

TWIN SISTERS BREWING COMPANY

500 CAROLINA ST | BELLINGHAM, WA 98225

\$3,700,000

RESTAURANT | BREWERY | EQUIPMENT | REAL ESTATE





RESTAURANT ▪ BREWERY ▪ BEER BRAND ▪ REAL ESTATE

Unique opportunity to own an established, award-winning craft beer brand with regional distribution, full service restaurant, tap room, and nearly an acre of prime real estate located within one of Washington State's fastest growing and most desirable towns.

Established in 2018, Twin Sisters Brewing Company quickly became a household name, gaining notoriety for it's vast beer garden, event space, cuisine, and of course, it's beer.

The offering of this turn-key business includes a prime piece of real estate, restaurant and brewery equipment, inventory, and brand equity.



- Business Includes Restaurant, Tap Room, Beer Garden, Event Space, Brewery & Distribution Channel
- Real Estate Includes 2 Buildings totaling 11,883 sq ft on a 34,825 sq ft Lot
- \$3.8M Appraised Value of Real Estate & Equipment

- Prime Location in Fast Growing Community Known for its Craft Beer Breweries
- Key Employees in Place with Long-Term Employment History
- Close Proximity to Sought After Neighborhoods and Major Employers



- \$2.9 Million Appraised Value of Real Estate
- 11,800 sq ft building space
- 0.80 acre lot
- Custom Design & Signage
- Space includes Restaurant, Mezanine for Private events , Tap Room and Brewery
- 40+ Designated Parking Spaces
- Zoned Light Industrial

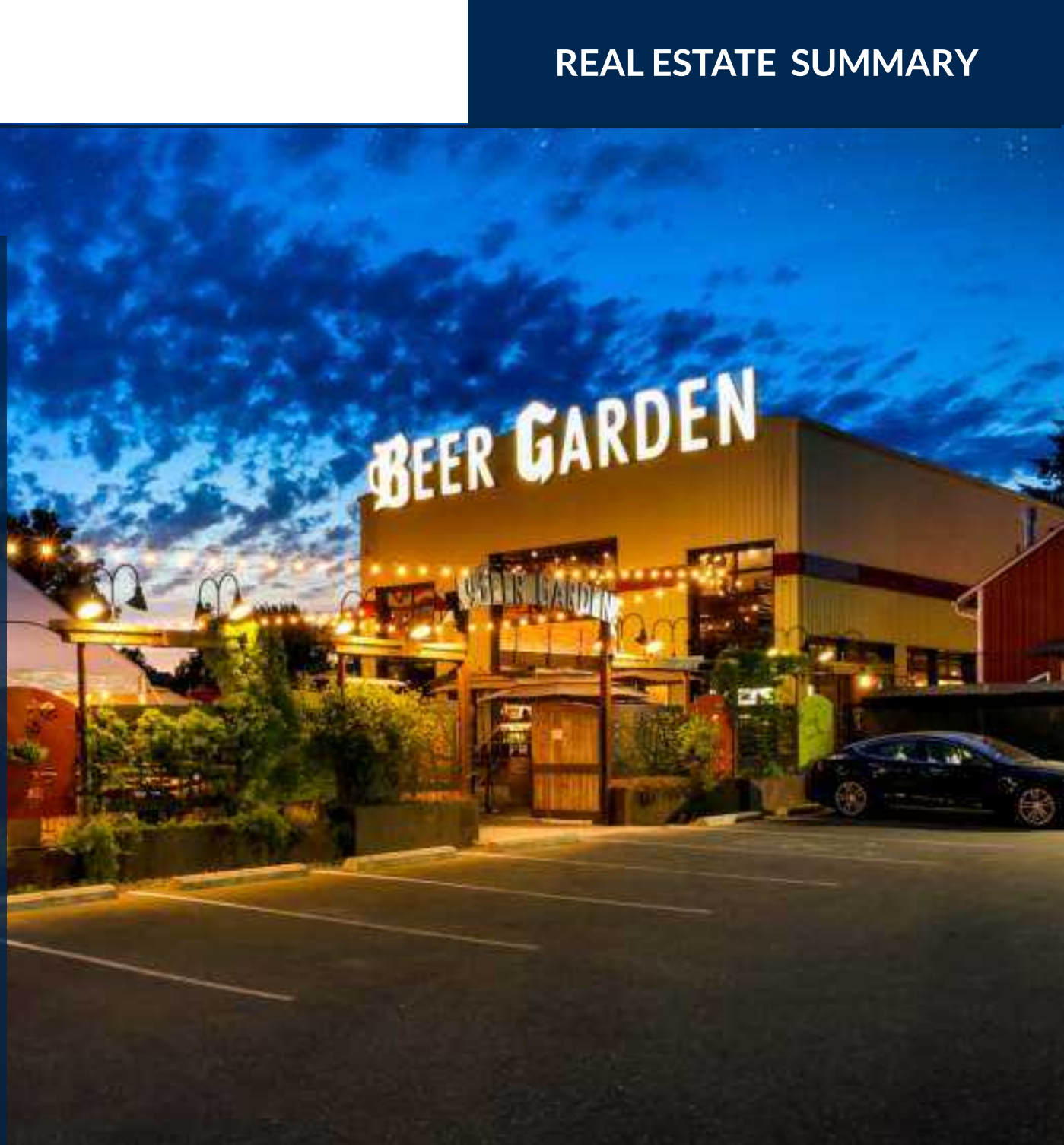
500 CAROLINA ST.
BELLINGHAM, WA

REAL ESTATE SUMMARY

Located in the heart of the Sunnyland Neighborhood, this prime .80 acre property is ideally situated within close proximity to I-5, Downtown Bellingham, major employers, and residential neighborhoods.

