

FOR LEASE

I-5 & E Sunset Drive
Bellingham, WA 98226



SUNSET SQUARE

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First Western Properties—Tacoma Inc. | 253.472.0404
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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

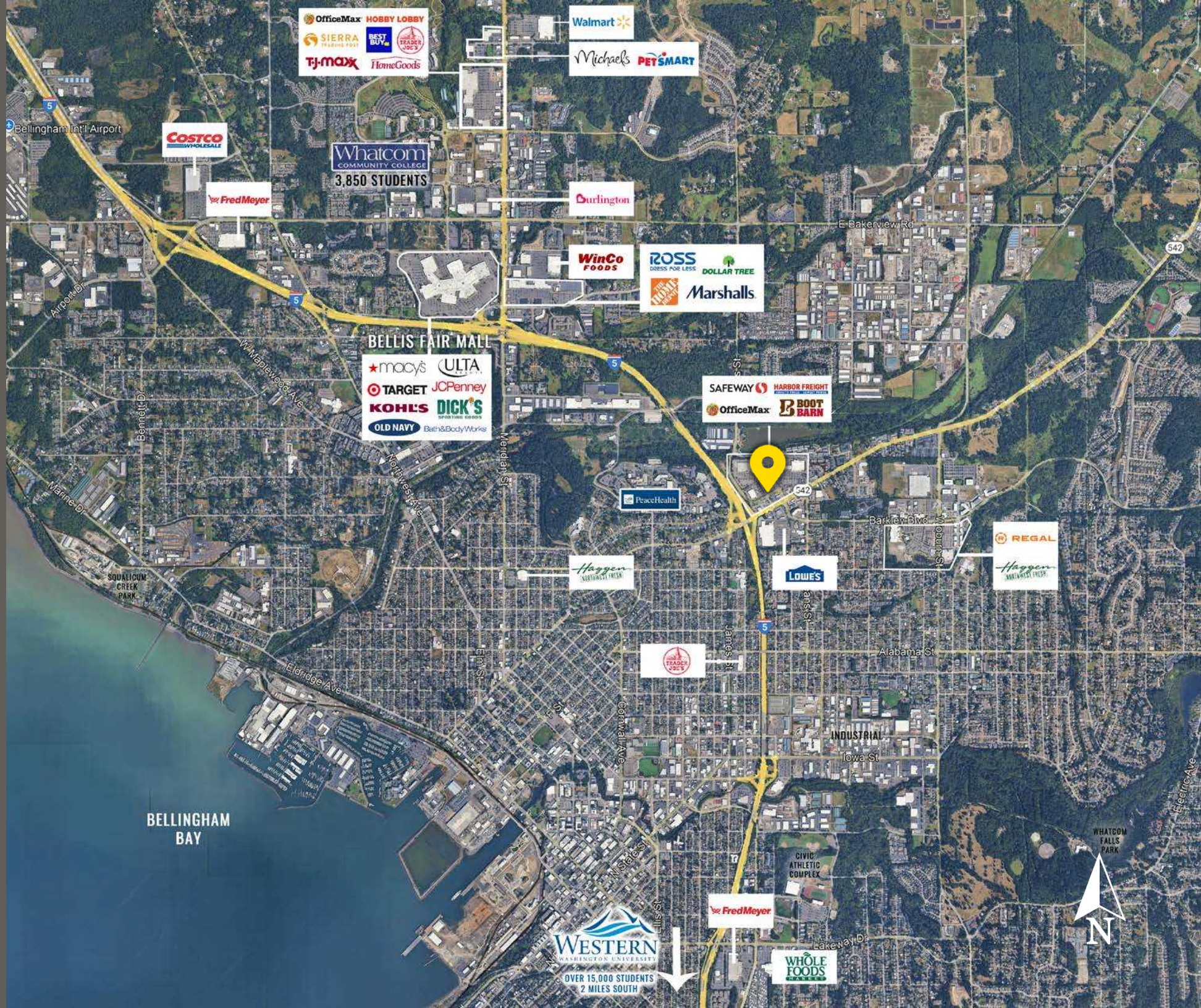
- **Contact Broker for Rates**
- **Center Anchored By:** Safeway, Harbor Freight, Daiso, & Boot Barn
- **Traffic Counts:** 117,175 CPD at Intersection
- **Join:** Goodwill, Xfinity, Panera Bread, Office Max, Starbucks, Jack in the Box, Applebee's, European Wax, Mathnasium, Quality Sewing, and Sports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

