

# FOR LEASE

# RETAIL/RESTAURANT SPACE

1015 & 1021 HARRIS AVE, BELLINGHAM, WA 98225



LoopNet™



CoStar

CREXLI

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1015 & 1021 HARRIS AVE, BELLINGHAM, WA

EXCLUSIVELY LISTED BY:



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# OFFERING SUMMARY

## 1015 HARRIS AVE (OLD PIZZA SPACE)

**6,344 SF +/-**  
Lease Space Available

**\$20.00**  
Per SF + NNN

**\$11.00**  
Estimated NNN Per SF

**\$16,388.67**  
Total Estimated Monthly Rent  
(Includes Base Rent + Estimated NNNs  
Estimated NNNs include utilities)

## 1021 HARRIS AVE (OLD ICE CREAM SPACE)

**1,093 SF +/-**  
Lease Space Available

**\$32.00**  
Per SF + NNN

**\$11.00**  
Estimated NNN Per SF

**\$3,916.53**  
Total Estimated Monthly Rent  
(Includes Base Rent + Estimated NNNs,  
Estimated NNNs include utilities)

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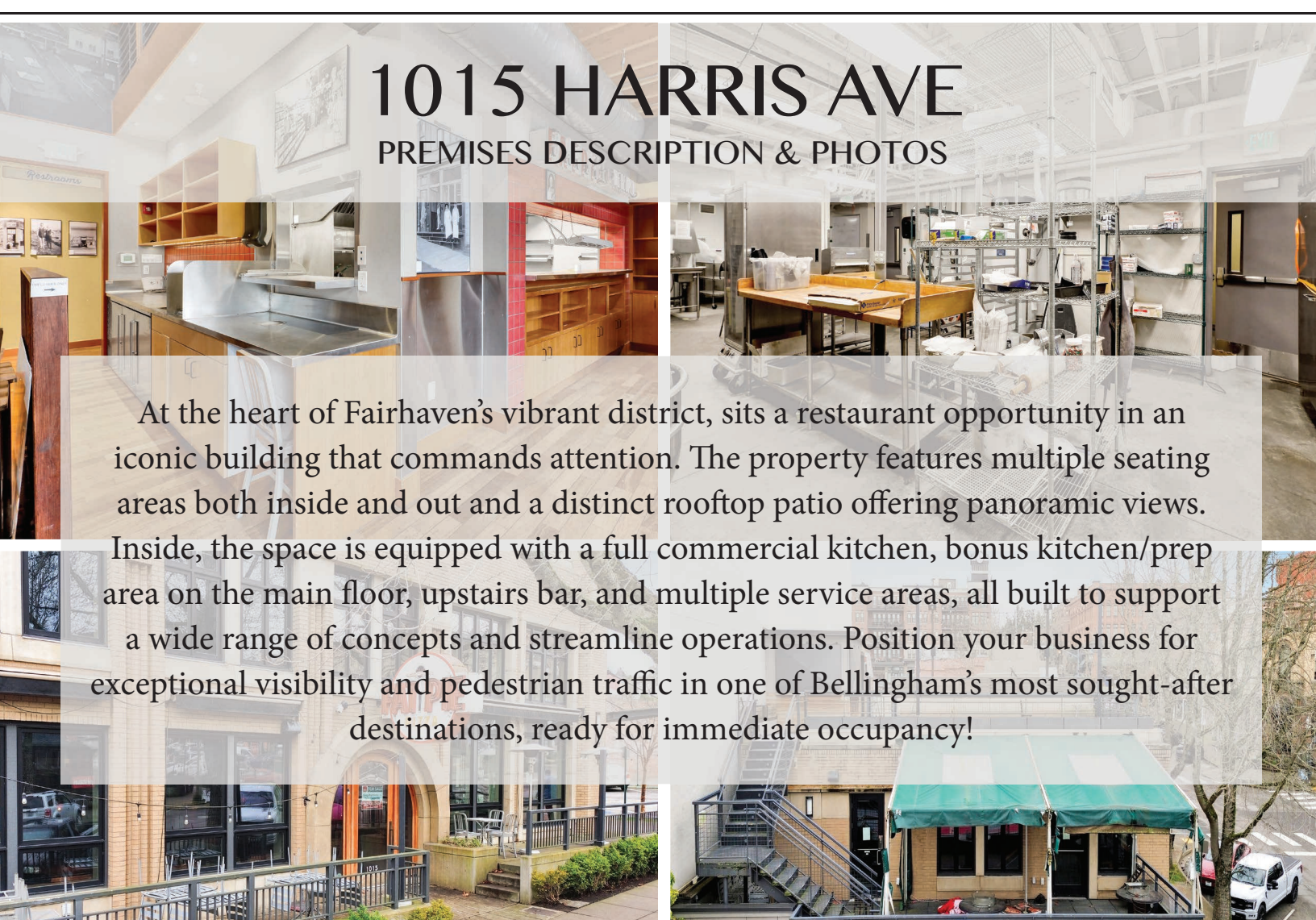


