



# FOR LEASE

## Park Manor Shopping Center

Birchwood Avenue  
Bellingham, WA 98225

\$16.00 PSF, plus NNN

### Space Available

Suites 1530 C 1,400 SF & 1530 D 1,400 SF (can be  
combined for a total of 2,800 SF)

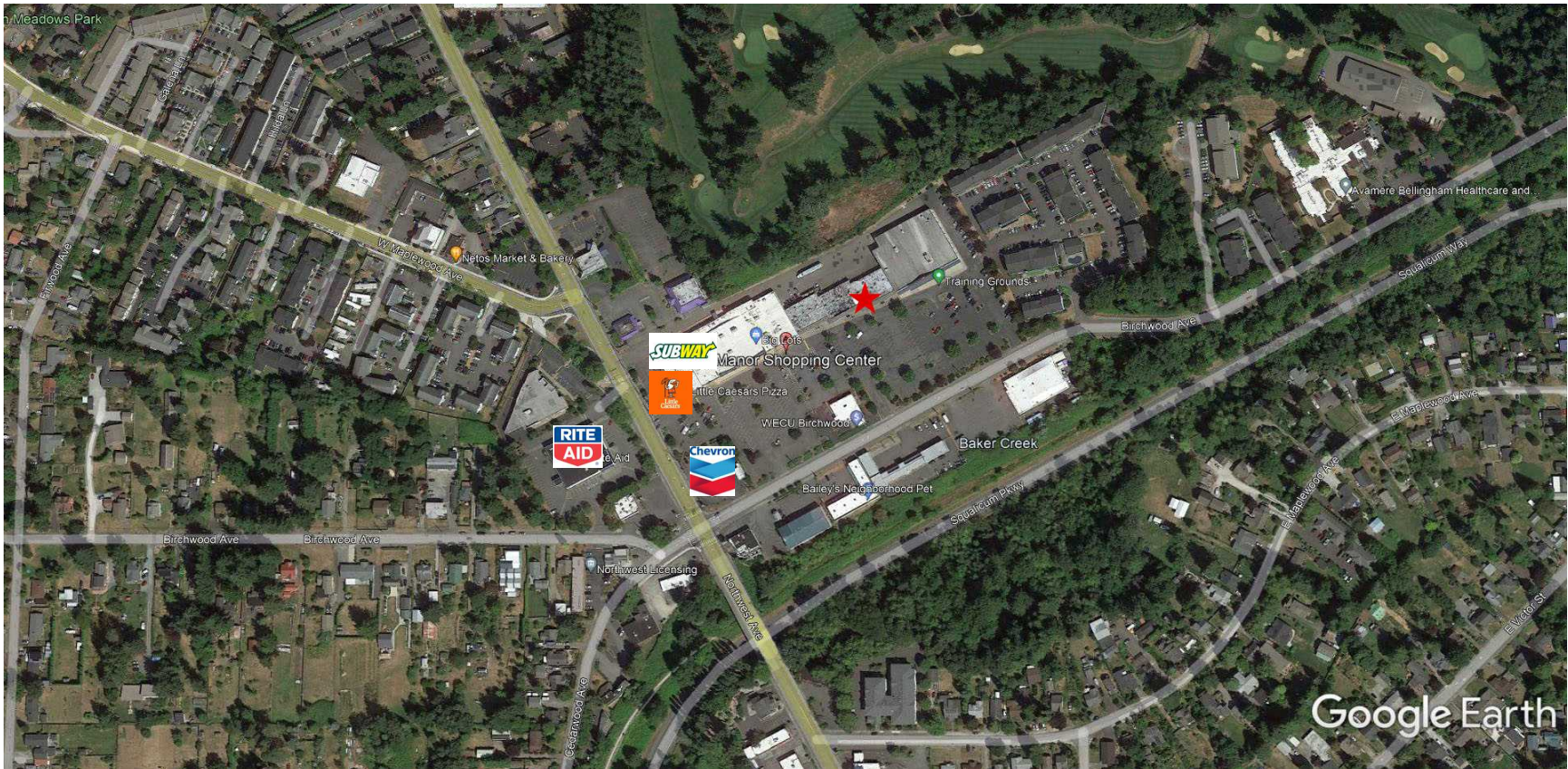
Excellent Signage Available, Abundant  
Parking in busy Shopping Center



