



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

902 N STATE STREET | BELLINGHAM, WA
FOR LEASE
TURN-KEY RESTAURANT

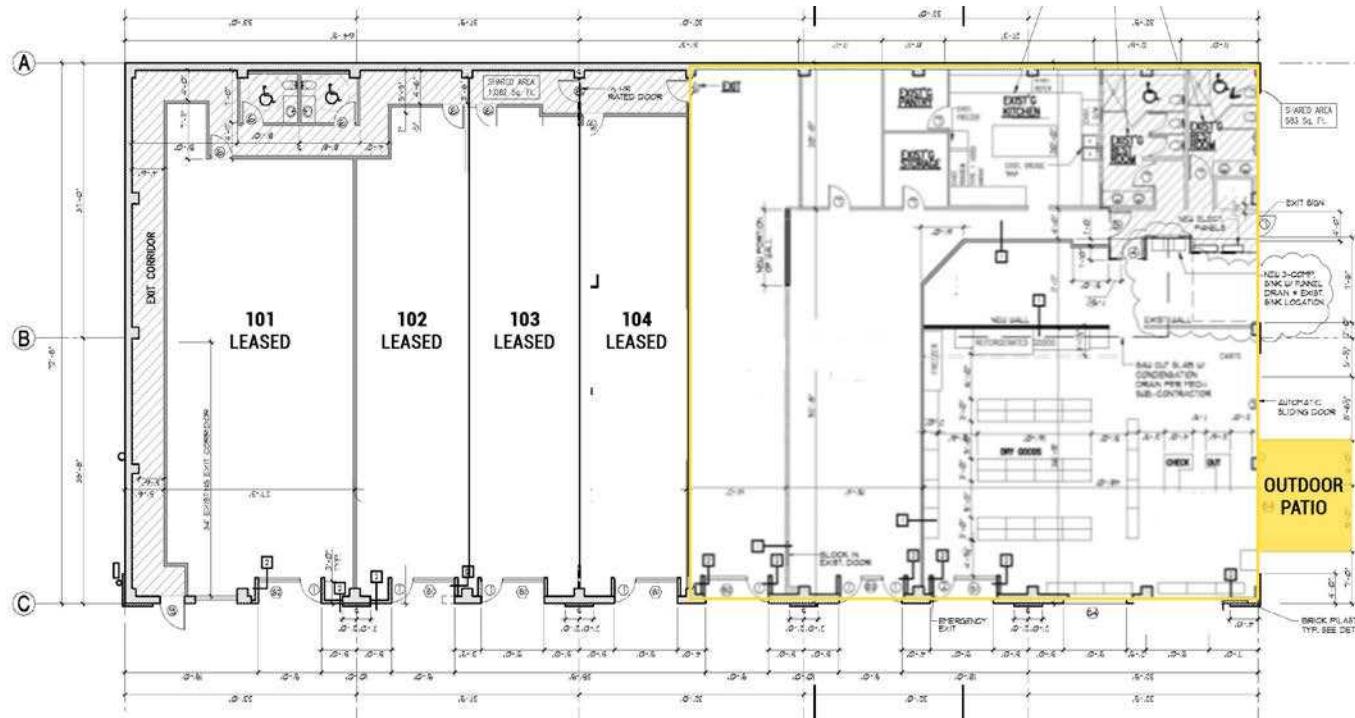
SITE SUMMARY

Fully built-out, turnkey restaurant opportunity at State Street Plaza just steps from WWU and surrounding student housing. This plug-and-play space features a 12-foot Type 1 hood, updated electrical (completed three years ago), full sprinkling, and all existing equipment included for a seamless transition. Two glass roll-up doors open to an inviting outdoor patio, creating a light-filled indoor-outdoor dining experience perfect for capturing both campus foot traffic and the broader community. Ideal for operators seeking a ready-to-go location in a high-demand, walkable area.

Available	5,984 SF + Patio
Asking Rate	\$28.00 PSF, NNN
NNN's	\$7.78 PSF
Co-Tenants	Ambo Ethiopian Cuisine, N State Street Market, Boheme Aesthetics & Wellness, & Spa
Parking	25 Shared Stalls in Dedicated Lot + Street Parking in Front of Site
Signage	Pylon Signage
Equipment	12' Type 1 Hood, All Equipment, Bar, Tables, Chairs Remain



SITE SUMMARY



Hood | 12' Type 1



Equipment Notes:

- HVAC: 6-ton & 5-ton
- Walk in Cooler and Draft System
- Pizza Ovens
- 2 Fryers
- Single Door Freezer
- Double Door Freezer
- Stand Mixer
- 2 Sandwich Prep Counters
- Work Tables
- Ice Machine
- Dish Pit*