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# 1015 HARRIS AVE

## PREMISES DESCRIPTION & PHOTOS



At the heart of Fairhaven's vibrant district, sits a restaurant opportunity in an iconic building that commands attention. The property features multiple seating areas both inside and out and a distinct rooftop patio offering panoramic views. Inside, the space is equipped with a full commercial kitchen, bonus kitchen/prep area on the main floor, upstairs bar, and multiple service areas, all built to support a wide range of concepts and streamline operations. Position your business for exceptional visibility and pedestrian traffic in one of Bellingham's most sought-after destinations, ready for immediate occupancy!

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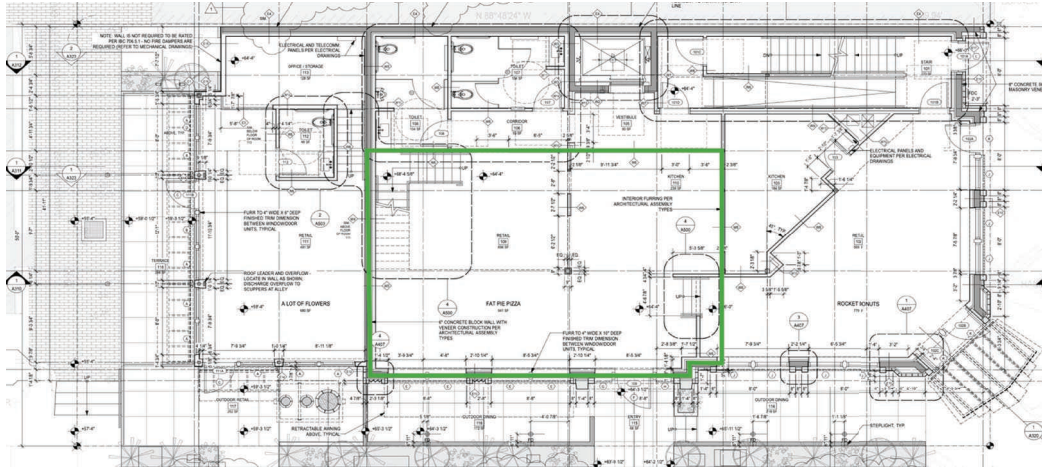


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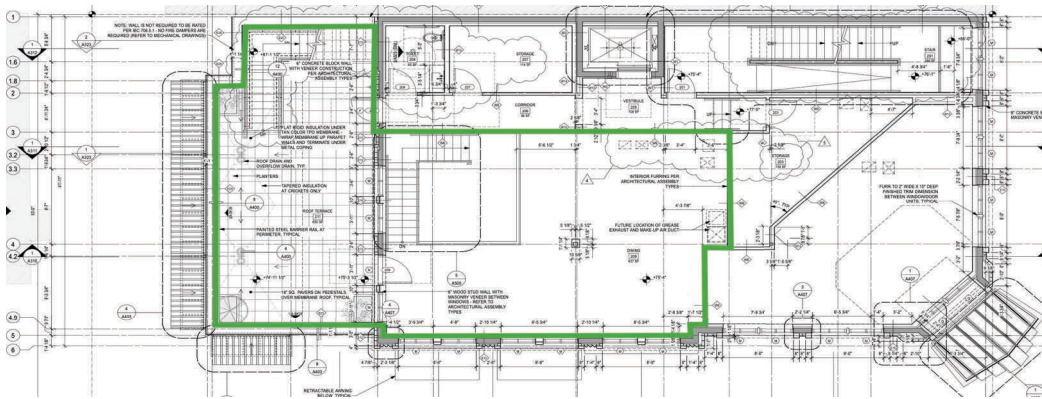


