

# FOR LEASE

16,748 SF High-Visibility Freestanding Commercial/Retail with Drive Thru

3227 Northwest Ave Bellingham, WA 98225



# ASSET SUMMARY

## 3227 NORTHWEST AVE

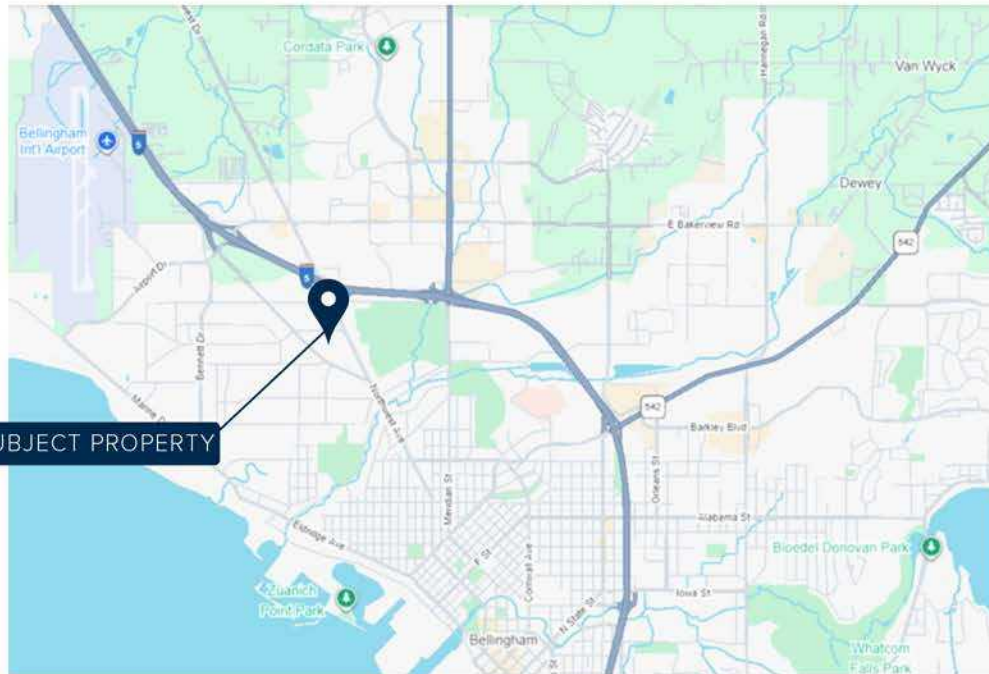
BELLINGHAM, WA 98225

### GENERAL COMMERCIAL/RETAIL BUILDING

- 16,748 SF of Prime Retail Space
- 16,000+ Vehicles per day
- Additional Features:
  - Drive-Thru
  - Commercial Freezer & Refrigerator Space
  - High Ceilings
  - Heavy 3-Phase Power
  - Fire Sprinkler System
  - Commercial HVAC
  - Alarm System
  - Rear Grade-Level Commercial Loading
  - 69 On-Site Parking Stalls



PRICE: \$25 PSF + NNN



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OFFERING MEMORANDUM | 3227 NORTHWEST AVE, Bellingham, WA