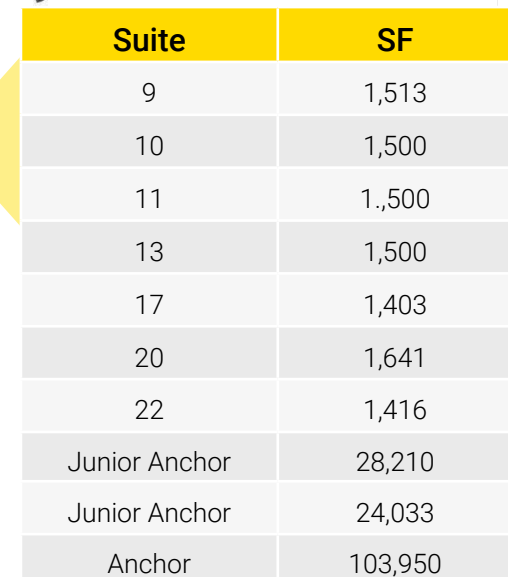


4.2M Visits in the last 12 months
Safeway location is ranked **#4 OF 185**



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





FORMER AT HOME: 103,950 SF

An aerial photograph of a large, single-story commercial building with a flat roof, outlined in yellow. The building is situated in a commercial area with parking lots and other businesses. A yellow banner at the top left reads "FORMER AT HOME: 103,950 SF". A yellow label on the building reads "AVAILABLE". The building is surrounded by parking lots filled with cars and other commercial structures. A river or large body of water is visible in the background, bordered by a line of trees.

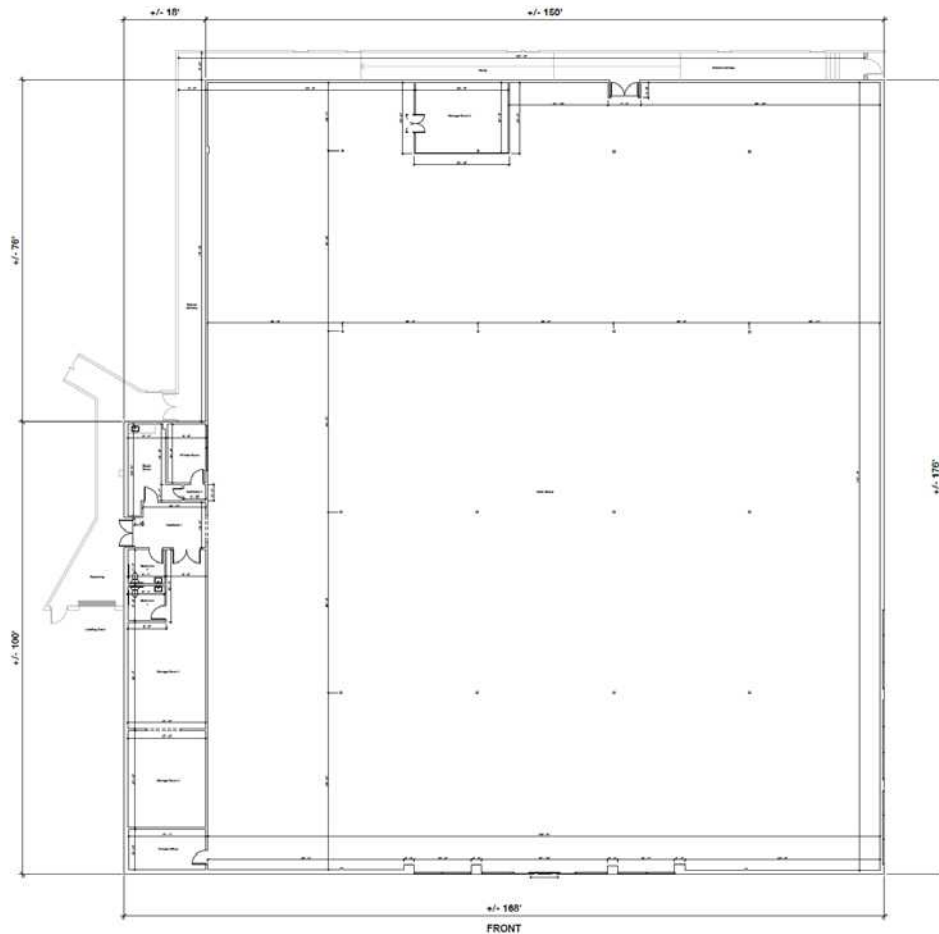
The architectural floor plan illustrates a retail building divided into five tenant spaces, labeled TENANT A through TENANT E. The building is situated on a lot with a parking area to the left and an adjacent tenant building to the right. The plan includes various structural and functional details such as service doors, loading docks, and parking areas. The dimensions of the building and its sections are provided, along with the area for each tenant in square feet.