*Dishwashers Under Lease ~ Not Included

INTERIOR IMAGES

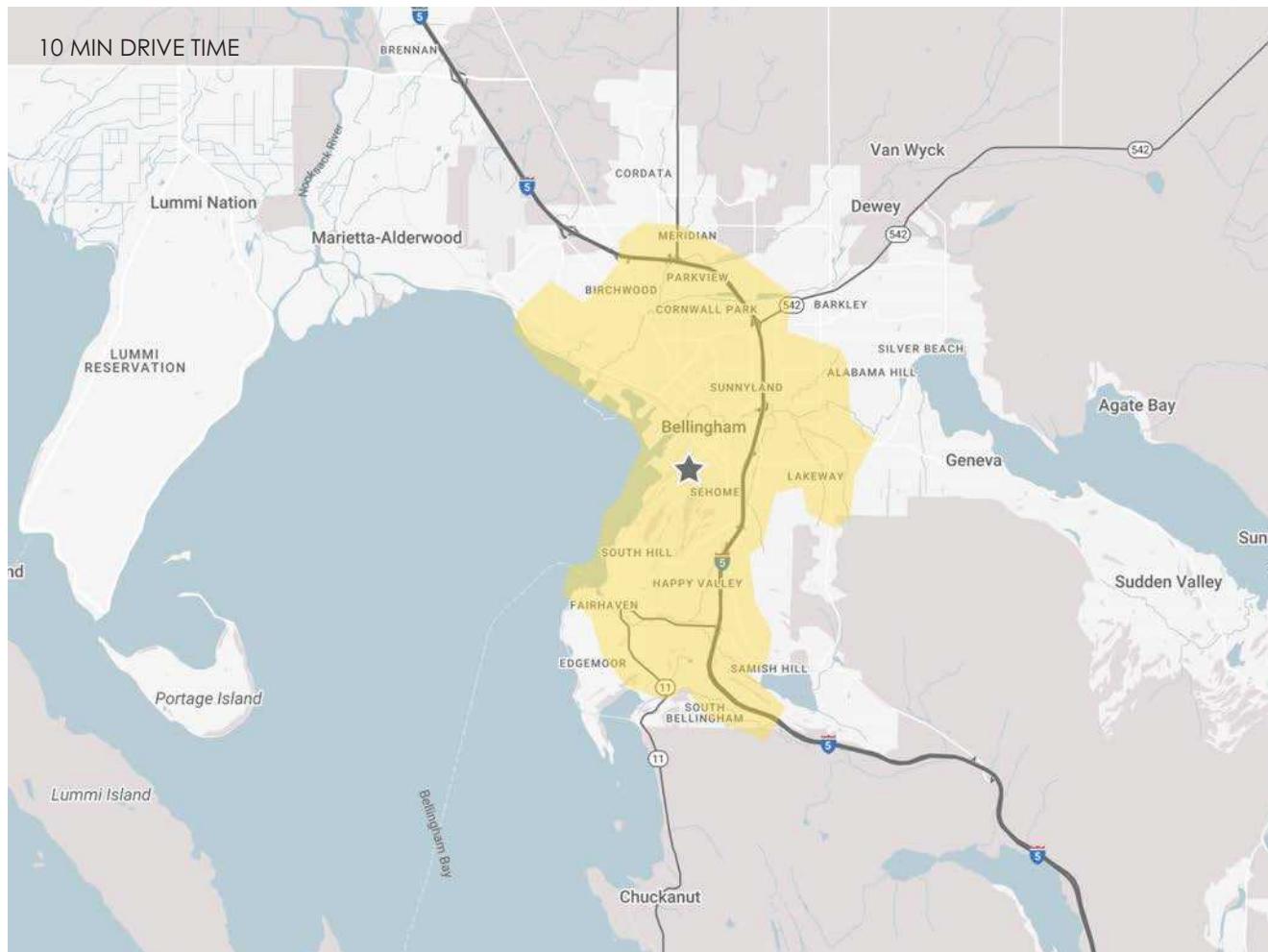


LOCATION AERIAL



DEMOGRAPHICS

Bellingham, Washington, the County Seat of Whatcom County, is a picturesque city offering a rich variety of recreational, cultural, educational, and economic activities. It's a place where excellence in education is a hallmark, boasting nationally lauded K-12 public schools, two community colleges, and Western Washington University—consistently ranked high among public regional universities. Nestled amidst stunning natural beauty, Bellingham provides abundant opportunities for outdoor adventures, alongside a vibrant arts and culinary scene. It's truly a dynamic hub where natural beauty, culture, and education converge.



66,514

POPULATION
10 MIN DT



28,886

NO OF HOUSEHOLDS
10 MIN DT



\$98,874

AVERAGE HH INCOME
10 MIN DT



\$650,704

MEDIAN PROPERTY VALUE
10 MIN DT



33.3

YEARS OLD
MEDIAN AGE



\$1.38B

TOTAL NON-RETAIL
EXPENDITURE



55,015

DAYTIME ADJ. POPULATION
10 MIN DT



4,671

N STATE STREET
SOUTHBOUND ADT



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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