

FOR SALE

COMMERCIAL LAND

\$625,000

77,972
SQUARE FEET

1.79 LEVEL
ACRES

DEVELOPMENT
SITE ZONED PI

4492 Meridian St. Bellingham, WA 98226



CALL KELSEY DILLER
206.915.6028
KELSEY@CITYCLOSERS.COM
WWW.CITYCLOSERS.COM

City Closers, LLC



TUYET LUONG
206.551.8841
TEAM@TUANTUYET.COM
WWW.TUANTUYET.COM

John L. Scott
REAL ESTATE



CONFIDENTIALITY, DISCLAIMER, NON-CIRCUMVENTION

Use of Confidential Information. Recipient agrees to use any Confidential Information solely in connection with or contemplation of the Transaction and not for any other purpose without written authorization from Disclosure. No other right or license, whether express or implied, in the Confidential Information is granted to the Recipient hereunder. Title and ownership of the Confidential Information shall remain solely with Disclosure. The Confidential Information shall be kept in confidence in perpetuity. The Recipient shall take all reasonable precautions to protect the confidence of the Confidential Information.

No Representation or Warranties. Recipient agrees that no warranties are made by Disclosure. Recipient acknowledges and agrees that it shall use its own independent judgment in assessing the Confidential Information and Offering Memorandum and understands that Disclosure is not making any representations or warranties, of any kind whatsoever, express or implied, oral or written, as to the truth, accuracy or completeness of the Confidential Information and Offering Memorandum. The Recipient hereby agrees that Disclosure shall have no liability to Recipient or any other party resulting from the use of or reliance upon the Confidential Information and Offering Memorandum. This offering has been produced for marketing purposes and provides information regarding the property and investment opportunities. Buyers should fully investigate the property during a due diligence period. This information has been obtained from reliable sources believed to be reliable but has not been independently verified for accuracy or completeness. Buyer shall verify all information to their own satisfaction and consult any appropriate professionals including but not limited to their Attorney, CPA, Financial Advisor, their own Real Estate Broker or other professionals. The projections and pro forma contained herein represent educated opinions based on a review of market conditions and comparables available at the time of the reports. This reasonable research has been supplied for informational purposes and there is no representations or warranties, expressed or implied that real life operations would match this pro forma. *Property lines are approximate and may not reflect exact boundaries.

Seller/Landlord. The seller or Landlord is selling or leasing the Property "AS IS condition with all faults, buyer or tenant shall be responsible for their own investigation of the property and will be given the opportunity to fully inspect the property in its full scope after a mutually accepted offer to buy or lease. The Seller or Landlord reserves the right to withdraw the Property from the market without notice, to reject all offers or to accept any offer they chose, regardless of price or terms.

Non-Circumvent. Recipient agrees that it will direct all inquiries regarding the Transaction or Property through Disclosure. Recipient agrees that the Recipient will not communicate with any owner, ownership/investor, owner's lender, owner's tenant or other party of owner having an interest (direct or indirect) in the Transaction or the Property, or any of such party's owners, officers, employees, or agent without the prior written consent of the Disclosure. Recipient will not (a) interfere with, circumvent, avoid, bypass or obviate; or permit any of its Representatives to interfere with, circumvent, avoid, bypass or obviate Discloser's (or any of its Representatives') rights and agreements in respect of the Transaction; or (b) without Discloser's prior written consent (i) enter into discussions with any third party disclosed or introduced to Recipient by Disclosure (or any of its Representatives) having an interest in the Transaction or with which Disclosure has a joint venture, financing, equity, finder, brokerage or other business relationship in connection with the Transaction (a "Protected Relationship"), or (ii) initiate and negotiate in respect to any transactional relationship with any such third party (or any of its Representatives) in connection with the Transaction; or (c) circumvent or attempt to circumvent the discussions and negotiations currently underway or hereafter entered into by Disclosure (or any of its Representatives) and any such third party (or any of its Representatives) with respect to the Transaction; or (d) take any action or fail to take any action that would circumvent this Agreement, make use of a scheme, artifice, device or third party to circumvent this Agreement or make any effort to circumvent this Agreement. For the purpose of reaching a mutually accepted Offer or LOI, recipients may discuss the transaction and its details with professionals within the industry who are representing them.