The property's Light Industrial zoning allows for alternative uses. With a shortage of LI zoned property (only 8 million sq ft of industrial building space and business parks within the city) this property holds premium value. A recent 2023 appraisal valued the property at \$2.9 Million.

The 11,800 sq ft of building space is made of of two buildings which house the restaurant, tap room, and brewery.



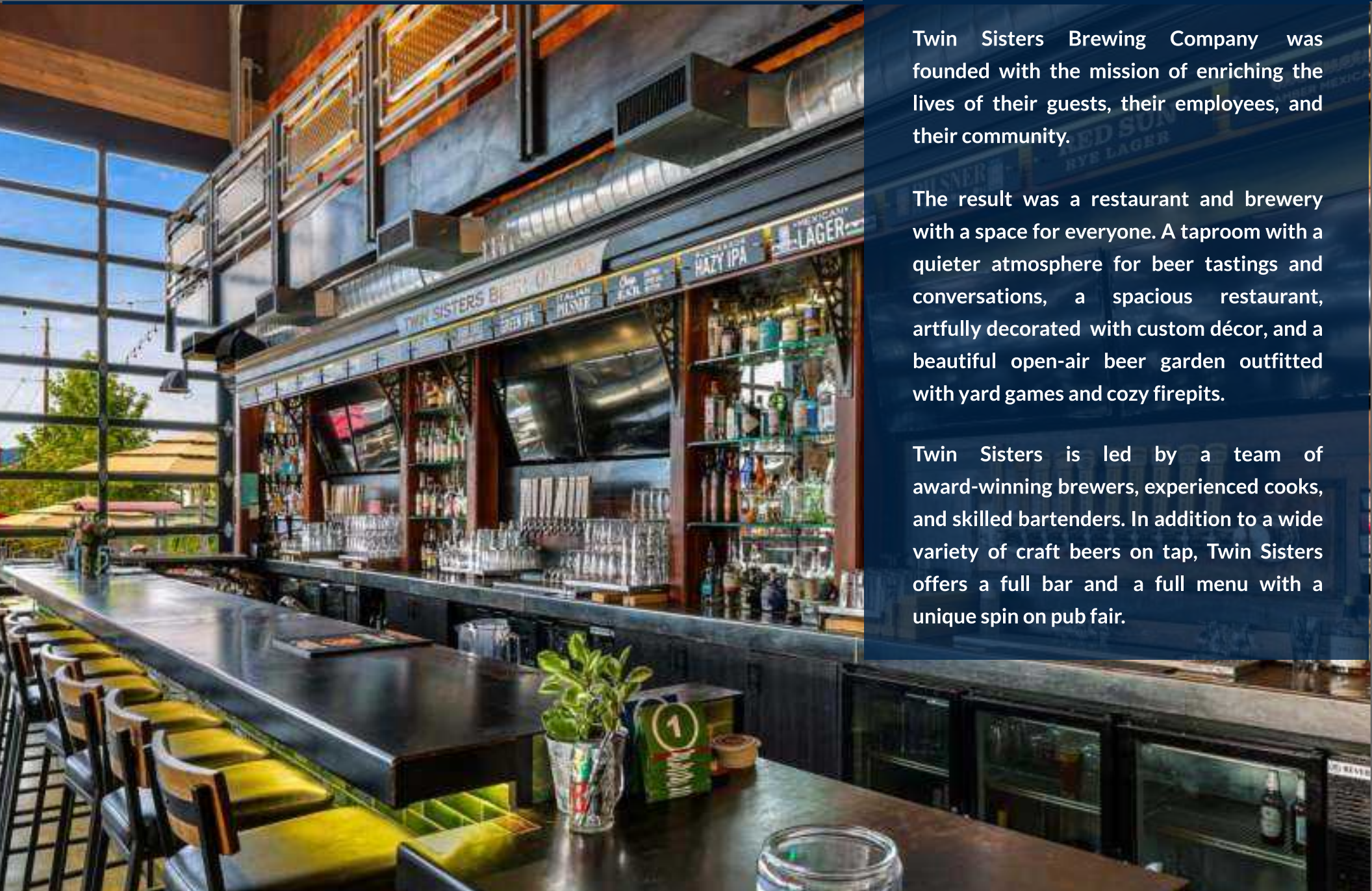
TWIN SISTERS BREWING COMPANY
500 CAROLINA ST., BELLINGHAM, WA

THE OFFERING

Twin Sisters Brewing Company was founded with the mission of enriching the lives of their guests, their employees, and their community.

The result was a restaurant and brewery with a space for everyone. A taproom with a quieter atmosphere for beer tastings and conversations, a spacious restaurant, artfully decorated with custom décor, and a beautiful open-air beer garden outfitted with yard games and cozy firepits.

Twin Sisters is led by a team of award-winning brewers, experienced cooks, and skilled bartenders. In addition to a wide variety of craft beers on tap, Twin Sisters offers a full bar and a full menu with a unique spin on pub fair.