Brian Finnegan CCIM  
WestCom Properties, Inc.  
office: 360.647.2856  
brian@westcomproperties.com

**WestCom**  
PROPERTIES, INC



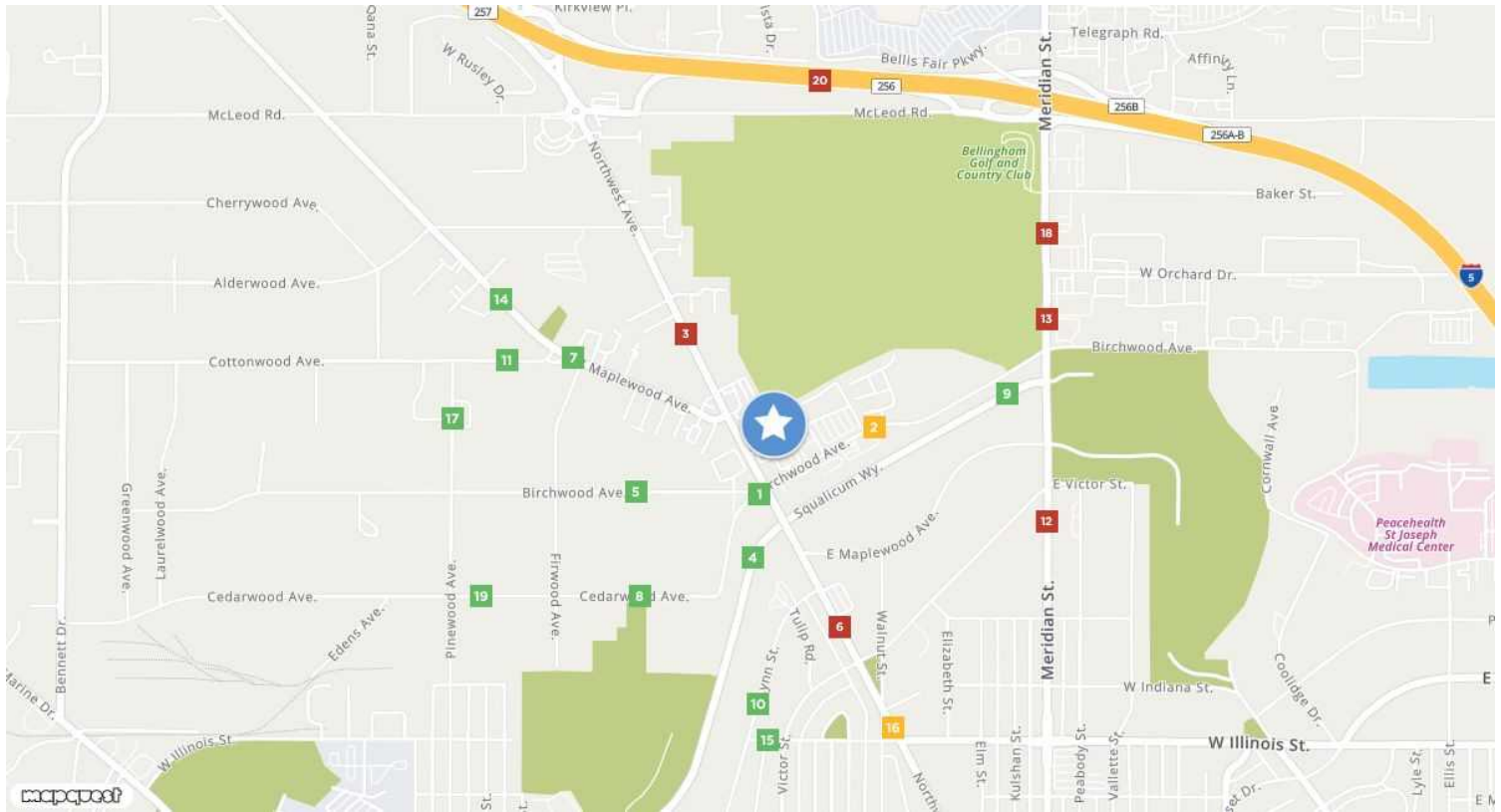


*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease*





## Traffic Counts



<b>Birchwood Ave</b>	<b>1</b>
Cedarwood Ave	
Year: 2007	829
Year: 2005	1,700

<b>Northwest Ave</b>	<b>6</b>
E Victor St	
Year: 2014	10,300
Year: 2010	10,700
Year: 2008	10,700

<b>Cottonwood Ave</b>	<b>11</b>
W Maplewood Ave	
Year: 2007	817
Year: 1999	1,500

<b>Northwest Ave</b>	<b>16</b>
W Illinois St	
Year: 2007	9,749
Year: 1999	13,900

<b>Birchwood Ave</b>	<b>2</b>
Northwest Ave	
Year: 2014	6,200
Year: 2010	6,200
Year: 2008	7,100

<b>W Maplewood Ave</b>	<b>7</b>
Firwood Ave	
Year: 2011	3,061
Year: 2009	2,000

<b>Meridian St</b>	<b>12</b>
E Victor St	
Year: 2014	11,200
Year: 2010	11,100
Year: 2008	13,000

<b>Pinewood Ave</b>	<b>17</b>
Cottonwood Ave	
Year: 2014	900
Year: 2010	1,100
Year: 2008	500

<b>Northwest Ave</b>	<b>3</b>
W Maplewood Ave	
Year: 2014	12,200
Year: 2011	12,713
Year: 2010	13,800

<b>Cedarwood Ave</b>	<b>8</b>
Firwood Ave	