# LOCATION & DEMOGRAPHICS



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# THE PREMESIS



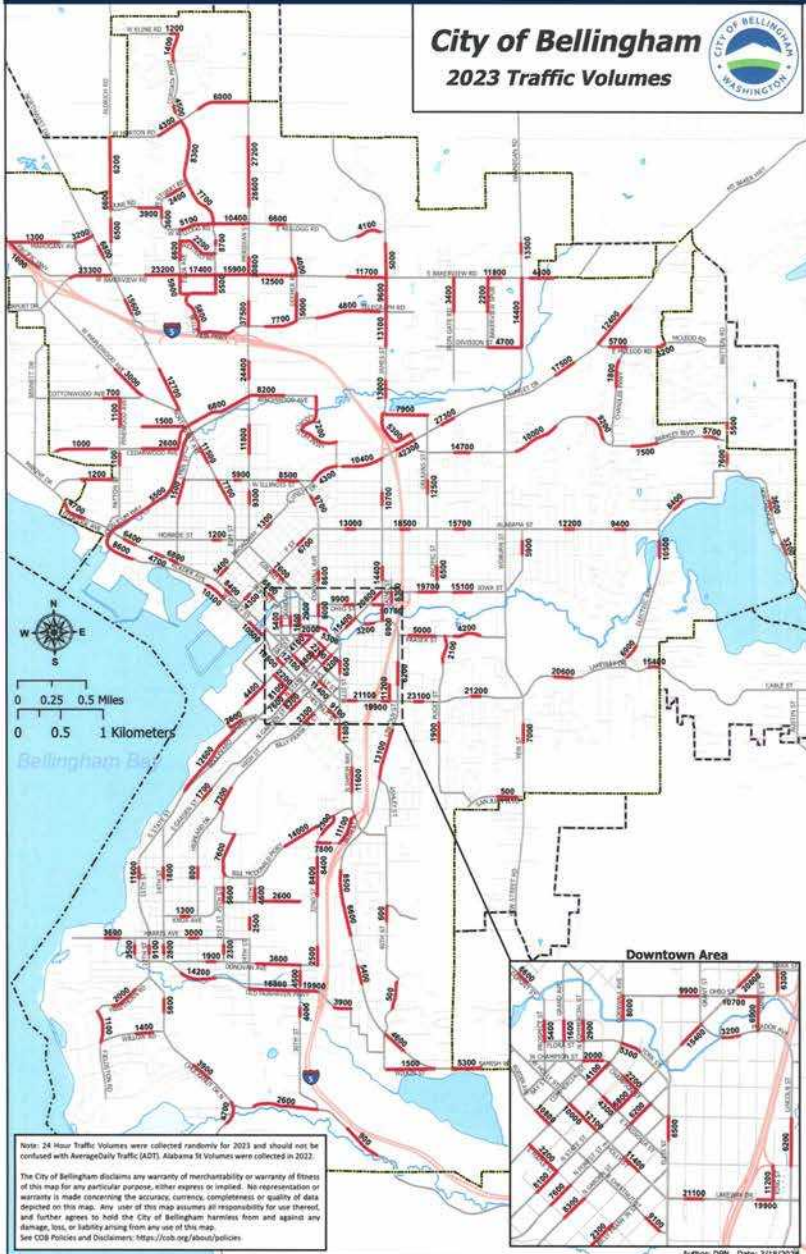
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# TRAFFIC VOLUMES



