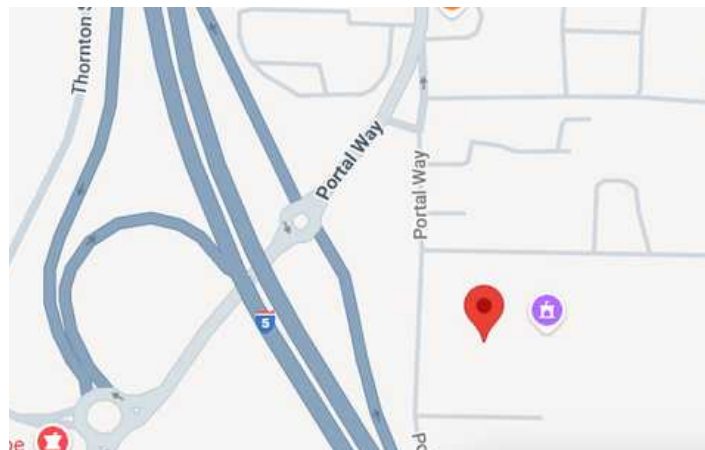


FOR LEASE

5942 PORTAL WAY, FERNDALE



SCHOOL, DAYCARE, OR OFFICE AVAILABLE FOR LEASE

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS



WINDERMERE REAL ESTATE/WHATCOM INC.
daverehm@outlook.com | (360) 961-5513
www.wrecommercial.com



FOR LEASE

5942 PORTAL WAY, FERNDALE

OFFERED AT: \$10.80/SF/YR Gross

Ideal setting for a small private school, daycare, or professional office. This versatile property offers three buildings totaling 5,440 SF on 1.5 acre lot, providing abundant parking and outdoor space. Located just off I-5 in Ferndale, this site delivers excellent accessibility for staff, students, and clients. A rare opportunity for users seeking a spacious, well-located campus-style environment.



FEATURES INCLUDING:

- ✓ **Easy access to I-5**
- ✓ **Three buildings totaling 5,440 Square feet**
- ✓ **1.5 Acre lot with playground**
- ✓ **Flexible options for permitable uses**
- ✓ **Available Now**