Year: 2014	3,200
Year: 2010	3,300
Year: 2008	3,000

<b>Meridian St</b>	<b>13</b>
Birchwood Ave	
Year: 2007	21,700
Year: 1999	28,000

<b>Meridian St</b>	<b>18</b>
W Orchard Dr	
Year: 2015	24,345
Year: 2010	22,400
Year: 2008	21,700

<b>Squalicum Pkwy</b>	<b>4</b>
Northwest Ave	
Year: 2014	4,100
Year: 2010	4,200
Year: 2009	4,200

<b>Squalicum Pkwy</b>	<b>9</b>
Meridian St	
Year: 2015	4,423
Year: 2007	4,064
Year: 2005	7,600

<b>W Maplewood Ave</b>	<b>14</b>
Cottonwood Ave	
Year: 2014	3,000
Year: 2010	4,100
Year: 2008	2,600

<b>Cedarwood Ave</b>	<b>19</b>
Pinewood Ave	
Year: 2008	2,987
Year: 1999	3,400

<b>Birchwood Ave</b>	<b>5</b>
Firwood Ave	
Year: 2014	1,900
Year: 2010	2,000
Year: 2008	800

<b>Lynn St</b>	<b>10</b>
W Illinois St	
Year: 1999	4,600

<b>W Illinois St</b>	<b>15</b>
Victor St	
Year: 2010	1,489

<b>I- 5</b>	<b>20</b>
Hwy 539	
Year: 2017	62,000
Year: 2015	58,000
Year: 2014	59,000

**Brian Finnegan, CCIM**  
brian@westcomproperties.com  
360-739-9300

**MOODY'S**  
ANALYTICS

Catylist



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from Birchwood Ave, Bellingham, WA 98225