- Custom Designed Decor & Signage
- 20' Overhead Doors & Roll-Up Windows
- Expansive Beer Garden with Covered Seating
- Private Event Space
- Event Manager & Lead Chef with longstanding tenure in place
- 310 Person Inside Occupancy
- Tap Room with Seating & Event Space
- Family Friendly Atmosphere



- Gold Medal Winning Strawberry Swickelbier and Multiple Other Award Winning Beers
- Three Vessel, Fifteen Barrel Brewhouse
- Ten Thirty Barrel Fermenter & Brite Tanks
- Two, Fifteen Barrel Fermenters

- Regional Distribution in Western Washington
- Self-Distribution Channel
- Experienced Lead Brewer in Place since 2018
- Sales Team in Place
- Delivery Vans Included in Sale
- Market Expansion Potential



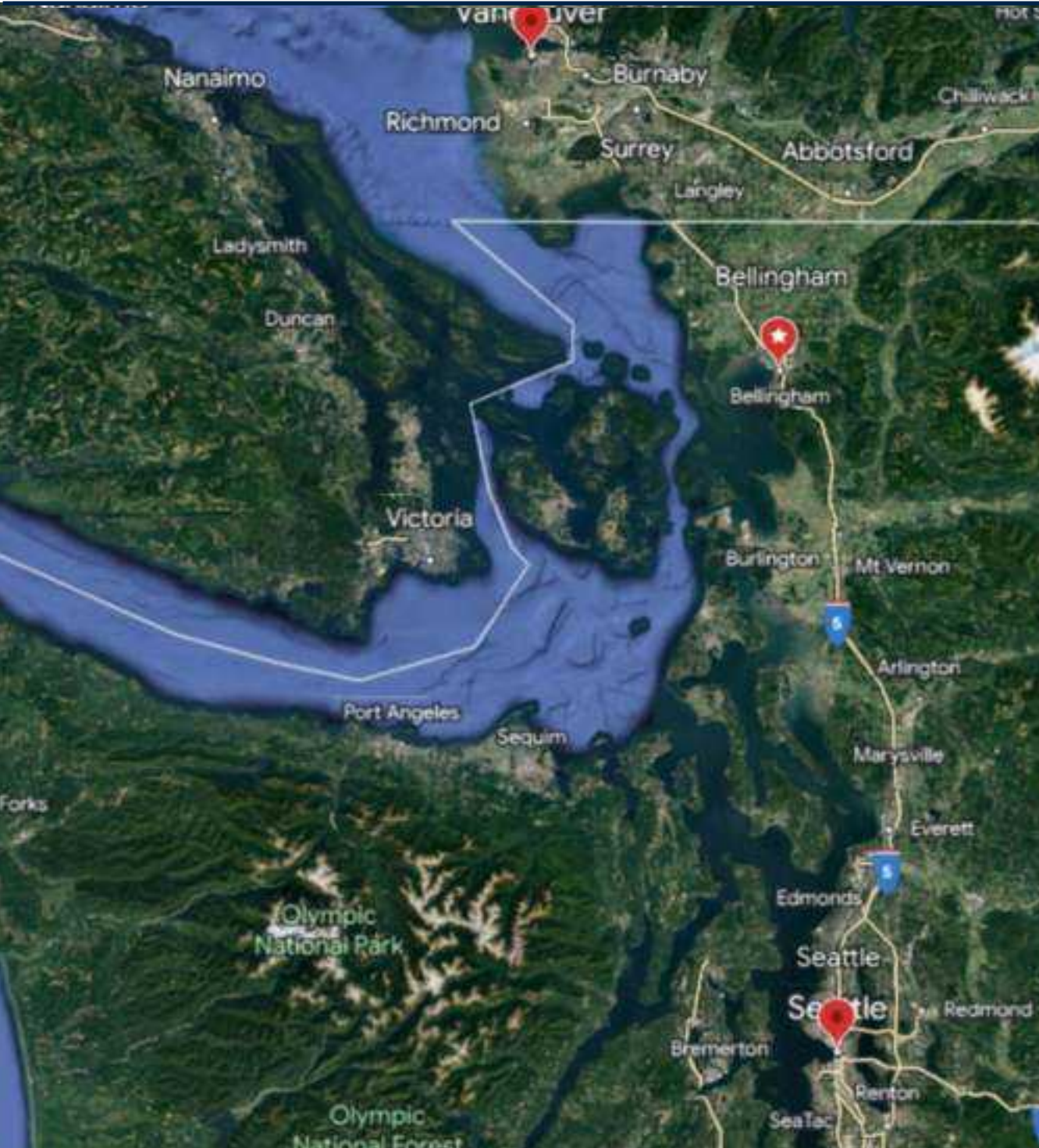


- Total Appraised Value of Real Estate & Equipment \$3.8 Million
- Real Estate Only Appraised Value \$2.9 Million
- Equipment Only Appraised Valued \$905,000

- Inventory Value \$200,000
- Gross Sales \$2.6 Million
- Pre-Pandemic Gross Sales \$3.3 Million

BELLINGHAM, WA

LOCATION



Situated just an hour and a half from both Seattle, WA and Vancouver, BC, Bellingham's convenient location attracts new residents and visitors alike. With access to world class mountain biking trails, over 100 miles of shoreline, and just a short drive to Mt. Baker & North Cascades National Park, Bellingham is a premier destination for natural resources, attractions, and outdoor recreation.

