

FOR LEASE

Prime Commercial Location: Build-to-Suit OR Long Term Ground Lease

1108 W Bakerview Rd Bellingham, WA 98226



ASSET SUMMARY



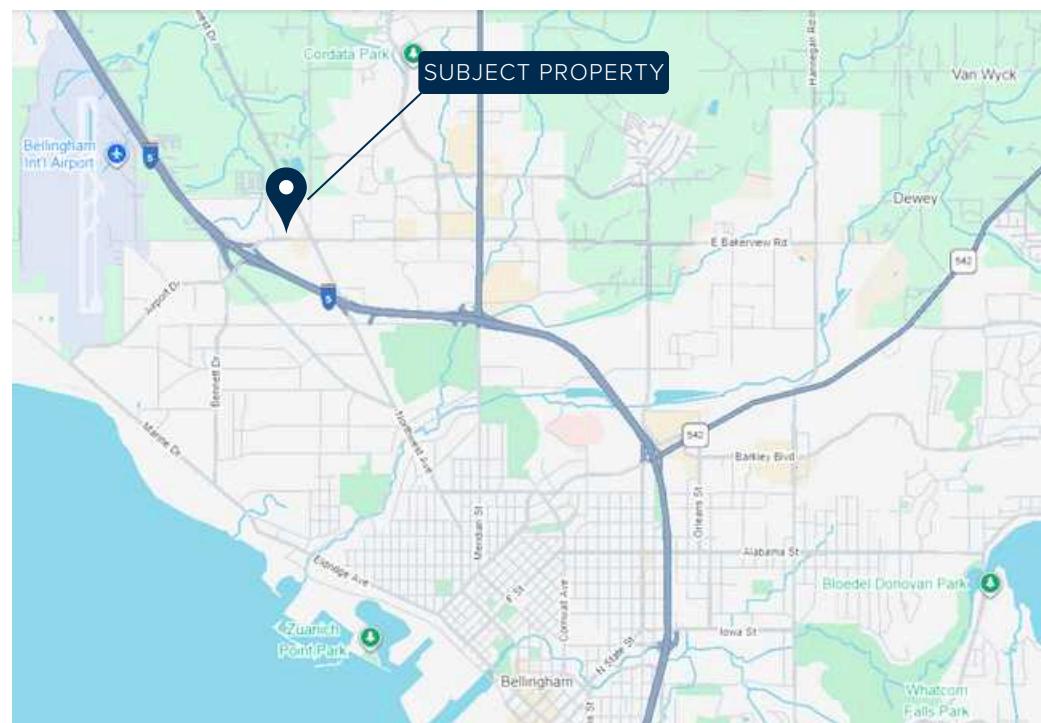
1108 W BAKERVIEW RD

BELLINGHAM, WA 98226

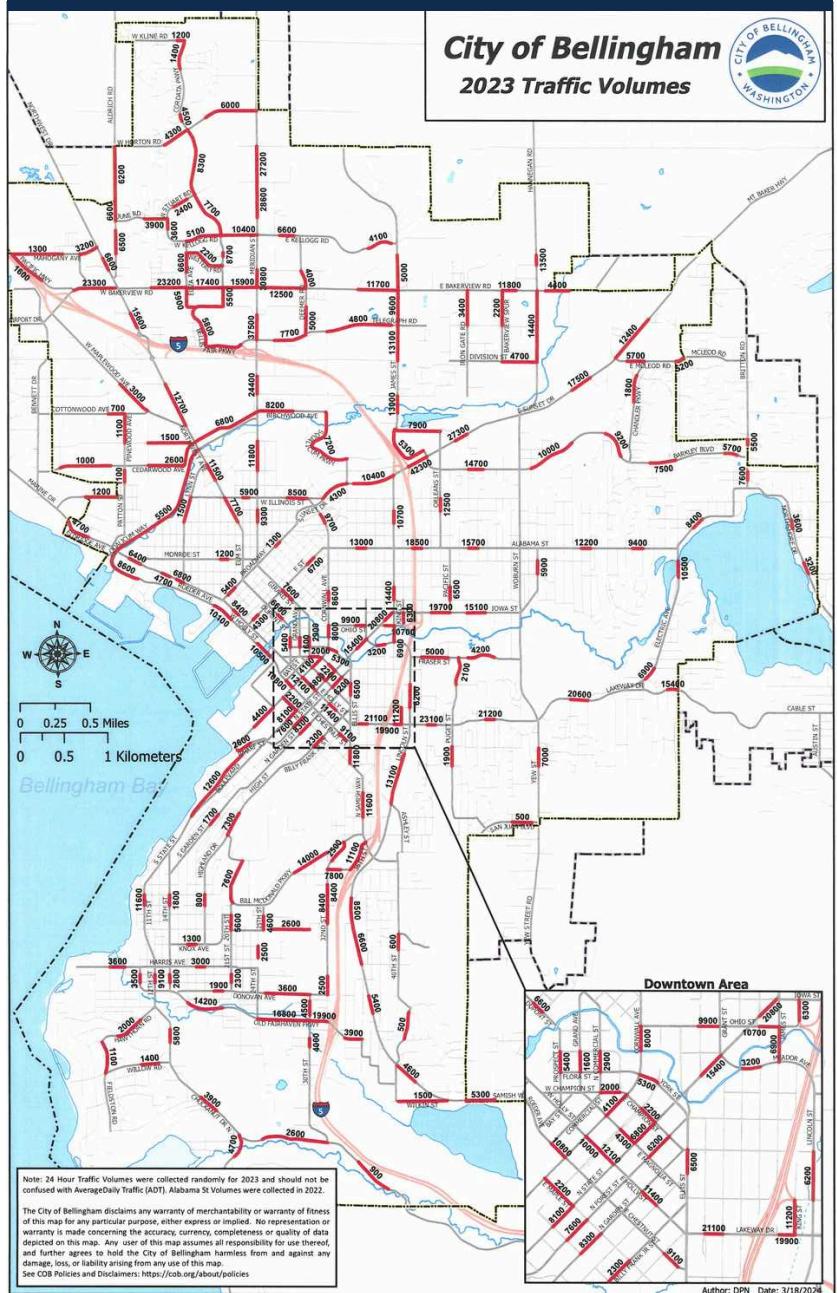
BUILD-TO-SUIT OR LONG-TERM GROUND LEASE

- Highly flexible commercial pads
- Can be configured to meet specific tenant requirements
- Nearly 375 LF of frontage along coveted W. Bakerview commercial corridor
- 23,000+ vehicles per day
- Available for the first time
- Commercial Portion of a Mixed-Use Project
 - See Attached Site Plan
- Groundbreaking estimated in 2026

PRICE: NEGOTIABLE + NNN



TRAFFIC VOLUMES



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OFFERING MEMORANDUM | 1108 W BAKERVIEW RD, Bellingham, WA

Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

