

RETAIL SPACE
FOR LEASE

SARATOGA

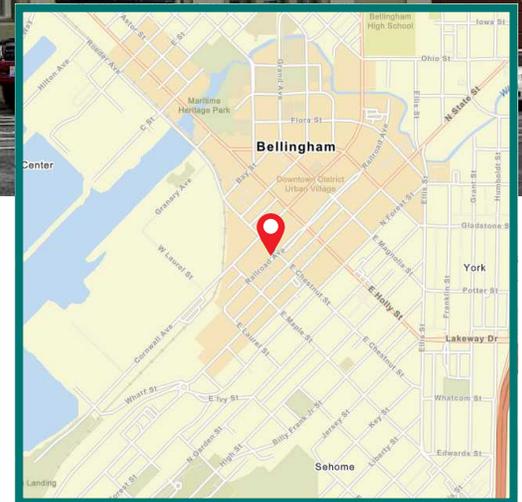
DOWNTOWN CORNER RETAIL FOR LEASE

1135 RAILROAD AVE



1,542 SF Available
\$28/SF/YR MODIFIED GROSS

- Move-in ready Cafe Space available 6/30/2026.
- Highly visible corner location in the heart of Bellingham's Central Business District.
- Situated on the ground floor of the historic Washington Grocery Building.
- Surrounded by established neighboring businesses including Fiamma Pizza, Just Poke, and Jimmy John's.



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BELLINGHAM, WA 98225



Demographics

DEMOGRAPHIC SUMMARY
 1135 Railroad Ave, Bellingham, Washington, 98225
 Ring of 1 mile

KEY FACTS

17,606 Population
 7,357 Households
 26.5 Median Age
 \$39,950 Median Disposable Income

EDUCATION

7% No High School Diploma
 18% High School Graduate
 27% Some College
 48% Bachelor's/Grad/Prof Degree

INCOME

\$46,707 Median Household Income
 \$29,734 Per Capita Income
 \$13,213 Median Net Worth

EMPLOYMENT

55% White Collar
 17% Blue Collar
 31% Services
 8.5% Unemployment Rate



1 Mile

DEMOGRAPHIC SUMMARY
 1135 Railroad Ave, Bellingham, Washington, 98225
 Ring of 5 miles

KEY FACTS

112,293 Population
 48,177 Households
 36.3 Median Age
 \$58,143 Median Disposable Income

EDUCATION

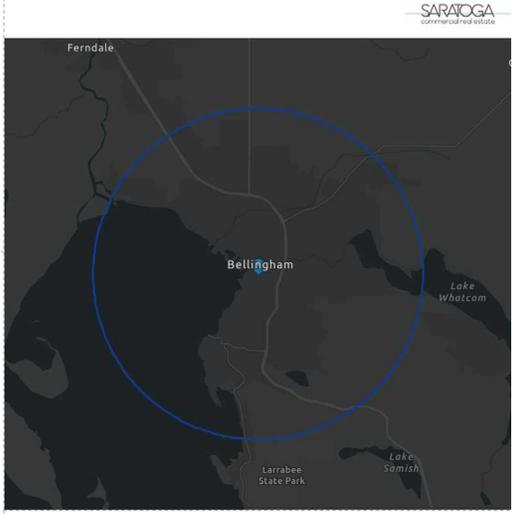
4% No High School Diploma
 17% High School Graduate
 29% Some College
 50% Bachelor's/Grad/Prof Degree