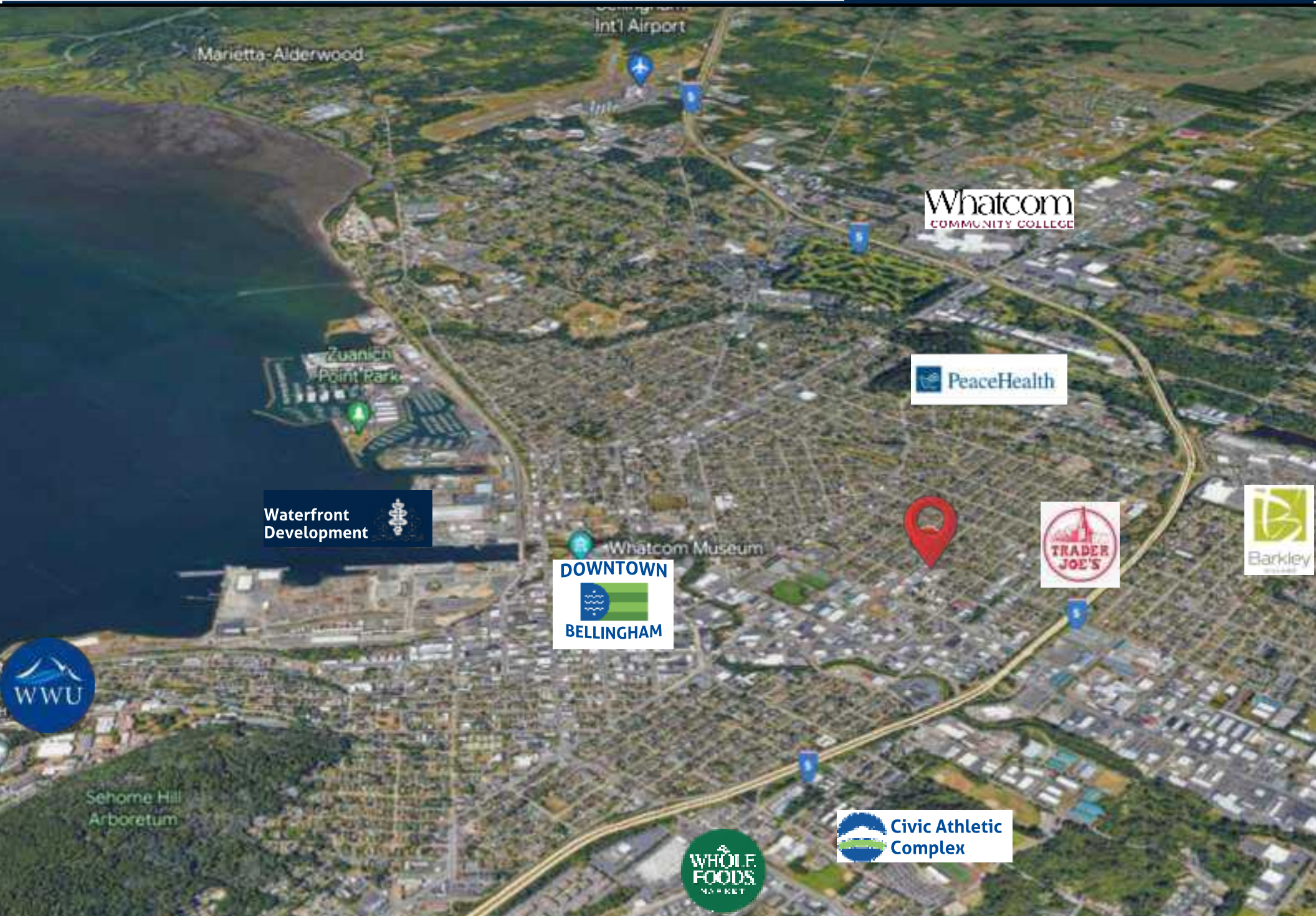
Bellingham's waterfront redevelopment project has added to the city's desirability. When complete, the project will have transformed over 100 acres of previously industrial property to community parks, trails, and mixed-use property.

Bellingham's unique feel, shops, arts, entertainment, and restaurants have put it on the map as one of the best places to live and visit in Washington State.



Craft Breweries are embedded in Bellingham's culture and identity. With over 20 successful craft breweries in Whatcom County, festivals and activities have been developed and molded to enhance Bellingham's craft brew culture.

- **BELLINGHAM BEER WEEK 10 Day**
Celebration of Craft Beer featuring events at Local Breweries
- **NW TUNE UP FESTIVAL** Beer, Bike & Music
Festival Celebrating the PNW Culture
- **TAP TRAIL** Map & Passport to Local Breweries
- **TRAILS TO TAPS RELAY** Brewery to Brewery Fun Run
- **BREWERS CRUISE** Bellingham Bay cruises featuring local brews aboard San Juan Cruise lines
- **SKI TO SEA** Racers from All Over Come to Participate in this Multi-Sport Relay Race ending with the Historic Fairhaven Festival, Street Party, and Beer Garden
- **APRIL BREWERS DAY** Breweries join together to raise funds for a local non-profit
- **DOWNTOWN SOUNDS** Weekly Concerts featuring Local Bands, Food Trucks, and Beer Garden