# 1015 HARRIS AVE

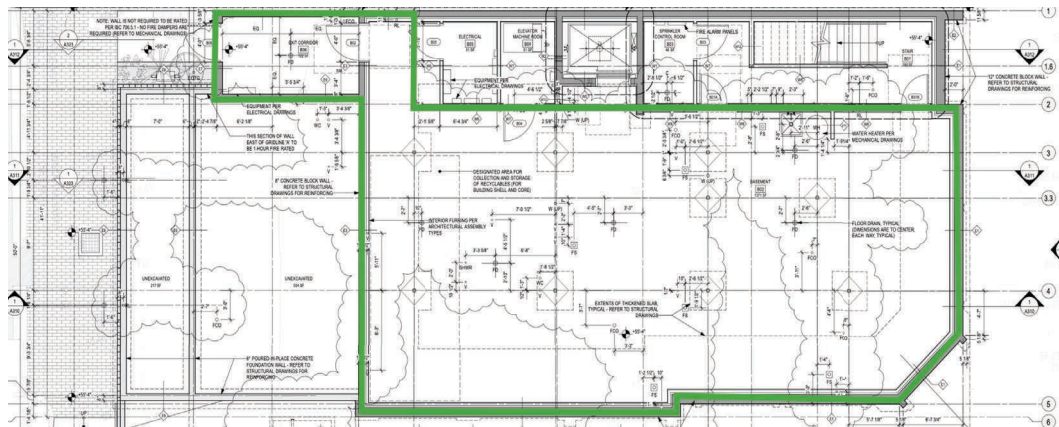
## FLOOR PLAN



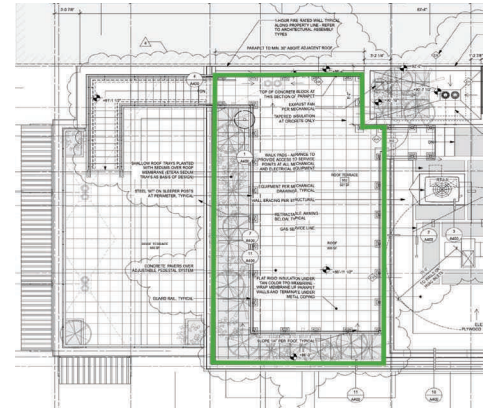
FIRST FLOOR



SECOND FLOOR (& TERRACE)



BASEMENT KITCHEN



ROOF TERRACE

\*1015 Harris Ave has exclusive use of the elevator

\*Restrooms shared with 1021 Harris Ave tenant

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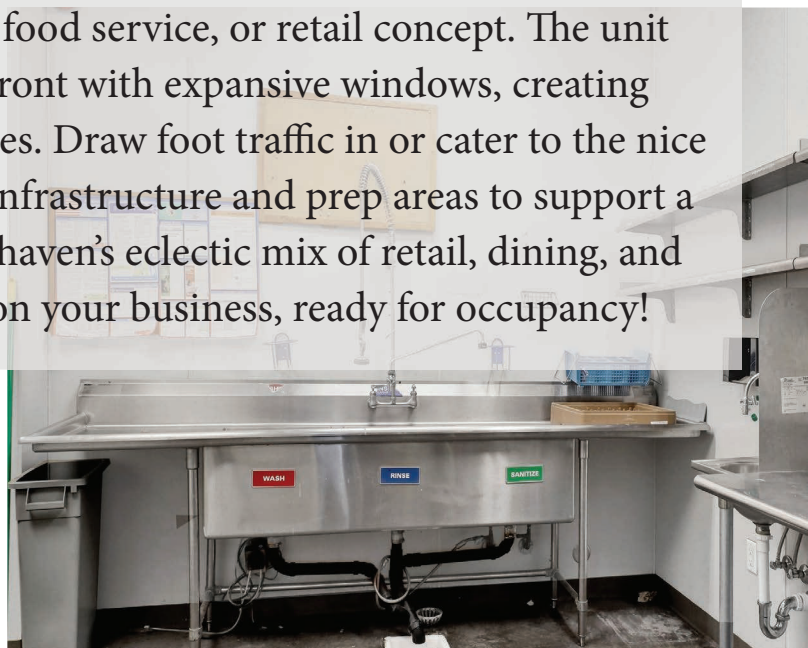