INCOME

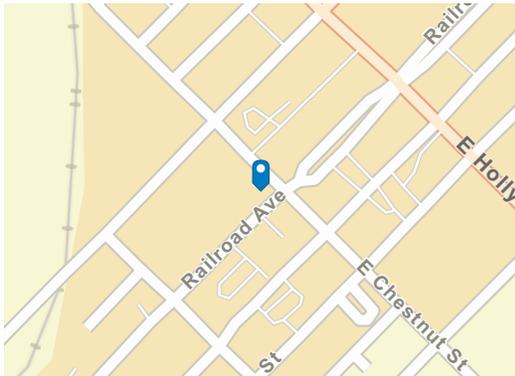
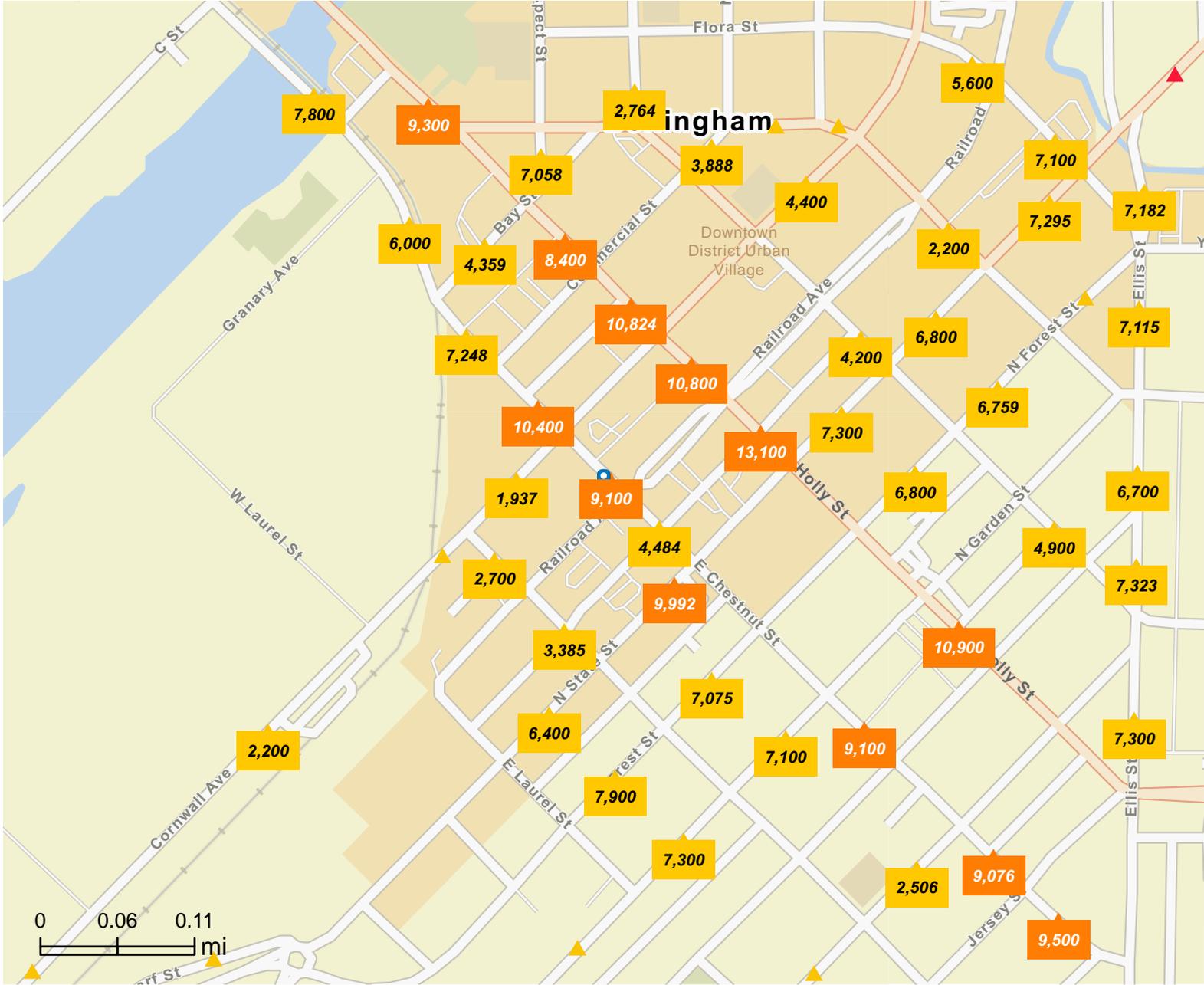
\$67,916 Median Household Income
 \$44,287 Per Capita Income
 \$114,884 Median Net Worth

EMPLOYMENT

65% White Collar
 18% Blue Collar
 21% Services
 4.5% Unemployment Rate



5 Mile



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

