

# FOR LEASE

I-5 & E Sunset Drive  
Bellingham, WA 98226



## SUNSET SQUARE

Justin Holmes | Steve Erickson | Brennan McClurg

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

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

# SUNSET SQUARE | AVAILABLE

- ▶ ANCHOR: 103,950 SF (CAN BE DEMISED)
- ▶ JUNIOR ANCHOR: 24,033 SF
- ▶ JUNIOR ANCHOR: 28,210 SF (PENDING)

\*SUITE 9: 1,513 SF

\*SUITE 10: 1,500 SF

\*SUITE 11: 1,500 SF

○ \* Can be combined for 4,513 SF

▶ SUITE 17: 1,403 SF

▶ SUITE 22: 1,416 SF

\*SUITE 13: 1,500 SF

\*SUITE 20: 1,641 SF

○ \* Can be combined for 3,141 SF

- **Contact Broker for Rates**
- **Center Anchored By:** Safeway, Harbor Freight, Daiso, & Boot Barn
- **Traffic Counts:** 117,175 CPD at Intersection
- **Join:** Goodwill, Xfinity, Panera Bread, Office Max, Starbucks, Jack in the Box, Applebee's, European Wax, Mathnasium, Quality Sewing, and Sports Clips.

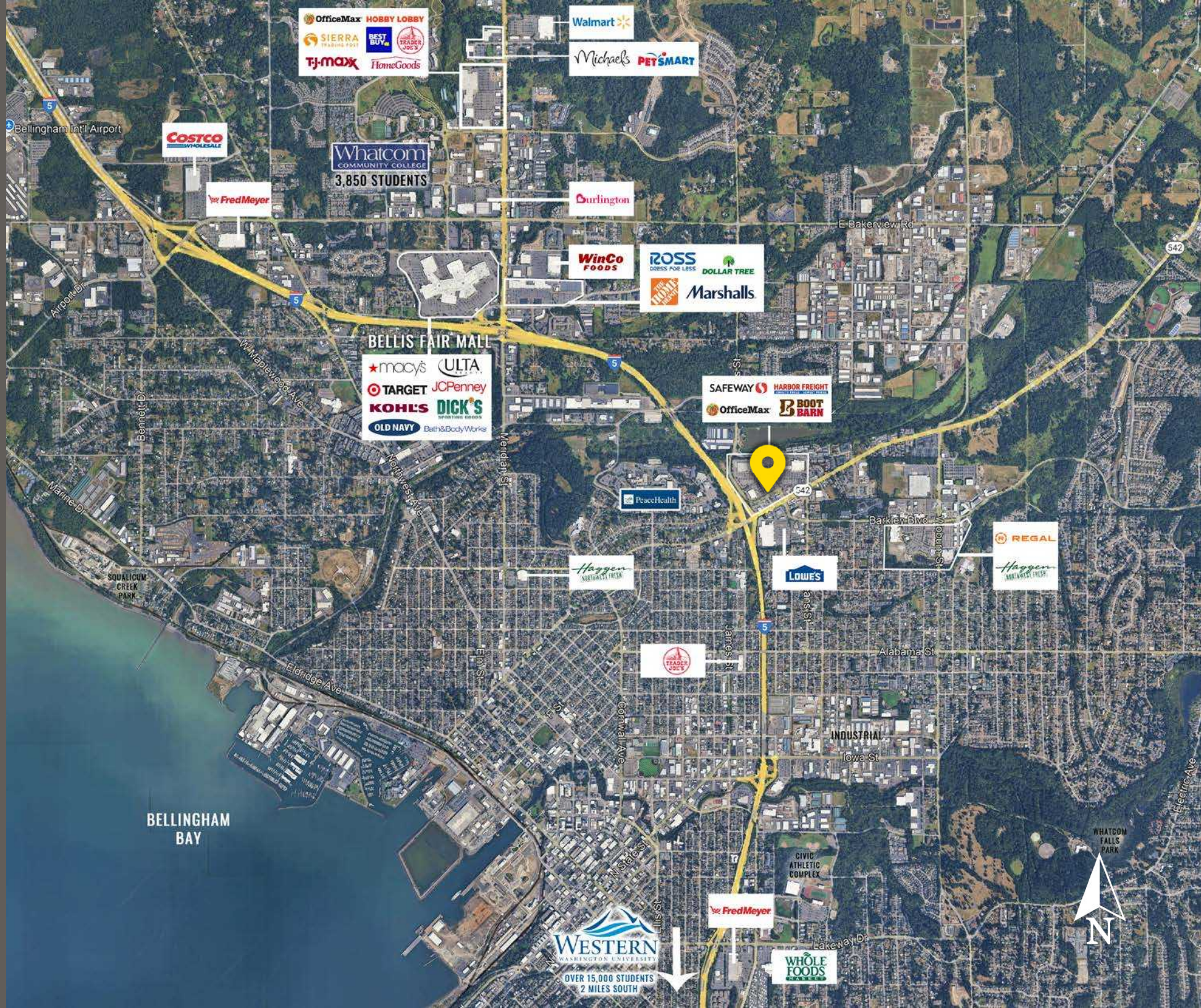


**4.2M** Visits in the last 12 months  
Safeway location is ranked **#4 OF 185**



Regis - 2025	Population	Average HH Income	Daytime Population
Mile 1	11,847	\$96,993	12,201
Mile 3	76,539	\$102,121	67,627
Mile 5	107,454	\$106,452	87,066

# LOCATION AERIAL



BELLINGHAM BAY

Whatcom  
COMMUNITY COLLEGE  
3,850 STUDENTS

BELLIS FAIR MALL  
★ macy's ULTA  
TARGET JCPenney  
KOHLS DICK'S  
OLD NAVY Bath & Body Works

WESTERN  
WASHINGTON UNIVERSITY  
OVER 15,000 STUDENTS  
2 MILES SOUTH



# SITE PLAN

## WOODSTOCK WAY



## ORLEANS DRIVE

## SUNSET DRIVE

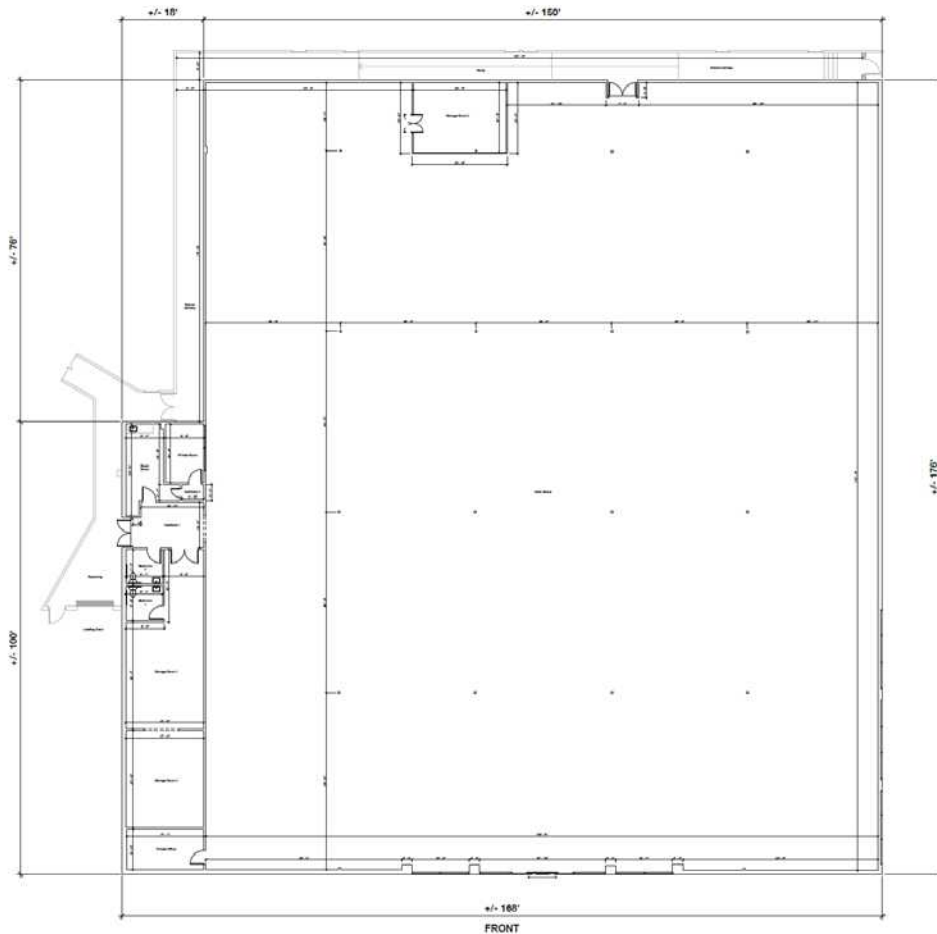


Can Be Combined for 4,513 SF

Suite	SF
9	1,513
10	1,500
11	1,500
13	1,500
17	1,403
20	1,641
22	1,416
Junior Anchor	28,210
Junior Anchor	24,033
Anchor	103,950



