



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

161 TELEGRAPH ROAD | BELLINGHAM, WA

MERIDIAN PLAZA PAD

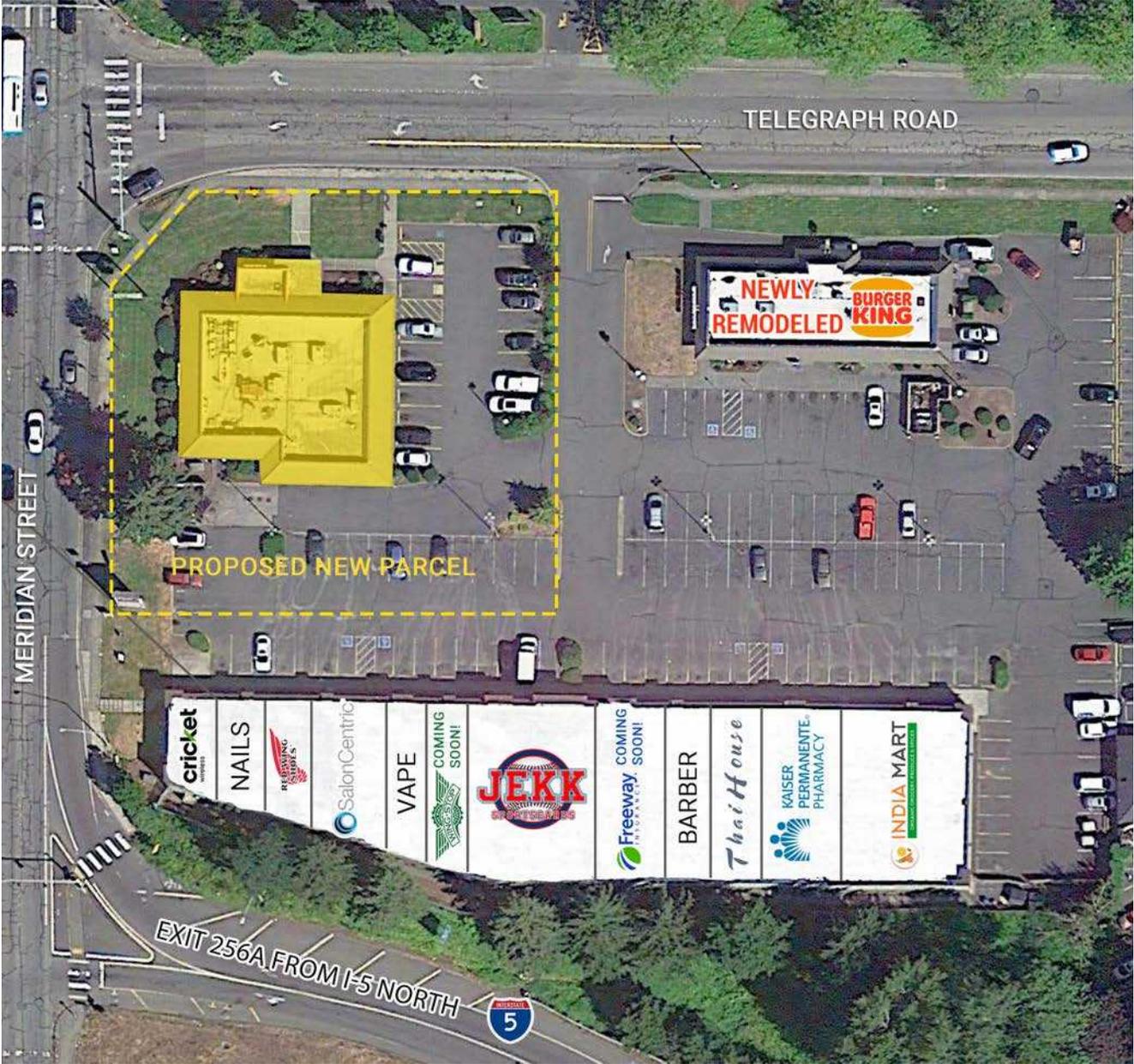
FOR LEASE | GROUND LEASE

SITE SUMMARY

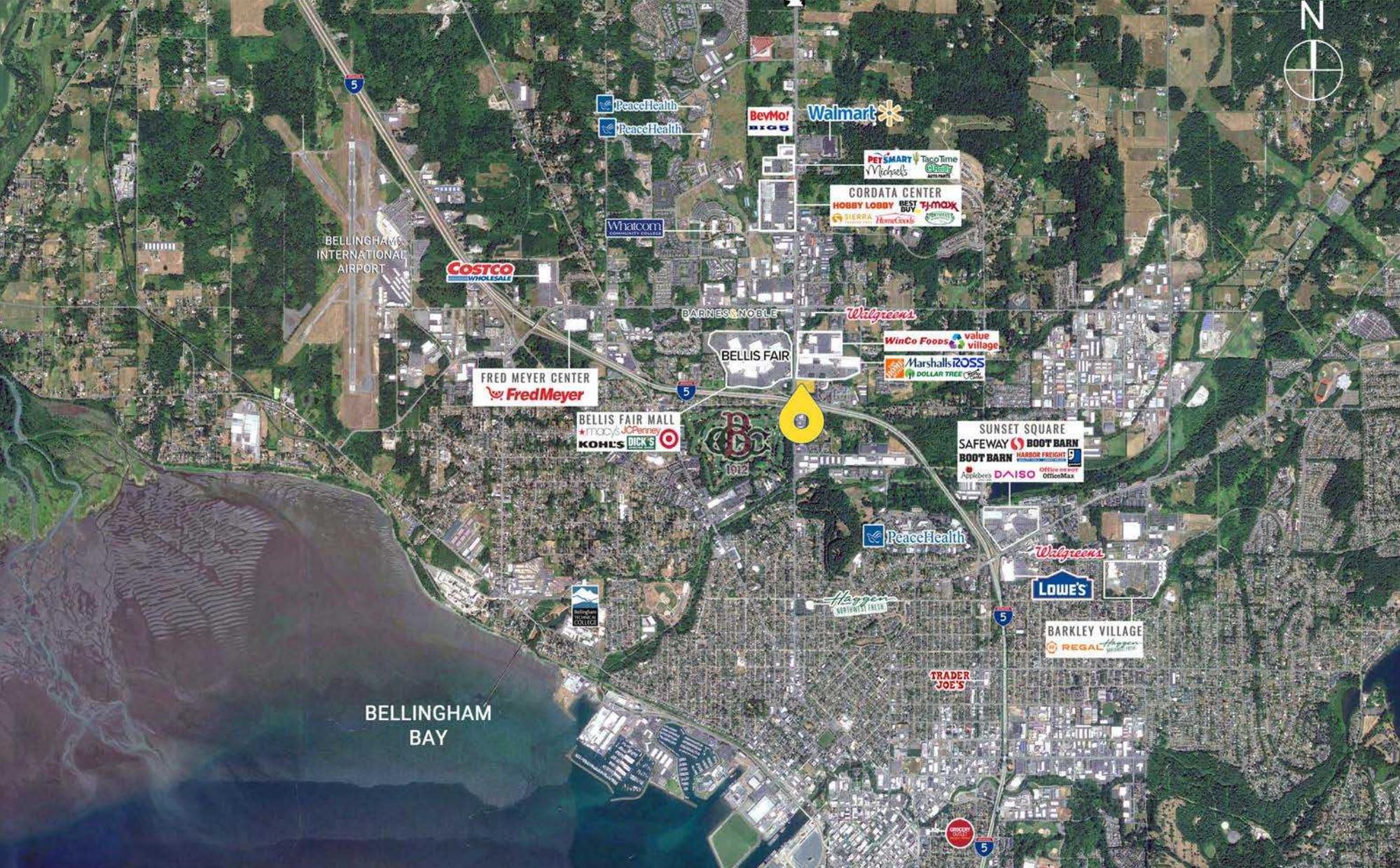
DO NOT DISTURB TENANT

Available	5,866 SF Building
Opportunity Type	For Lease Ground Lease
NNN	\$8.00 PSF
Zoning	Commercial
Signage	Monument & Building
Parcel Size	37,509 SF
Shopping Center Tenants	IndiaMart, JEKK, Kaiser Permanente Pharmacy, Red Wing Shoes, Burger King, Cricket Wireless, & Salon Centric, Vape, & Barber Shop. WingStop & Freeway Insurance coming soon.
Center Vacancy	Final in-line space: 2,119 SF Contact Broker for Details