# 1021 HARRIS AVE

## PREMISES DESCRIPTION & PHOTOS



Anchored on a high visibility corner in Fairhaven, this unique space presents a compelling opportunity for a café, light food service, or retail concept. The unit boasts an inviting open-concept storefront with expansive windows, creating abundant natural light and strong sightlines. Draw foot traffic in or cater to the nice weather with outdoor seating. Available infrastructure and prep areas to support a light restaurant use. Located amidst Fairhaven's eclectic mix of retail, dining, and community activity to perfectly position your business, ready for occupancy!



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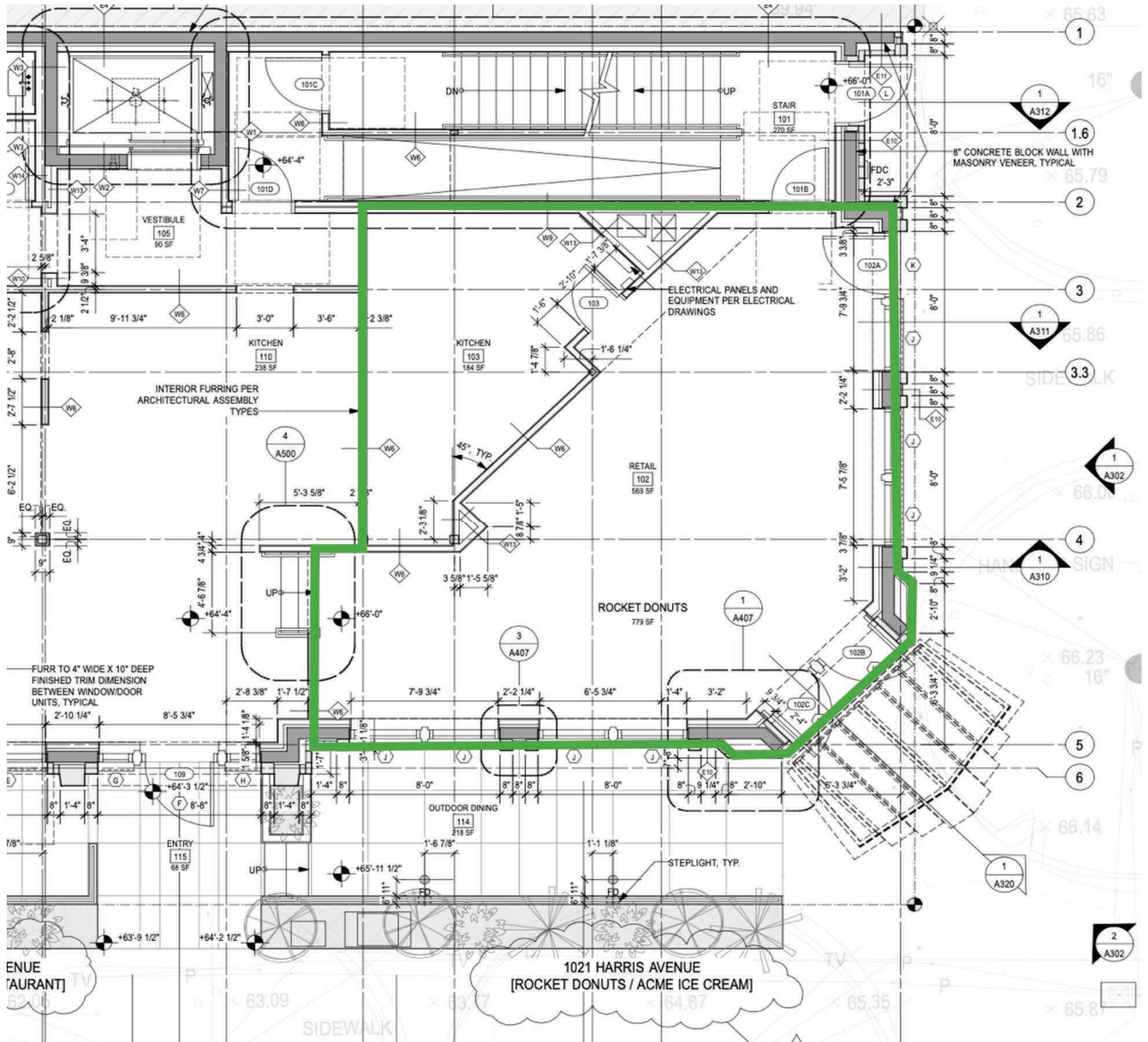


