

FOR LEASE

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

1108 W Bakerview Rd Bellingham, WA 98226



ASSET SUMMARY

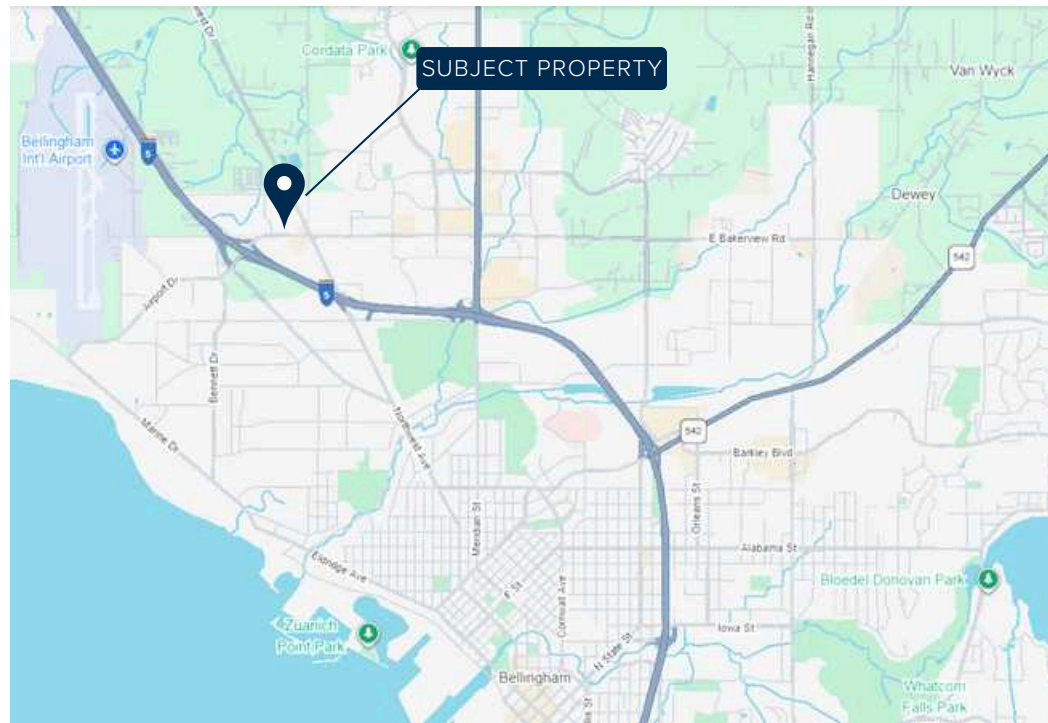
1108 W BAKERVIEW RD

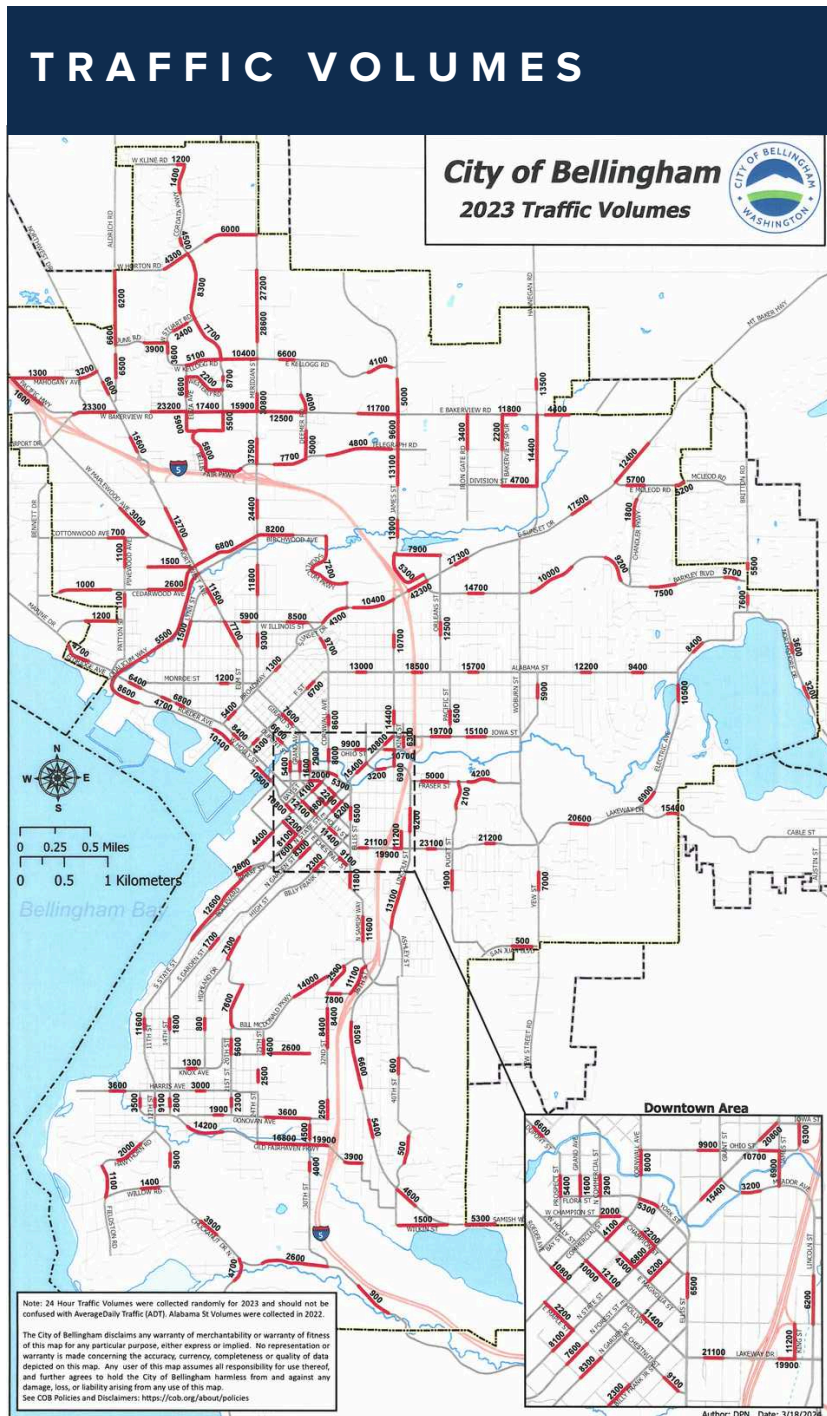
BELLINGHAM, WA 98226

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**





SITE PLAN

West Bakerview Station

1108 W. BAKERVIEW ST.

OWNER
SKS Development
7470 149A Street
Surrey BC, Canada

ARCHITECT
Grinstead & Wagner Architects
1609 12th Street
Bellingham WA 98225
360-676-9501
Sergio Ruiz, Architect

LAND USE CONSULTANT
AVT Consulting, LLC
1708 F St
Bellingham WA 98225
360-527-9445
Ali Taysi

PROJECT INFORMATION

PROJECT DESCRIPTION: A NEW MIXED-USE DEVELOPMENT

PROJECT ADDRESS : 1108 W. BAKERVIEW RD, BELLINGHAM WA

TAX PARCEL # : 380211475010