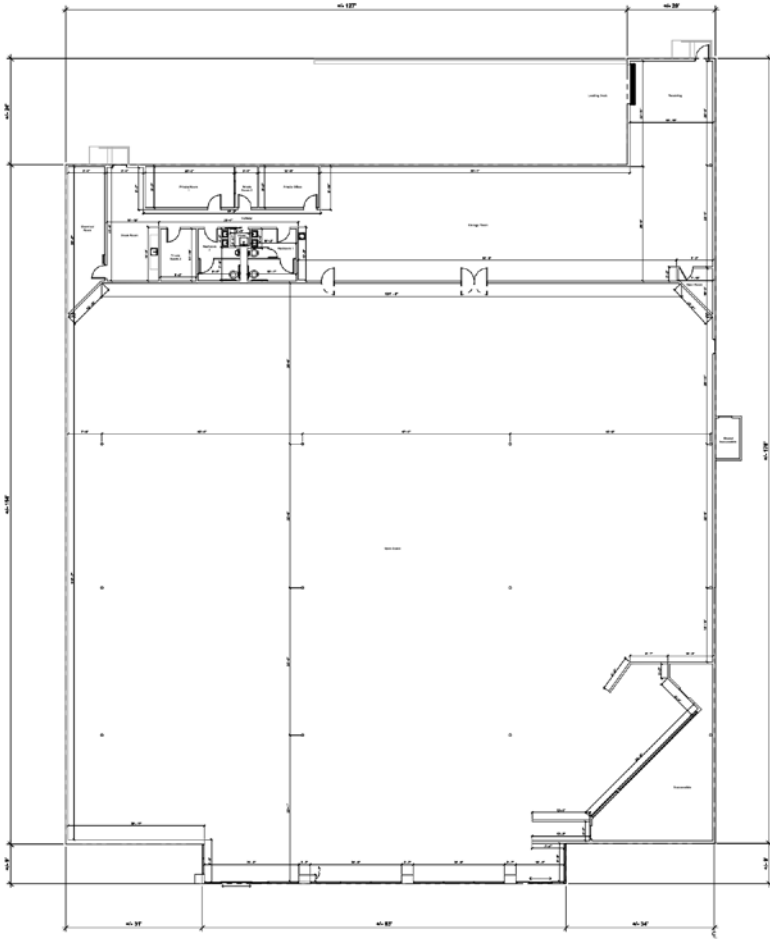
FORMER JOANN'S: 28,210 SF (PENDING)



[CLICK FOR VIRTUAL TOUR](#)

JUNIOR ANCHOR

# FORMER RITE AID: 24,033 SF



JUNIOR ANCHOR

TACOMA | KIRKLAND | PORTLAND | SEATTLE

# RELATIONSHIP FOCUSED. RESULTS DRIVEN.

**JUSTIN HOLMES**

📞 253.447.2282

✉️ [justin@firstwesternproperties.com](mailto:justin@firstwesternproperties.com)

**STEVE ERICKSON**

📞 425.822.5522

✉️ [serickson@fwp-inc.com](mailto:serickson@fwp-inc.com)

**BRENNAN MCCLURG**

📞 425.822.5522

✉️ [bmccclurg@fwp-inc.com](mailto:bmccclurg@fwp-inc.com)

First Western Properties—Tacoma Inc. | 253.472.0404  
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | [fwp-inc.com](http://fwp-inc.com)

First Western Properties, Inc. | 425.822.5522  
11621 97th Lane NE Kirkland, WA 98034 | [fwp-inc.com](http://fwp-inc.com)

© First Western Properties, Inc. DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Properties are subject to change in price and/or availability without notice.

