



LISTING INFORMATION

- 1108 W BAKERVIEW ROAD
- PARCEL # 380211475010; 380211482026
- PRICE: \$975,000
- 2.43 ACRES, COMMERCIAL ZONING

PRESENTED BY:

DAMIAN PRO
WINDERMERE COMMERCIAL
360.303.5072
DAMIAN@MYPROTEAM.COM

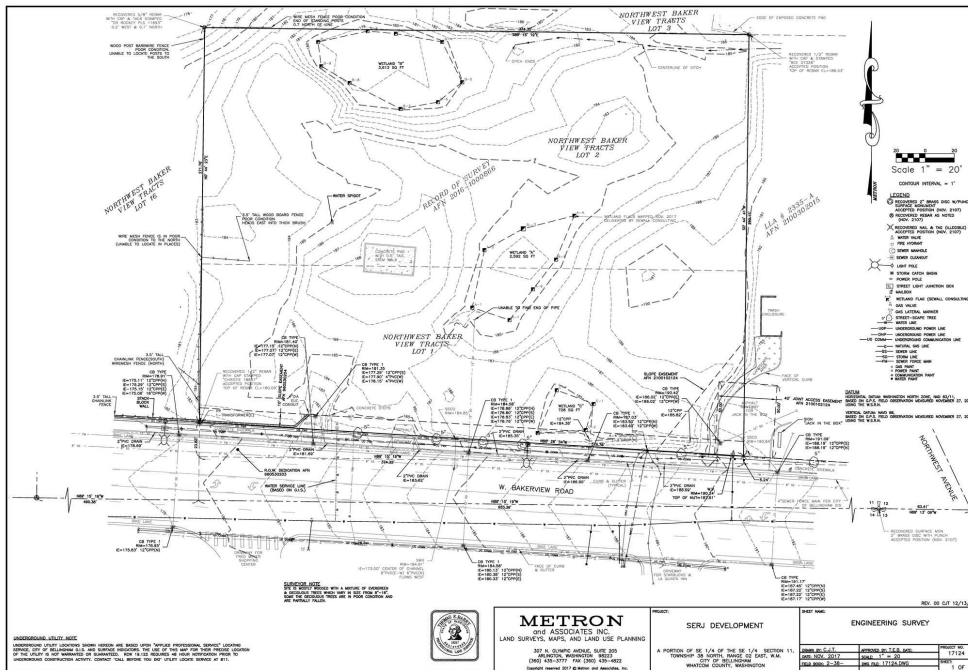
MIKE KINGSLEY
WINDERMERE COMMERCIAL
360.223.3944
KINGSLEY@WINDERMERE.COM



DETAILS

1108 W BAKERVIEW RD, BELLINGHAM

Prime commercial site on 2.3 acre rectangular lot with high visibility located approx. 550ft east of the main Costco entrance and immediately west of Jack In The Box w/approximately 376ft of road frontage along W Bakerview Rd. The site is level, approx. 8ft above the road grade. Planned commercial zoning with multi-family allowed on the second floor utilizing density bonuses. Access off Bakerview is a shared driveway with Jack in the Box and a second shared access could be available with the property to the west. Currently has right-in, right-out only onto W Bakerview Rd. Critical Areas Report completed July 23' completed. Incredible upside potential for development in Bellingham's gateway to the north.