LEGAL DESCRIPTION: NORTHWEST BAKER VIEW TRACTS—LOT 1—EXC PTN LY ELY OF LI DAF—BEG AT NE COR OF LOT 2—TH W ALG N LI OF LOT 2 150 FT—TH S AT R/A TO N LI OF LOT 1—TH S TO CITY OF BELLINGHAM FOR STREET TO S LI OF LOT 1—EXC PTN TO CITY OF BELLINGHAM FOR STREET DESC AF 960530203

AND
NORTHWEST BAKER VIEW TRACTS LOT 2—EXC E 150 FT AS MEAS ALG N LI

SITE AREA : 2.1 AC.

ZONING : MERIDIAN NEIGHBORHOOD — COMMERCIAL PLANNED AREA 4. NO PREREQUISITES, NO SPECIAL REGULATIONS

DENSITY : HIGH FOR RESIDENTIAL

HEIGHT LIMIT : NONE

YARDS : NO SETBACKS.

OPEN SPACE (PER BUILDING): 100SF / UNIT = 64 X 100 SF= 6,400 SF.
PROPOSED: 6,488
GAME ROOM: 3,268 S.F.
PRIVATE DECKS: 3,200 S.F.

CODE COMPLIANCE

CODE : IRC 2021, WSEC 2021 COMMERCIAL
OCCUPANCY GROUP : R-2, B
CONSTRUCTION TYPE : VA OVER I-A, FIRE SPRINKLED, NFPA 13 SYSTEM
ALLOWABLE AREA : VA: 35,000 SF (IRC TABLE 506.2)
STORY ALLOWED : VA: 4 STORY (IRC TABLE 504.4)