City Closers Commercial logo, and photos herein are owned. Use of these images without the written permission of the owner is prohibited. City Closers, LLC DBA City Closers Commercial and City Closers Real Estate which is a Licensed Brokerage in the State of Washington. Kelsey Diller is a Licensed Real Estate Broker in the State of Washington and the Owner and Designated Broker of City Closers, LLC. 21811 15th Ave S. Des Moines, WA 98198 by appointment only. Property lines in photos are approximate and may not reflect exact boundaries.

Our Commitment. City Closers Commercial has 12 years of experience and is committed to integrity, sustainability, community outreach and equality. We create win-win situations for buyers and sellers in an honorable manner. We look forward to assisting you and your business to achieve your goals. Learn more about us at www.CityClosers.com.

PROPERTY INFO

Level, 1.79 Acres of vacant land with frontage on high traffic, Meridian Street. Zoning allows for Mini Storage units to be built. This corner property is zoned PI and has a wide range of uses from Contractor Offices and Yards, Wholesale Trade or Storage, Garden Supply, Manufacturing, Food Processing, Fabrication, to Automotive/Boat Repair or sales, Freight/Transportation Terminals and Fabrication. This site also allows for Professional Offices, Communications, Eating and Drinking Establishments, Convenience Grocery Stores, Gas Stations, Community Facilities, and so much more Near Walmart Super Store and Major Shopping Center.