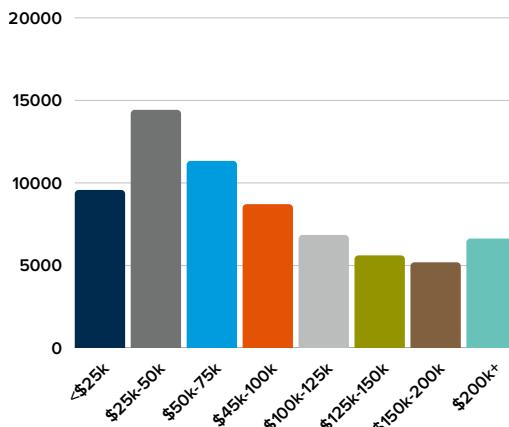
MEDIAN HH INCOME

\$72,043

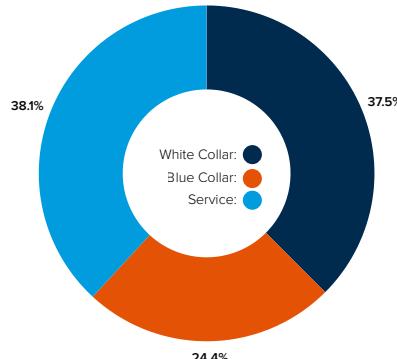
AVG. HH SIZE

2.4

INCOME BY HOUSEHOLD



EMPLOYMENT



60.2%

Employed

3.5%

Unemployed

RACE & ETHNICITY

White: **76.3%**

Asian: **5.41%**

Native American: **.93%**

Pacific Islanders: **.26%**

African-American: **1.25%**

Hispanic: **6.42%**

Two or More Races: **9.43%**

HOME OWNERSHIP

Renters:

52%

Owners:

48%

AVG. HH SPENDING



\$31,440



\$14,544



\$8,844



\$5,628



\$5,333



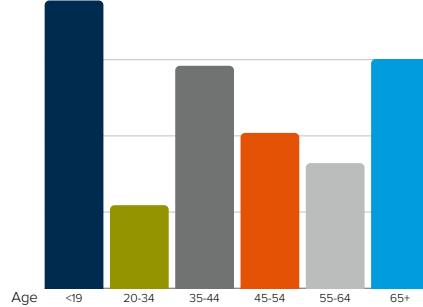
\$4,392



\$1,642

GENDER & AGE

51.5% **48.5%**



LOCATION & DEMOGRAPHICS

 Windermere
COMMERCIAL



LOCATION & DEMOGRAPHICS

BELLINGHAM, WA

Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 170,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.