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# 1021 HARRIS AVE

## FLOOR PLAN - FIRST FLOOR



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# PROPERTY OVERVIEW



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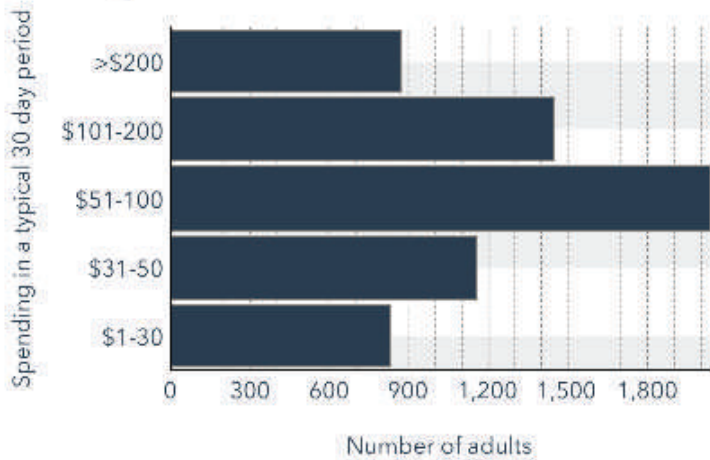


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# COMMUNITY OVERVIEW

## Family Restaurants Market Potential



## Annual Household Spending

**\$4,204**

Meals at  
Restaurants

**\$833**

Food & Drink  
on Trips

## Local Business Summary

**485**

Total  
Businesses

**3,857**

Total  
Employees

## Retail Demand by Industry

Acme Building  
1011 Harris Ave, Bellingham, Washington, 98225  
Drive time of 5 minutes

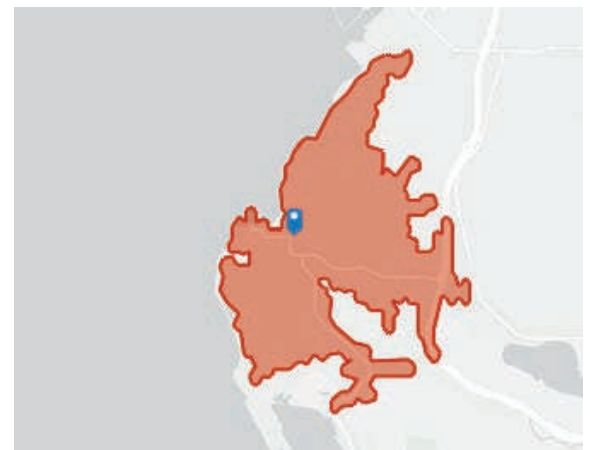


| NAICS Code | Industry Summary                              | Spending Potential Index | Average Spent | Total         |
|------------|-----------------------------------------------|--------------------------|---------------|---------------|
| 44-45, 722 | Retail Trade, Food Services & Drinking Places | 100                      | \$30,421.88   | \$193,361,445 |
| 44-45      | Retail Trade                                  | 100                      | \$25,704.41   | \$163,377,211 |
| 722        | Food Services & Drinking Places               | 101                      | \$4,717.47    | \$29,984,234  |



### What's in My Community?

Places that make your life better and more quality better



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# DEMOGRAPHICS

BELLINGHAM, WA



## Location

Bellingham is the most populous city in Whatcom County and holds the county seat. Convenient access to the area and surrounding markets contributes to Bellingham's diverse economy. Vancouver, B.C. is located 52 miles north of Bellingham, and Seattle is 90 miles south.