Marietta-Alderwood

Int'l Airport

Whatcom
COMMUNITY COLLEGE

PeaceHealth

Waterfront
Development

Whatcom Museum

DOWNTOWN
BELLINGHAM

TRADER
JOE'S

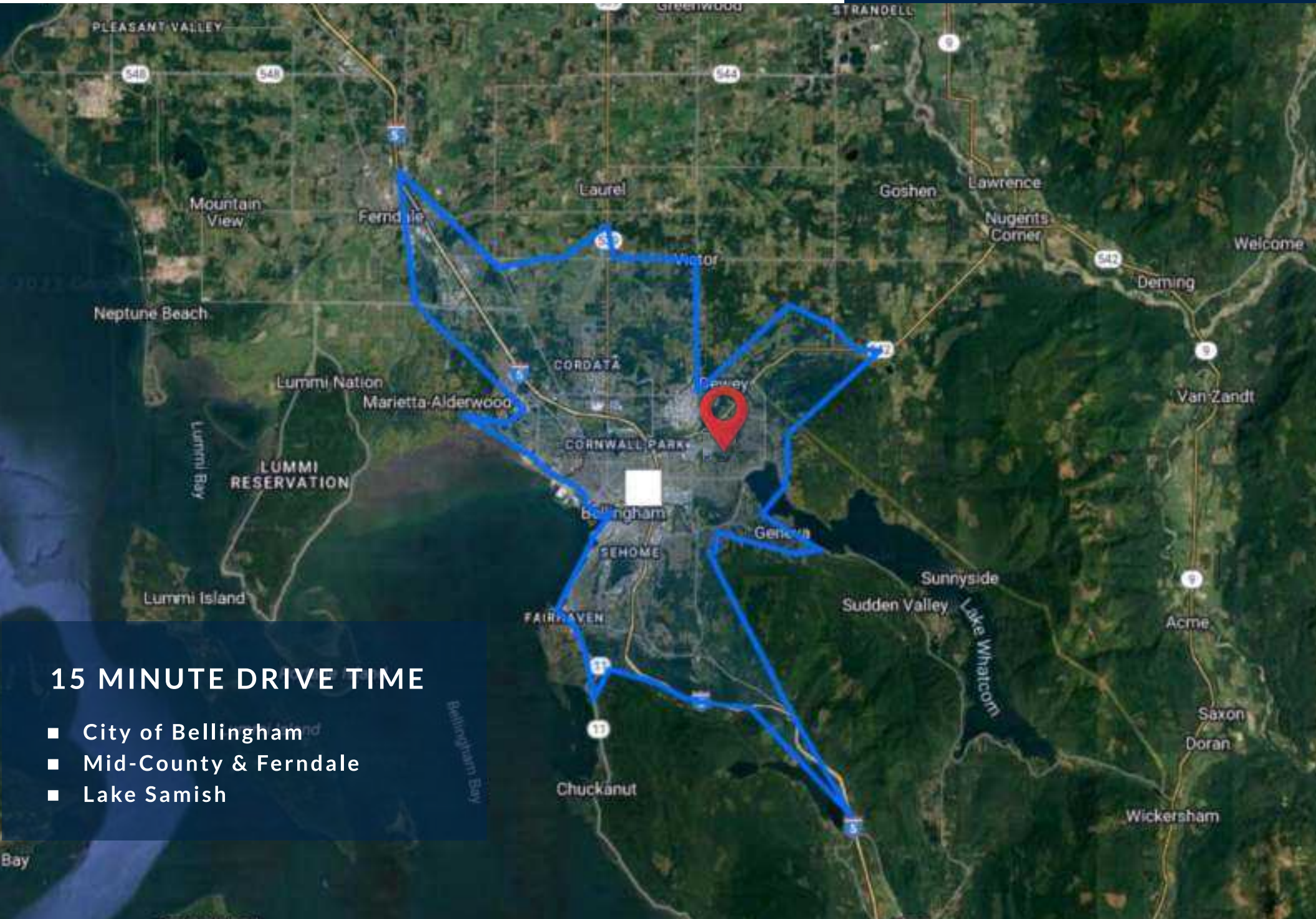
Barkley

WWU

Sehome Hill
Arboretum

Civic Athletic
Complex

WHOLE
FOODS
MARKET

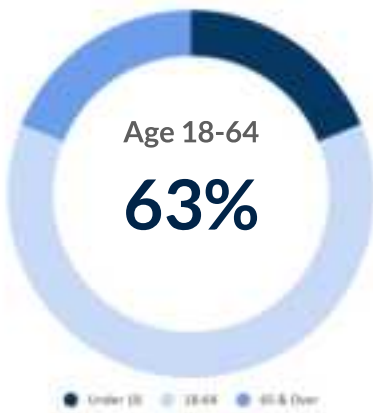
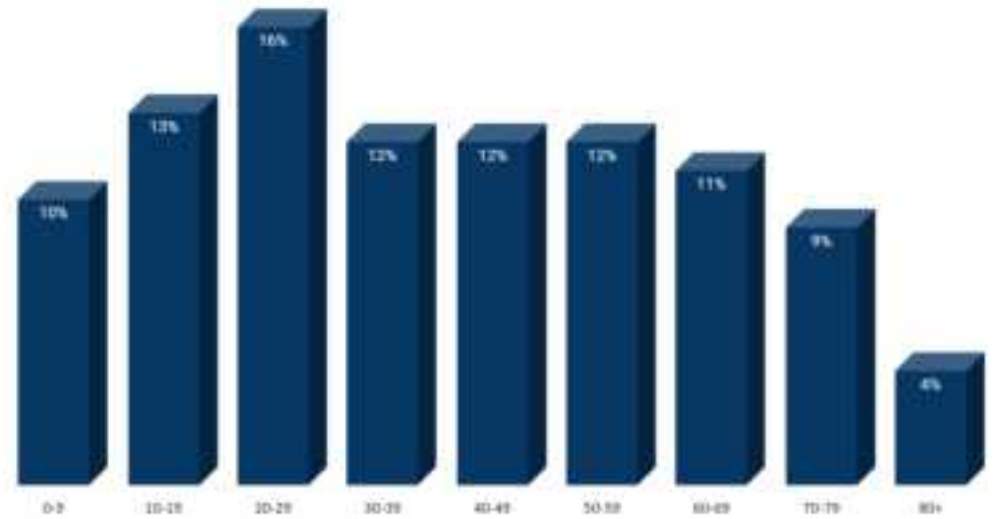