BUILDING USE BREAKDOWN

BUILDING PADS
RETAIL: 11,600 S.F., APPROXIMATE

BUILDINGS 1 AND 2
128 RESIDENTIAL UNITS:
40 STUDIO UNITS
64 1-BEDROOM UNITS
16 2-BEDROOM UNITS
8 3-BEDROOM UNITS

PARKING

TOTAL REQUIRED FOR COMMERCIAL : NONE
COMMERCIAL: 1 PER 500 S.F.
11,600 SF / 500 SF = 24 STALLS

TOTAL REQUIRED FOR RESIDENTIAL: NONE
TOTAL PROVIDED : 220 STALLS
168 SURFACE PARKING
52 PARKING GARAGE (26 EA BUILDING)

BICYCLE PARKING

PERMANENT:
0.5 PER BEDROOM AND STUDIO
152 * 0.5 = 76 REQUIRED
TOTAL PROVIDED : 80

TEMPORARY:
0.05 PER BEDROOM AND STUDIO
152 * 0.05 = 8 REQUIRED, 8 PROVIDED

ARCHITECTURAL DRAWINGS

A-1 COVER SHEET & SITE PLAN
A-2 TYPICAL FLOOR PLANS



VICINITY MAP



PRELIMINARY
APRIL 10, 2025

PRELIMINARY SITE PLAN

SCALE : 1" = 20'-0"
BOUNDARY PER CHRISTIE AND CHRISTIE SURVEYORS



REVISIONS

BY

Location Facts & Demographics

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



CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

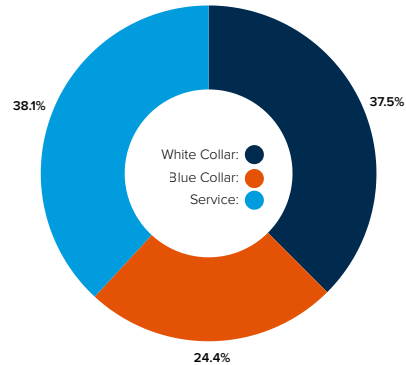
MEDIAN HH INCOME

\$72,043

AVG. HH SIZE

2.4

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%**

EDUCATION

High School Grad: **19%**
Some College: **31%**
Associates: **8%**
Bachelors: **23%**
Advanced Degree: **13%**

HOME OWNERSHIP

Renters:

52%

Owners:

48%

AVG. HH SPENDING



Housing

\$31,440



Daycare/Education

\$14,544



Grocery

\$8,844



Transportation

\$5,628



Entertainment

\$5,333



Utilities

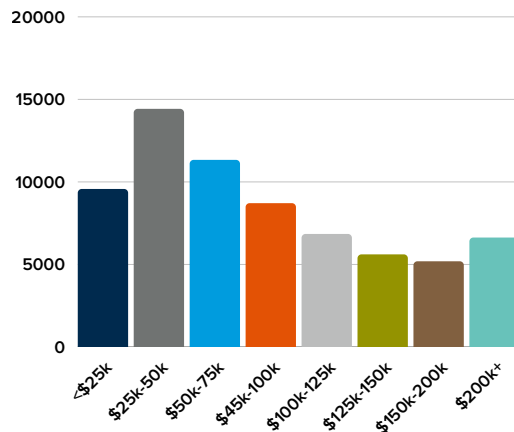
\$4,392



Apparel

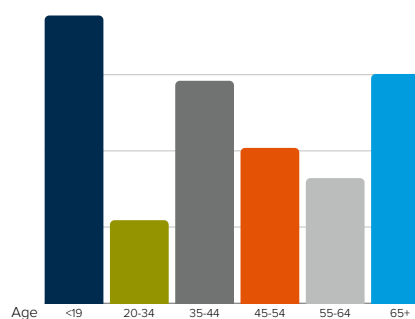
\$1,642

INCOME BY HOUSEHOLD



GENDER & AGE

51.5%  **48.5%** 



LOCATION & DEMOGRAPHICS



LOCATION & DEMOGRAPHICS



BELLINGHAM, WA

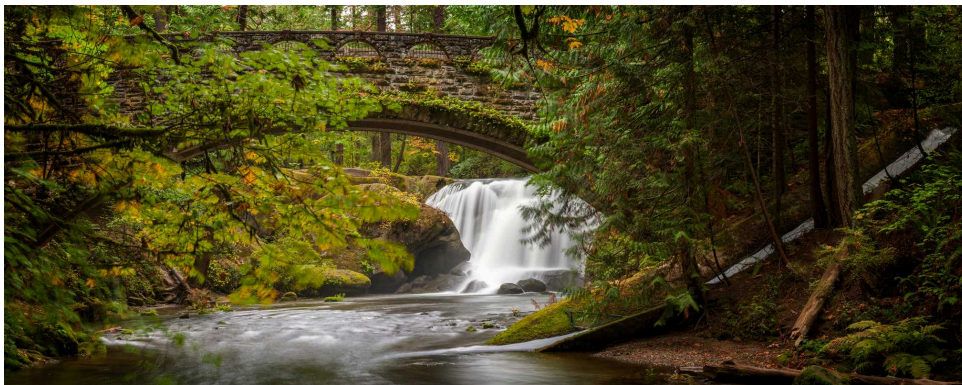
Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway 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.