CITY, STATE

Bellingham, WA

POPULATION

66,233

AVG. HH SIZE

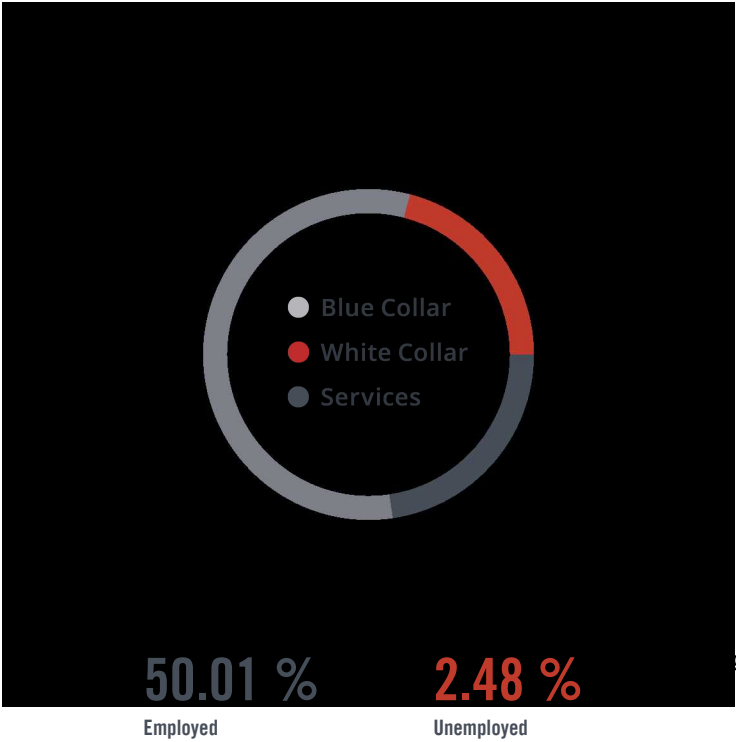
2.28

MEDIAN HH INCOME

\$43,811

HOME OWNERSHIP

16,520



Employed

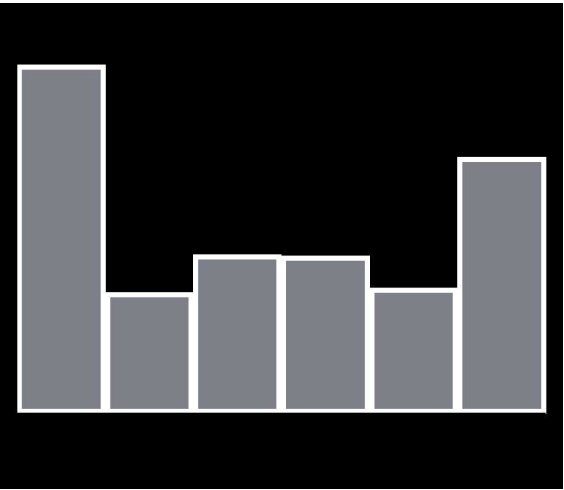
Unemployed

GENDER & AGE

48.53 %



51.47 %



RACE & ETHNICITY

White: 77.99 %

Asian: 3.44 %

Native American: 0.61 %

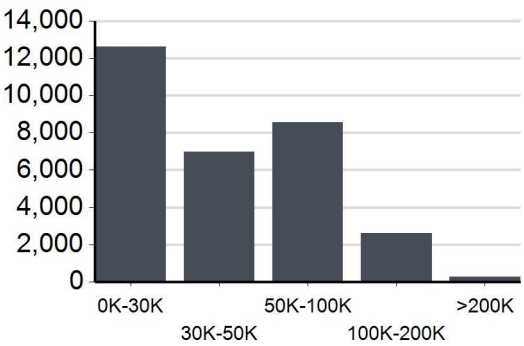
Pacific Islanders: 0.07 %

African-American: 0.61 %

Hispanic: 9.50 %

Two or More Races: 7.77 %

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$15,541



Grocery

\$5,564



Travel

\$5,752



Entertainment

\$2,463



Electricity

\$1,549



Apparel

\$1,133



Furniture

\$174



Gas

\$344