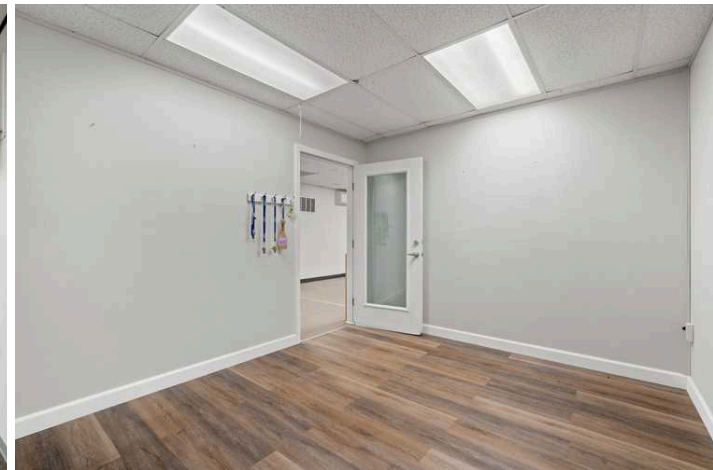
DAVE REHM

FOR LEASE

5942 PORTAL WAY, FERNDALE

BUILDING 1 PHOTOS

DAVE REHM



FOR LEASE

5942 PORTAL WAY, FERNDALE

BUILDING 2 PHOTOS

DAVE REHM

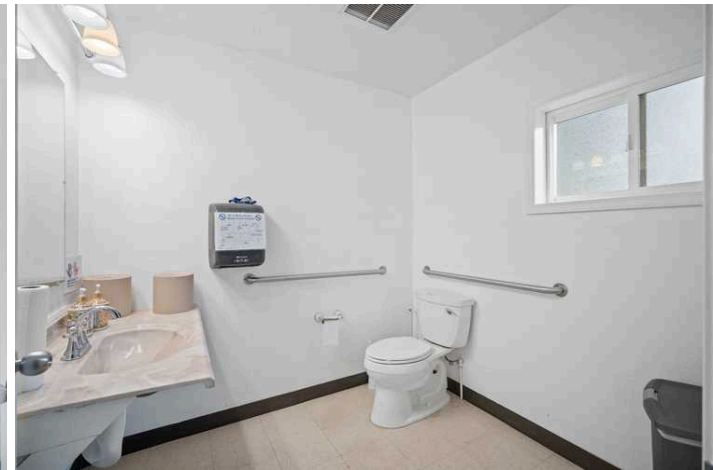
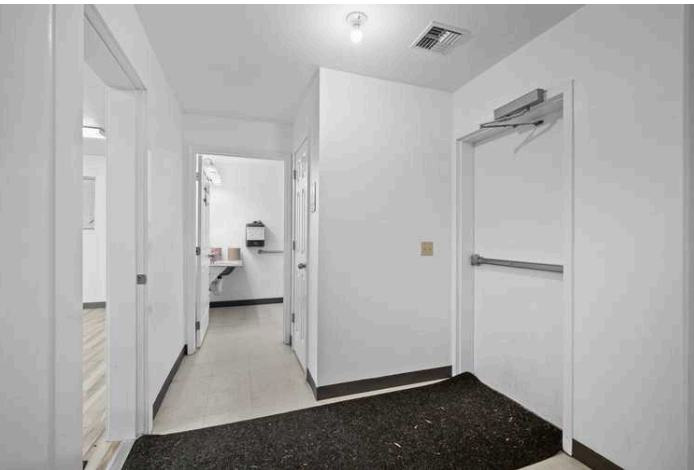


FOR LEASE

5942 PORTAL WAY, FERNDALE

BUILDING 3 PHOTOS

DAVE REHM



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5942 Portal Way, Ferndale, WA 98248

CITY, STATE

Ferndale, WA

POPULATION

30,661

AVG. HH SIZE

2.53

MEDIAN HH INCOME

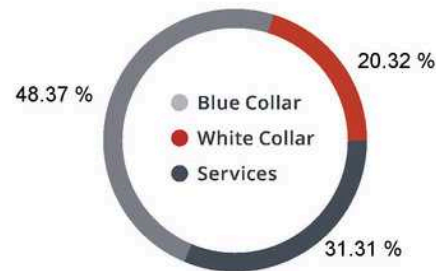
\$51,858

HOME OWNERSHIP

Renters: **4,751**

Owners: **7,435**

EMPLOYMENT



46.79 %
Employed

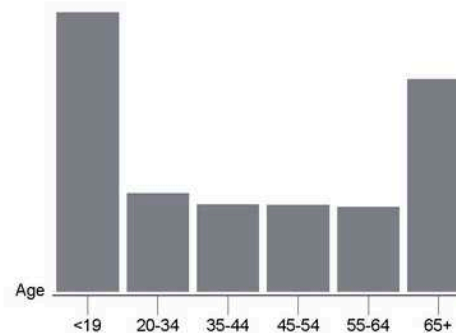
2.34 %
Unemployed

EDUCATION

High School Grad: **31.67 %**
Some College: **26.48 %**
Associates: **6.83 %**
Bachelors: **21.43 %**

GENDER & AGE

49.49 % **50.51 %**

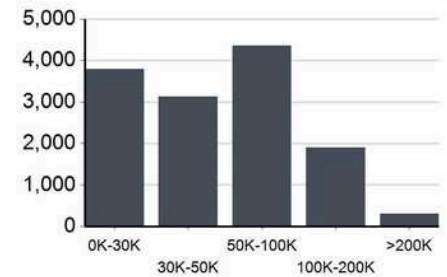


RACE & ETHNICITY

White: **75.08 %**
Asian: **1.16 %**
Native American: **1.14 %**
Pacific Islanders: **0.03 %**
African-American: **0.44 %**
Hispanic: **12.80 %**
Two or More Races: **9.34 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