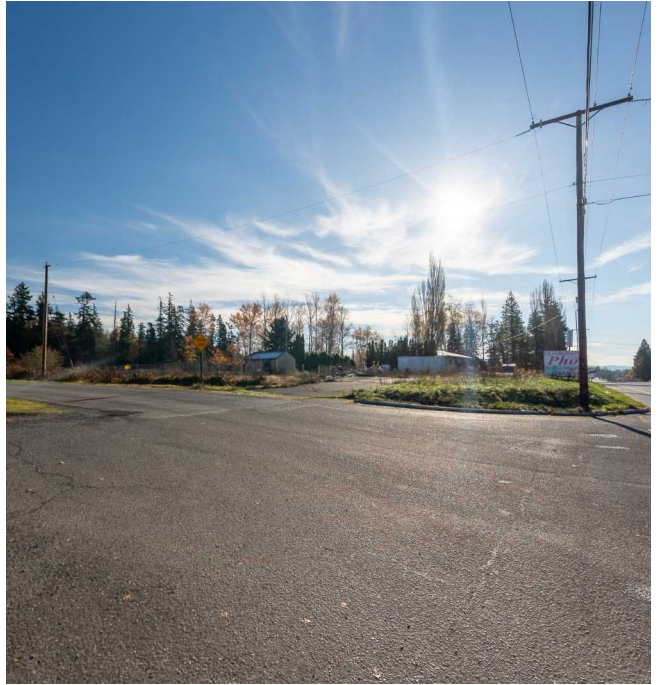
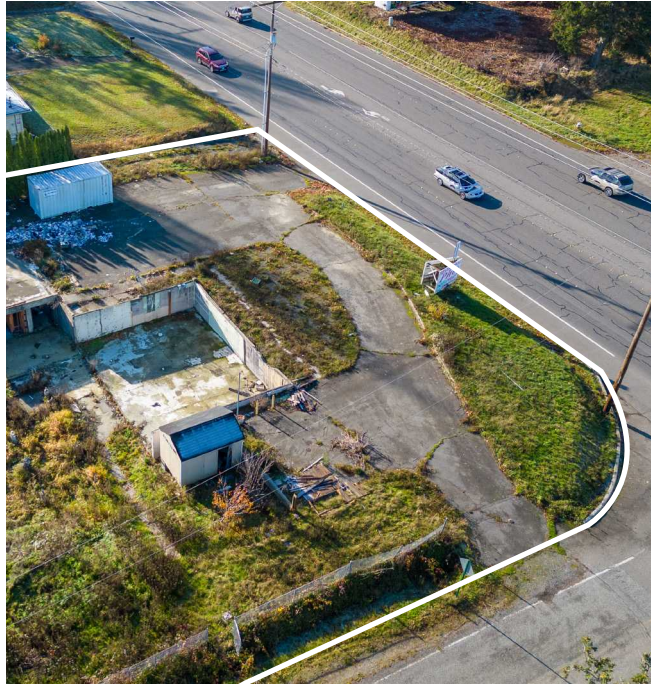
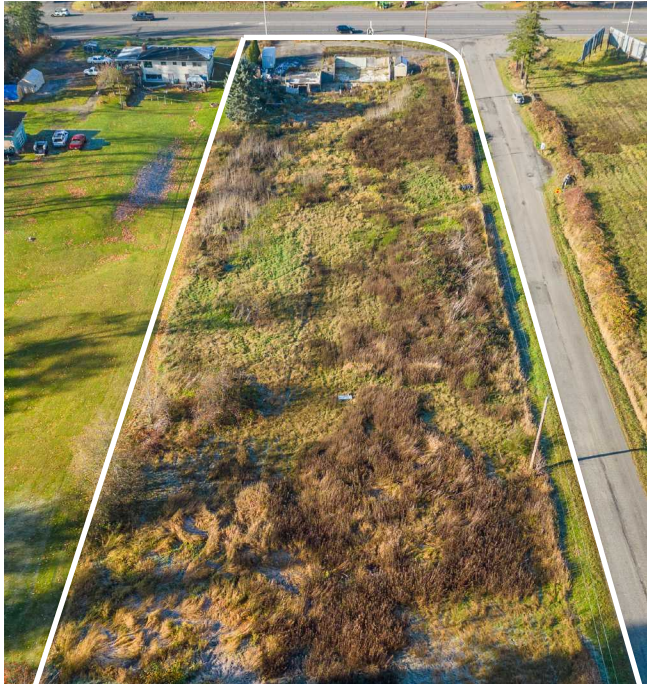
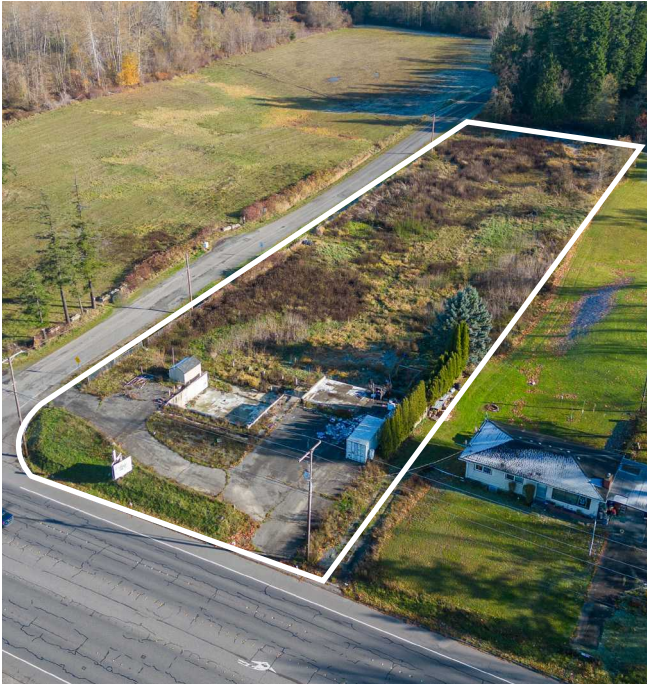
Fast Facts:

- 77,972 Square Feet
- 1.79 Acres
- Corner Lot
- Convenient access on both roads
- Zoned Planned Industrial

Fast Facts: Bellingham

- SPARK Museum of Electrical Invention
- Western Washington University
- Whatcom Community College
- Bellingham Technical College
- Cordata Center Shopping Mall
- Whatcom Falls Park