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# FACILITY FEATURES



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# FACILITY FEATURES

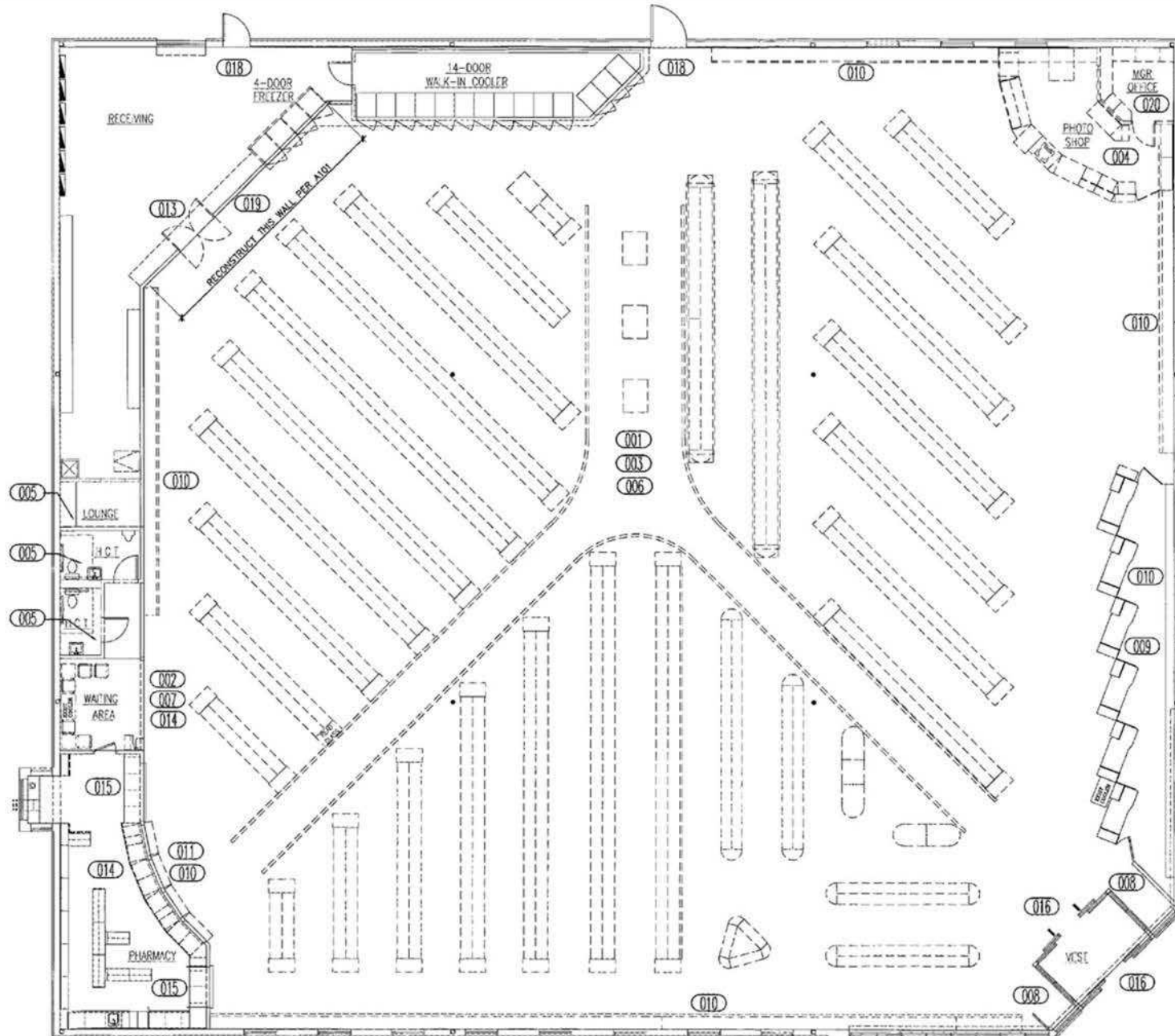


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# SITE PLAN



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# Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

**BELLINGHAM, WA**

POPULATION

**170,114**

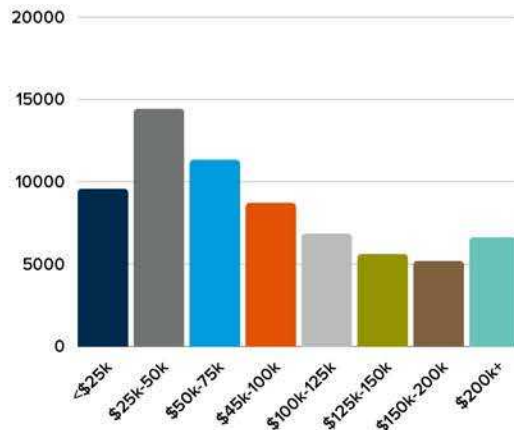
MEDIAN HH INCOME

**\$72,043**

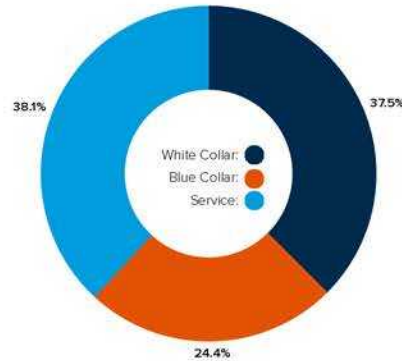
AVG. HH SIZE

**2.4**

INCOME BY HOUSEHOLD



EMPLOYMENT



**60.2%**  
Employed

**3.5%**  
Unemployed

RACE & ETHNICITY

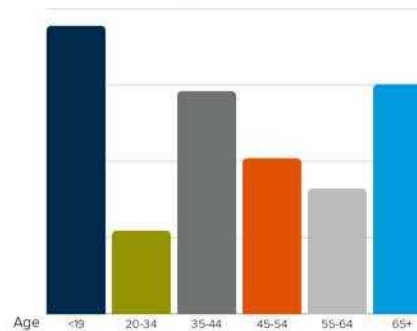
White: **76.3%**  
 Asian: **5.41%**  
 Native American: **.93%**  
 Pacific Islanders: **.26%**  
 African-American: **1.25%**  
 Hispanic: **6.42%**  
 Two or More Races: **9.43%**

EDUCATION

High School Grad: **19%**  
 Some College: **31%**  
 Associates: **8%**  
 Bachelors: **23%**  
 Advanced Degree: **13%**

GENDER & AGE

**51.5%** **48.5%**



HOME OWNERSHIP

Renters: **52%**

Owners: **48%**

AVG. HH SPENDING



Housing

**\$31,440**



Daycare/Education

**\$14,544**



Grocery

**\$8,844**



Transportation

**\$5,628**



Entertainment

**\$5,333**



Utilities

**\$4,392**



Apparel

**\$1,642**

# LOCATION & DEMOGRAPHICS

## BELLINGHAM, WA

Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 170,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.



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### Nearby Attractions:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.

EXCLUSIVELY LISTED BY:

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