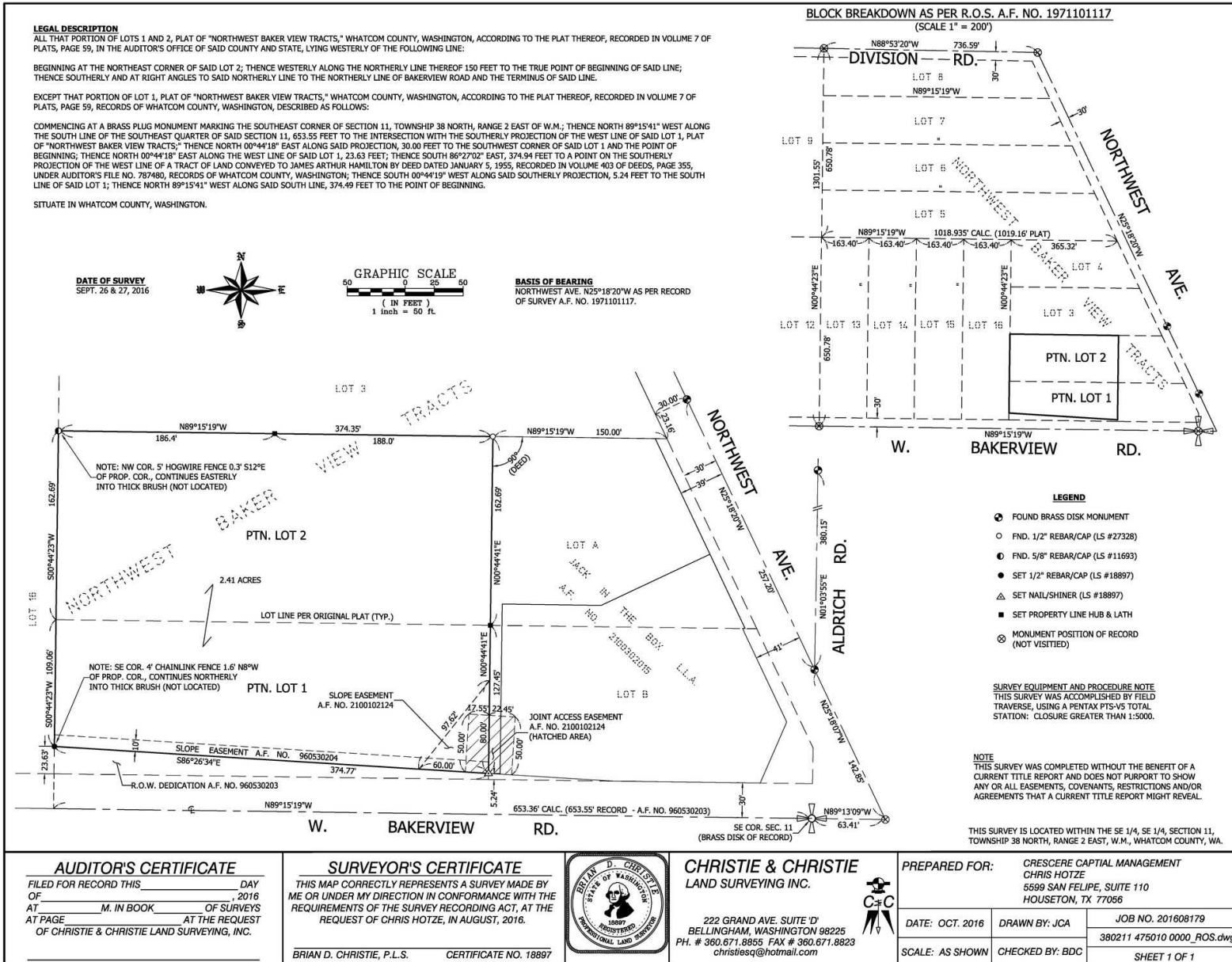


- Close Proximity to:
 - I-5
 - Bellingham International Airport
 - National Grocers
 - Costco
 - National Food Chains
- Daily Traffic Count: 24,773
- Completed 2023 Critical Areas Report
- Zoning: Commercial w/Multi-Family Possibility
- Contact Brokers for More Information



SURVEY

1108 W BAKERVIEW RD, BELLINGHAM



RETAILER MAP



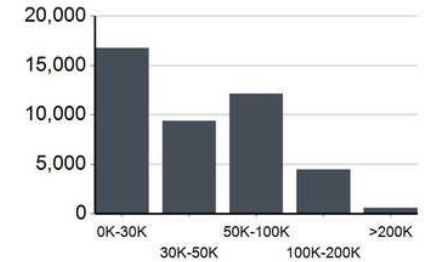
AREA DEMOGRAPHICS

10 MINUTE DRIVE FROM SUBJECT LOCATION

Location Facts & Demographics



INCOME BY HOUSEHOLD



HH SPENDING



CITY, STATE

Bellingham, WA

POPULATION

95,286

AVG. HHSIZE

2.36

MEDIAN HH INCOME

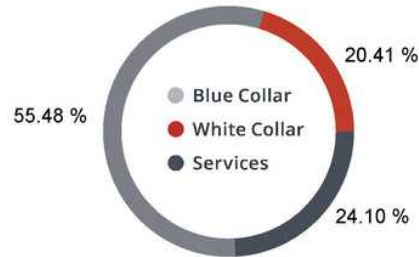
\$48,115

HOME OWNERSHIP

Renters: **21,113**

Owners: **18,440**

EMPLOYMENT



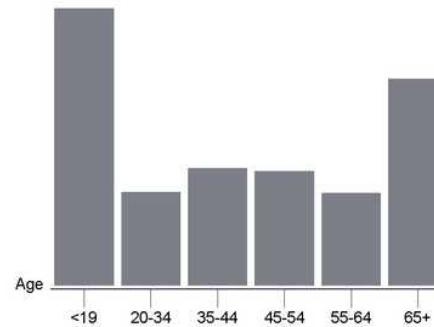
49.57 % Employed
2.41 % Unemployed

EDUCATION

High School Grad: **25.67 %**
Some College: **24.87 %**
Associates: **9.48 %**
Bachelors: **29.93 %**

GENDER & AGE

48.54 % **51.46 %**



RACE & ETHNICITY

White: **72.39 %**
Asian: **5.40 %**
Native American: **0.81 %**
Pacific Islanders: **0.08 %**
African-American: **0.71 %**
Hispanic: **11.36 %**
Two or More Races: **9.26 %**

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