15 MINUTE DRIVE TIME

- City of Bellingham
- Mid-County & Ferndale
- Lake Samish

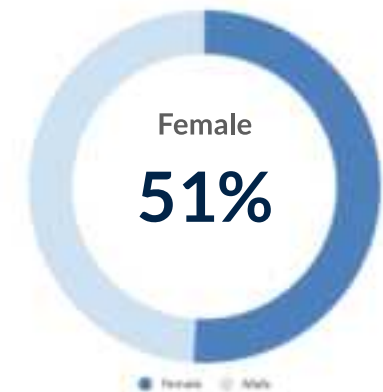
POPULATION

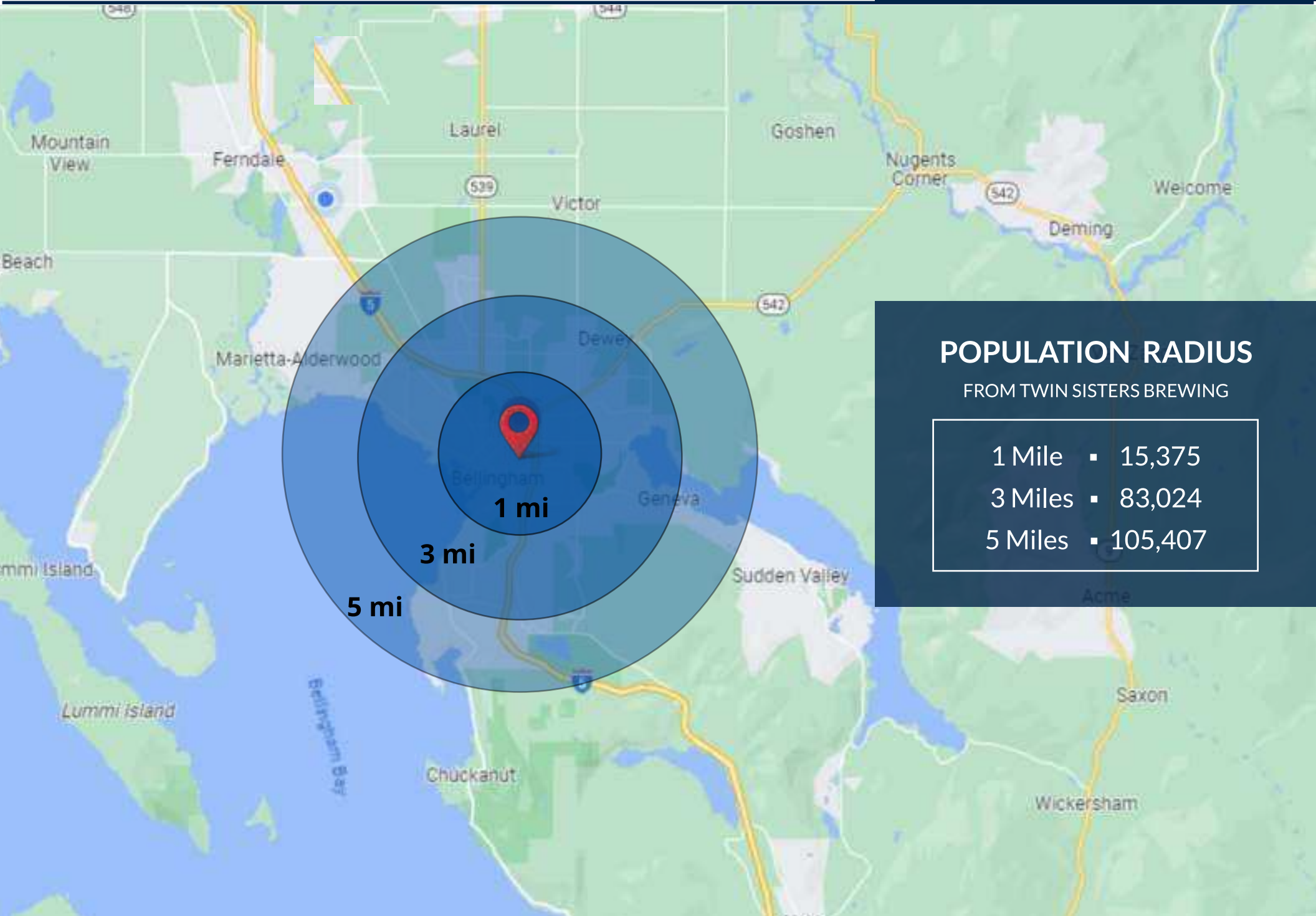
228,831



MEDIAN AGE

38.8





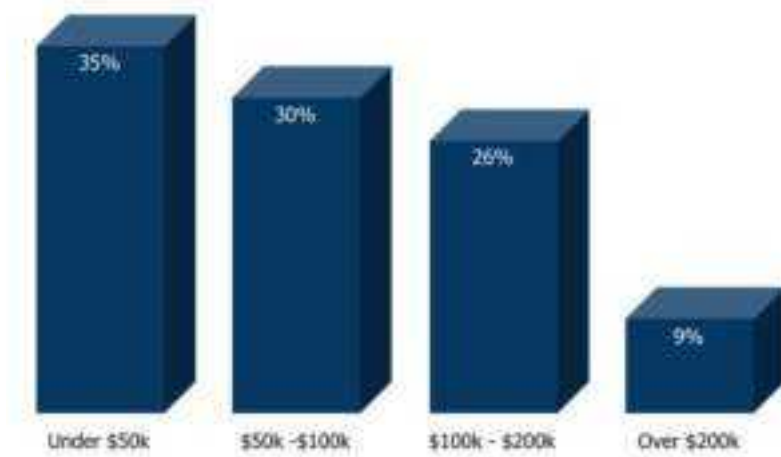
POPULATION RADIUS

FROM TWIN SISTERS BREWING

| | | |
|---------|---|---------|
| 1 Mile | ▪ | 15,375 |
| 3 Miles | ▪ | 83,024 |
| 5 Miles | ▪ | 105,407 |

MEDIAN INCOME

\$72,055

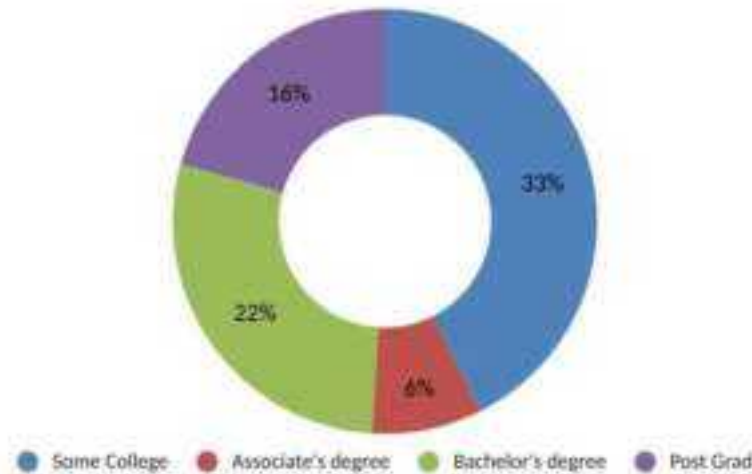


PER CAPITA INCOME

\$39,035

HIGH SCHOOL GRADUATES