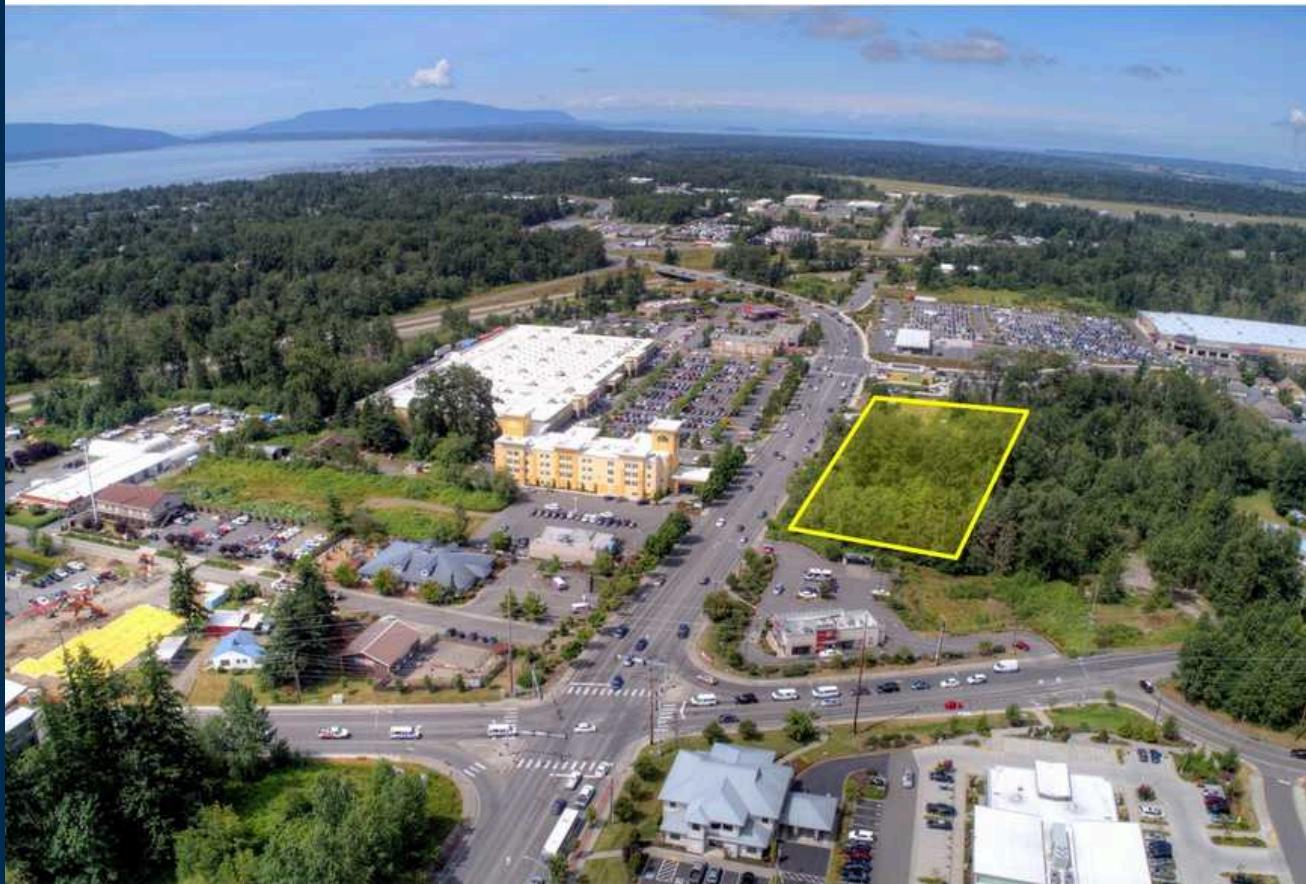
Nearby Attractions:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.

EXCLUSIVELY LISTED BY:

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