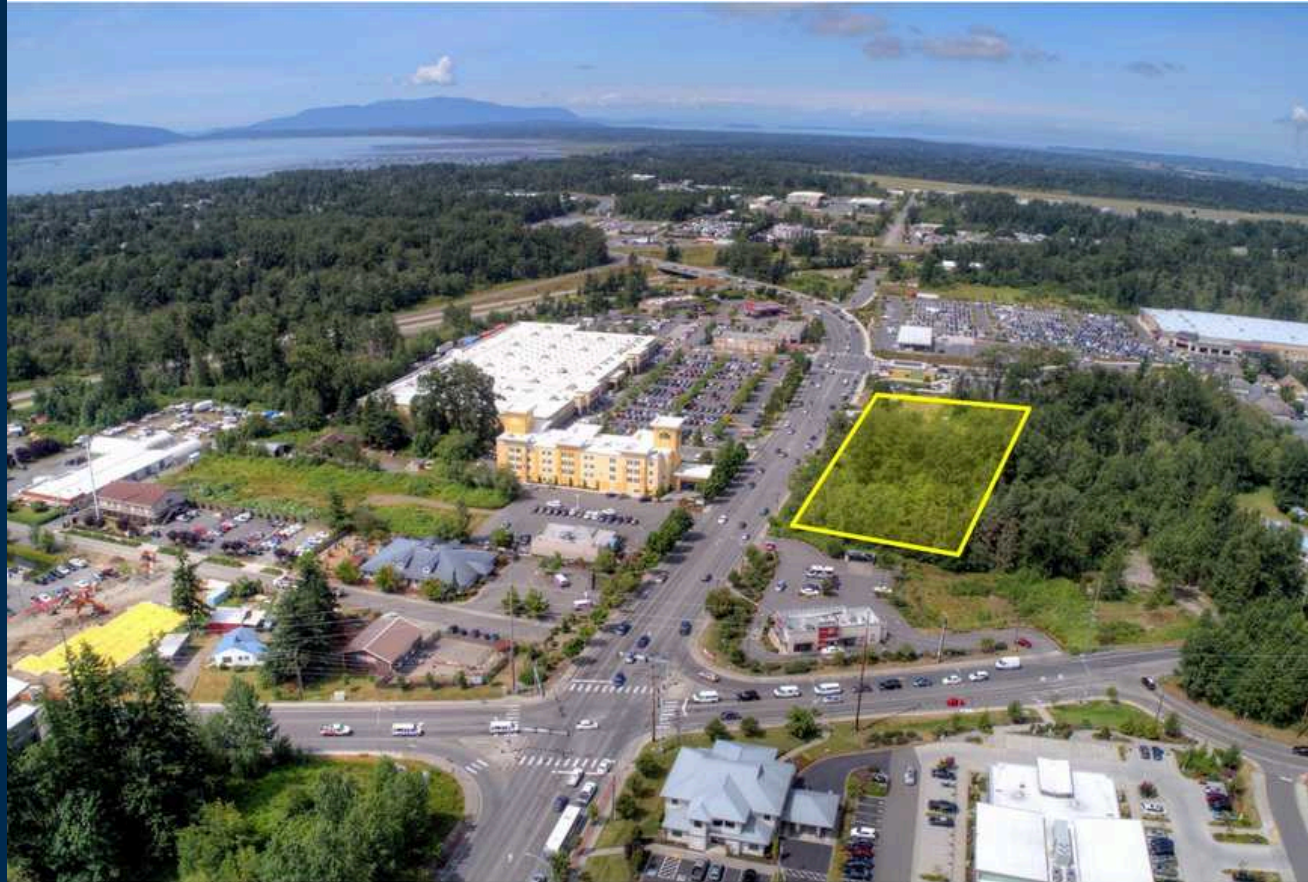
Nearby Attractions:

- 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:

MICHAEL KINGSLEY

Broker
kingsley@windermere.com
(360) 223-3944
www.wrecommercial.com



2025 Windermere Whatcom Inc. Disclaimer

The information provided online in the Multiple Listing Services & contained in the printed materials has been secured from sources we believe to be reliable, but we make no representations as to the warranties, expressed or implied, as to the accuracy of the information. References to square footage, age, improvements and numbers are approximate. Parties must verify the information on their own and bear all risks for any inaccuracies.

