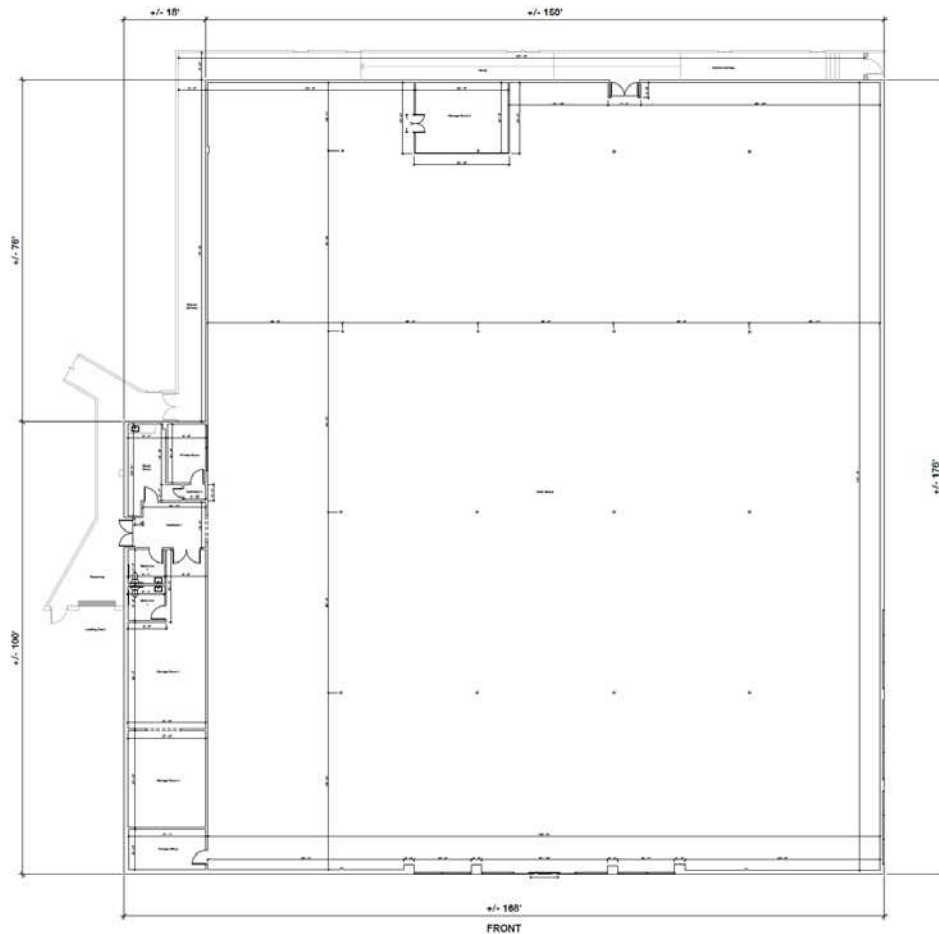
The floor plan shows a retail building with five tenant spaces, each with a specific area and structural details. The spaces are labeled as follows:

- TENANT A RETAIL**: +/- 28,120 SF. Located on the left side of the plan, featuring a large parking area and a loading dock.
- TENANT B RETAIL**: +/- 19,950 SF. Located in the center-left, featuring a service door and a loading dock.
- TENANT C RETAIL**: +/- 30,184 SF. Located in the center-right, featuring a service door and a loading dock.
- TENANT D RETAIL**: +/- 14,917 SF. Located on the right side, featuring a service door and a loading dock.
- TENANT E RETAIL**: +/- 11,970 SF. Located on the far right, featuring a service door and a loading dock.

Structural details and annotations include:

- Grid Lines**: 1 through 6 horizontally and A through B vertically.
- Dimensions**: Various dimensions are provided for the spaces and overall building footprint.
- Structural Elements**: Columns, beams, and walls are indicated with dashed lines and labels.
- Notes**: Specific notes for each tenant space regarding structural elements to be removed or remain, such as "REMOVE OVERHANG TO BE REMOVED" and "REMOVE OVERHANG TO REMAIN".
- Adjacent Tenant**: A label for the space to the right of the main building.

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

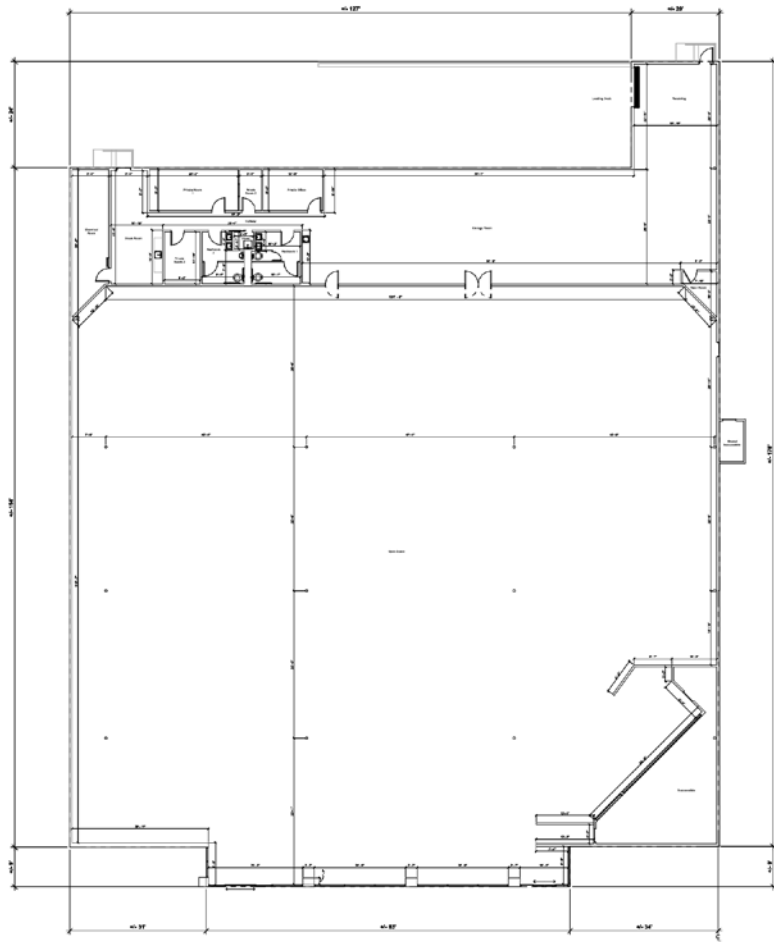


[CLICK FOR VIRTUAL TOUR](#)

JUNIOR ANCHOR

FORMER RITE AID: 24,033 SF

JUNIOR ANCHOR



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JUSTIN HOLMES

📞 253.447.2282

✉️ justin@firstwesternproperties.com

STEVE ERICKSON

📞 425.822.5522

✉️ serickson@fwp-inc.com

BRENNAN MCCLURG

📞 425.822.5522

✉️ bmcclurg@fwp-inc.com

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

First Western Properties, Inc. | 425.822.5522
11621 97th Lane NE Kirkland, WA 98034 | fwp-inc.com

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