CLICK FOR
ZONE USE

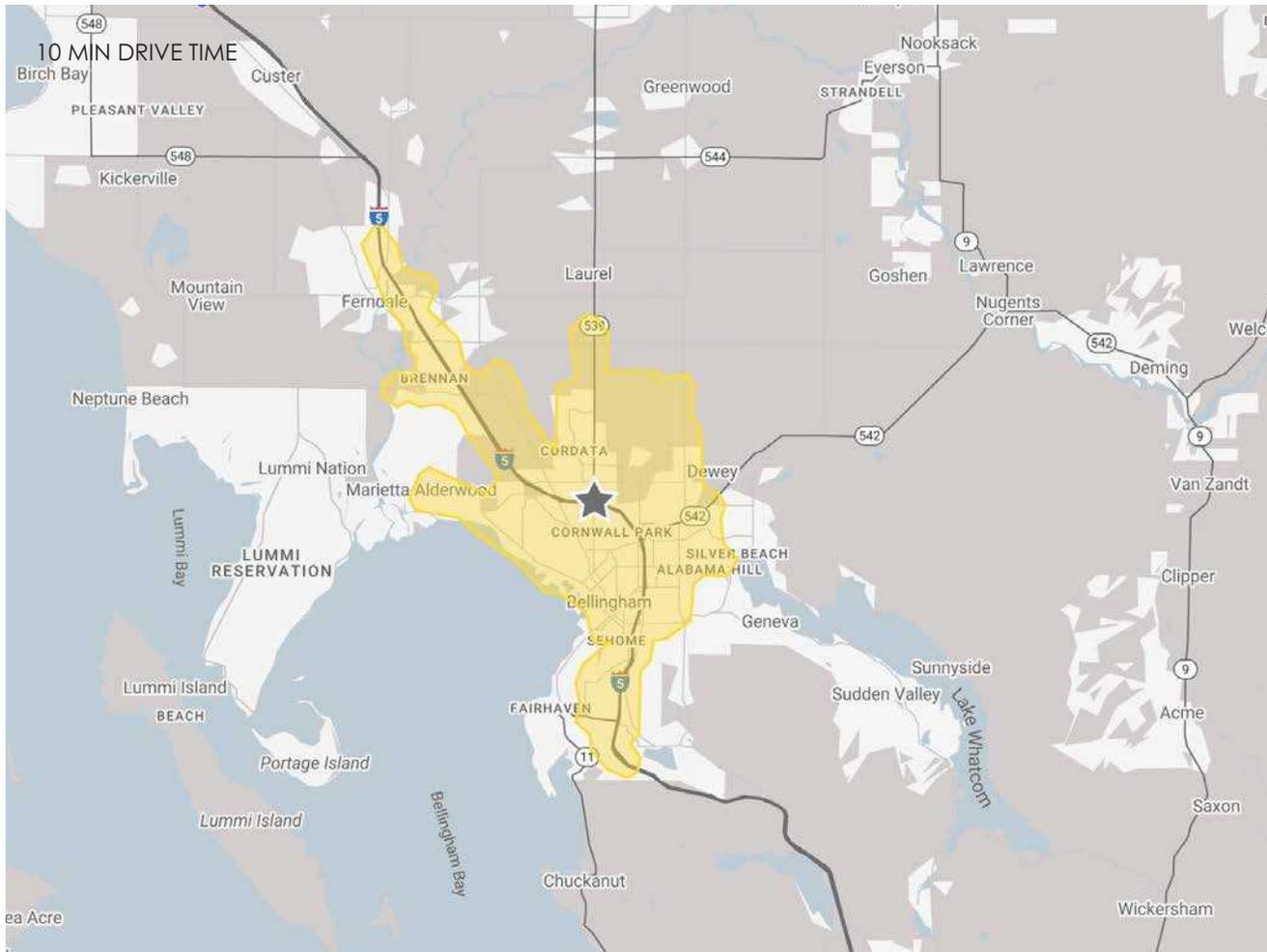


LOCATION AERIAL



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.



83,929

POPULATION
10 MIN DT



36,386

NO OF HOUSEHOLDS
10 MIN DT



\$94,874

AVERAGE HH INCOME
10 MIN DT



\$61,943

MEDIAN PROPERTY VALUE
10 MIN DT



33.5

YEARS OLD
MEDIAN AGE



\$1.68B

TOTAL NON-RETAIL
EXPENDITURE



77,443

DAYTIME ADJ. POPULATION
10 MIN DT



48,896

TELEGRAPH & SR 539
ADT AT INTERSECTION



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

KIRKLAND | TACOMA | PORTLAND | SEATTLE

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