94%



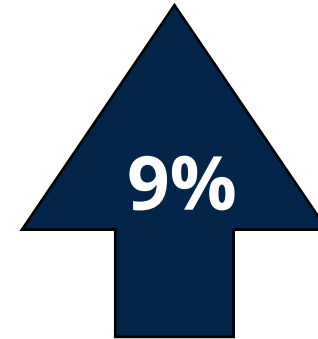
BACHELOR'S DEGREE OR HIGHER

38%

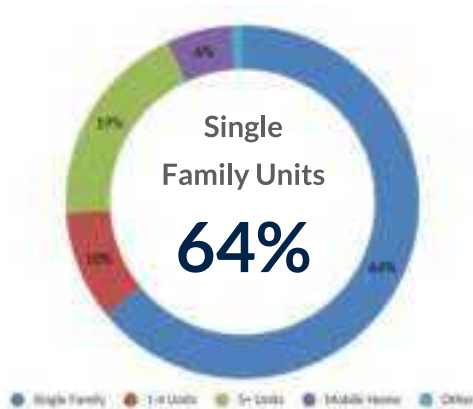
AVERAGE HOME PRICE

\$716,000

LAST 12 MONTHS



AVERAGE HOME PRICE UP FROM 2022



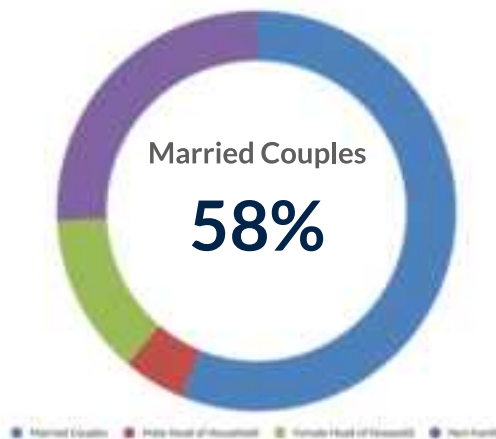
NUMBER OF HOUSING UNITS

101,865



NUMBER OF HOUSEHOLDS

92,219



PERSONS PER HOUSEHOLD

2.4

TRAVEL SPENDING

\$527,400,000

2021, 95% of pre-pandemic level spending



Food & Beverage Retail Sales Transportation Accommodations Recreation & Entertainment