Tenant	Area (SF)
TENANT A RETAIL	+/- 28,120 SF
TENANT B RETAIL	+/- 19,950 SF
TENANT C RETAIL	+/- 30,184 SF
TENANT D RETAIL	+/- 14,917 SF
TENANT E RETAIL	+/- 11,970 SF

Key features and dimensions include:

- Overall Dimensions:** The building is 214'-0" wide and 214'-0" deep.
- Section Dimensions:** The building is divided into sections with widths of 38'-0", 38'-0", 38'-0", 38'-0", and 38'-0".
- Structural Elements:** The plan shows various structural elements such as columns, overhangs, and service doors.
- Functional Areas:** The plan includes parking areas, service doors, loading docks, and various functional areas for each tenant.

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

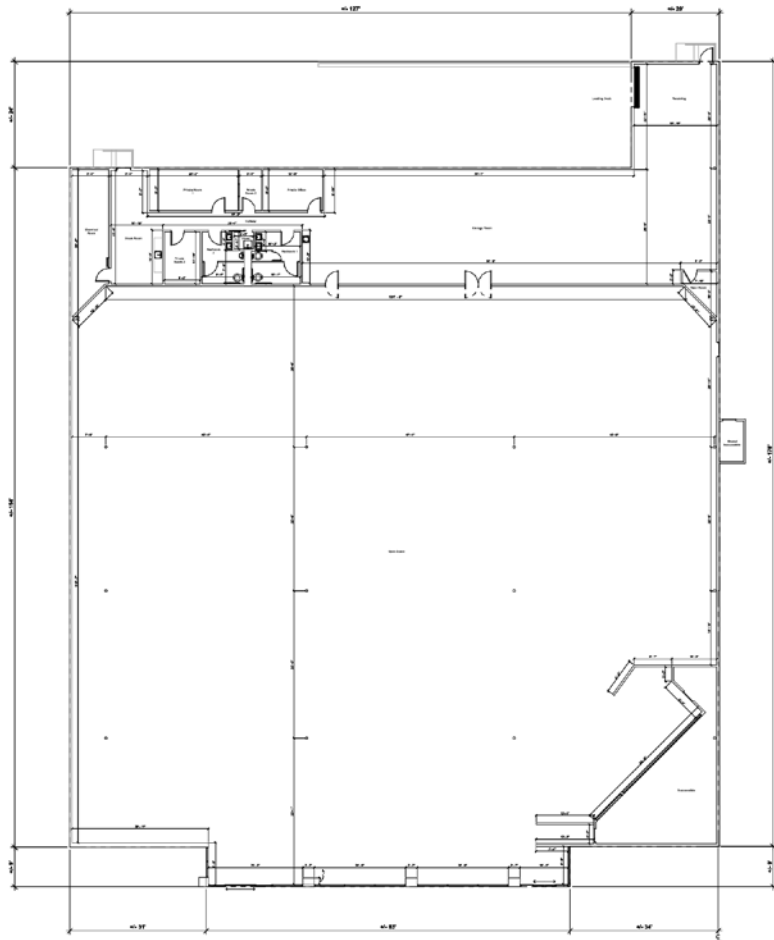


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JUNIOR ANCHOR

FORMER RITE AID: 24,033 SF

JUNIOR ANCHOR



TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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