## Education & Employment

Education is a hallmark of the community and adds to a skilled labor force. Western Washington University, Whatcom Community College, Bellingham Technical College, and NW Indian College call Bellingham home. Other major employers include St. Joseph's hospital and BP Cherry Point.

## Natural & Historical Beauty

Mount Baker and the San Juan Islands are the backdrop to a vibrant recreational community and tourism sector. Visitors are attracted to Bellingham's natural beauty and historical preservation.

91K



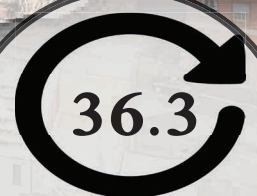
Population

\$58K

Median  
Household  
Income



44%  
Bachelor's  
Degree or  
higher



36.3  
Median Age

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Prospective tenants should be aware that Owner of the real property known as 1015 & 1021 Harris Ave, is leasing the Property in its "AS IS" condition with all faults, without representations or warranties of any kind or nature. Upon written request prior to and or after contracting to lease, as appropriate, tenant will be given reasonable opportunity to inspect and investigate the Property and all improvements therein, either independently or through agents of tenants choosing. Prospective tenants shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them. In addition to the first sentence of this paragraph, but without limiting the generality thereof, tenant shall not be entitled to and should not rely on Owner or its affiliates or its agents as to (i) the quality, nature, adequacy, and physical condition of the Property, including but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities, the electrical, HVAC, plumbing, sewage, and utility systems, facilities and appliances; (ii) the quality, nature, adequacy, and physical condition of soils, ground water, and geology; (iii) the existence, quality, nature, adequacy and physical condition of utilities serving the Property; (iv) the development potential of the Property, its habitability, merchantability, fitness, suitability, or adequacy of the Property for any particular purpose; (v) the zoning or the legal status of the Property; (vi) the Property's or its operation's compliance with applicable codes, laws, regulations, statutes, ordinances, covenants, conditions, restrictions of any governmental, quasi-governmental entity, or any other person or entity; (vii) the quality of any labor or materials furnished at or to the Property; (viii) the compliance of the Property with any environmental protection, pollution, or land use laws, rules, regulations, orders, or requirements, including, but not limited to, those pertaining to the handling, generating, storing, or disposing of any hazardous materials, or the Americans with Disabilities Act; and (ix) except as expressly provided otherwise in an executed contract of sale, the condition of title and the nature, status, and extent of any right-of-way, lease, right of retention, possession, lien, encumbrance, license, reservation, covenant, condition, restriction, and any other matter affecting the title. Although the Owner may have performed work, or contracted for work performed by related and or third parties in connection with the Property, Owner and its agents shall not be responsible to tenant or any successor on account of any errors or omissions or construction defects of such predecessors or related third parties.

The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective tenant.

Owner and Muljat Group Commercial each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to lease the Property unless and until such offer is approved by Owner a written agreement for the leasing of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived.

Any offer to Owner must be (i) presented in the form of a non-binding Letter of Intent, (ii) incorporated in a formal written contract to lease to be prepared by Owner and executed by both parties, and (iii) approved by Owner before the transaction becomes binding on either party. Neither the prospective tenant nor the Owner shall be bound until execution of the contract of a lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

This Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature and furnished solely for the purpose of considering the purchase of real property described herein. By accepting this Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not disclose this Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the express prior written consent of Owner or Muljat Group Commercial and that you will use the information in this Offering Memorandum or any of its content in any fashion or manner detrimental to the interest of Owner or Muljat Group Commercial. If you have no interest in the Property, please return the Offering Memorandum forthwith.



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