PERMITTED USES FOR LIGHT INDUSTRIAL ZONED PROPERTY

- Food Processing & Manufacturing
- Fabrication
- Manufacturing
- Printing
- Processing and packaging of drug, pharmaceuticals, perfumes and cosmetics.
- Rail, truck and freight terminals
- warehousing and storage
- parcel delivery service
- freight forwarding
- inspection weighing services
- packaging and crating
- Boat building and repair
- Communications
- Business firm headquarters and professional offices
- Construction contractors' business offices and storage and equipment yards
- Wholesale trade or storage of durable and nondurable goods
- Building material yards
- Eating establishments, convenience grocery stores, cafes and gas stations
- Bottling plants
- Churches
- Public uses and community facilities
- One one-story detached accessory storage building per lot
- Trails, trailheads, restroom facilities and associated parking areas
- Kennels
- Type 2 cannabis production facilities
- Cannabis processing facilities
- Battery energy storage systems
- Self-service storage facilities
- Other uses similar in nature to the uses listed above which are consistent with the purpose and intent of the district, have similar effects on surrounding land uses, and can meet the performance standards for this district



































Successor IPA HAZY Italian Pilsner
Bellinham Green IPA BEST Mexican Lager
Sure Shot - CITRA IPA Pilsner From Now On
Precursor - PALE ALE Dark Skies - Czech Dark Lager
InFLUX BEST IPA Me Gustas Tu Amber Mexican Lager
Red Sun Rye Lager Lullaby - Imperial Stout
Strawberry Zwickelbier Holdfast Porter
Distant Relations Fruited IPA Mountain Top Pale Ale
Honey Moon Cider: Fruited Dry Cider Head

KEGS FOR SALE
10L ●
20L ●
50L ●

BEER TO GO SOLD HERE
CANS, BROWLERS, CROWLERS

WE RESERVE THE RIGHT TO REFUSE SERVICE TO ANYONE













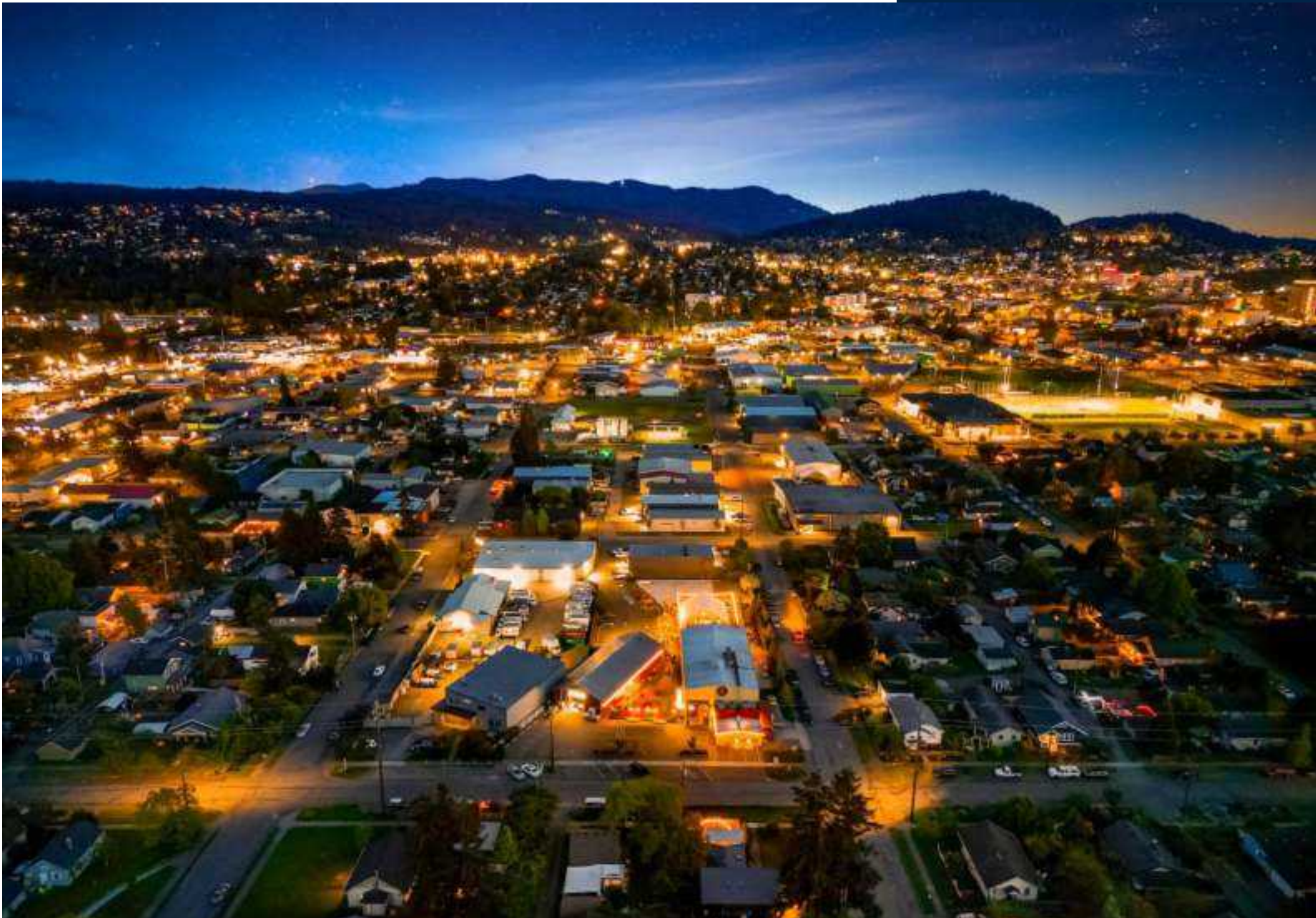
















LOCATION

PHOTOS