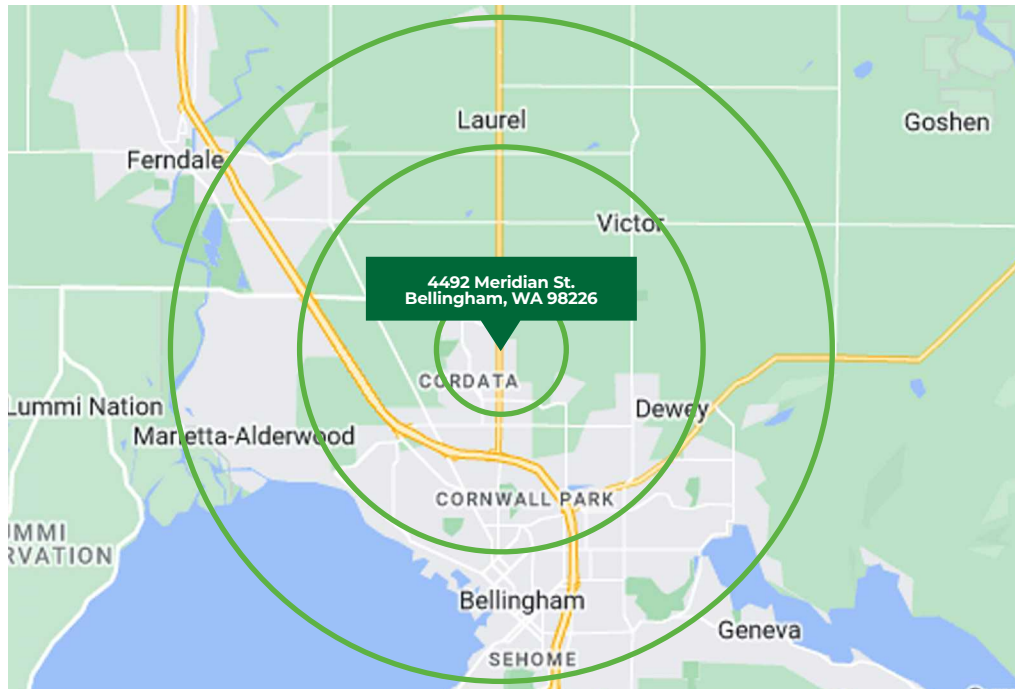




BELLINGHAM SUMMARY

Bellingham, Washington, has a land area of 27.7 sq miles and stands as a thriving city of 91,570 with a unique blend of natural beauty, economic vitality, and a welcoming community spirit. Located in Whatcom County, Bellingham is known for its scenic beauty, outdoor activities, and proximity to the Canadian border. Nestled between the majestic Cascade Mountains and the serene waters of the Puget Sound, Bellingham offers a picturesque backdrop for business endeavors. Bellingham's economy provides employment for nearly 50K people. The largest industries in Bellingham are Health Care & Social Assistance, Educational Services and Retail Trade. In 2021, universities in Bellingham, WA awarded 6,452 degrees. Due to the presence of Western Washington University, Whatcom Community College and Bellingham Technical College, almost 90% of the workforce have education beyond High School and an average income of \$59,163.

Within a diverse range of commercial land opportunities, Bellingham is an attractive destination for potential buyers. The city's strategic location along major transportation routes, including Interstate 5, facilitates seamless connectivity to regional markets.



Population

Distance	Total
3 Minute	2,011
5 Minute	5,489
10 Minute	45,753

Education

Education Attained	Count	Percentage
High School Graduate	9667	17.03
Some College	17586	30.97
Associates Degree	6318	11.13
Bachelors Degree	15872	27.95
Graduate Degree	10871	19.15

Average Household Income

Radius	Average Household Income
1 Mile	\$51,452
3 Mile	\$50,406
5 Mile	\$56,906

Aggregate Household Income

Radius	Aggregate Household Income
1 Mile	\$20,430,402
3 Mile	\$280,828,802
5 Mile	\$1,019,416,905

Employment by Distance

Distance	Employed	Unemployment Rate
1-Mile	418	0.47 %
3-Mile	6505	2.17%
5-Mile	23373	2.19%

MARKET TRENDS

Bellingham, nestled in the Pacific Northwest, has emerged as a burgeoning hub for economic growth and investment. Its unique blend of proximity to Canada, regional trade significance, and natural allure has established it as a prime destination for businesses and residents alike. The landscape of opportunities in Bellingham is vibrant and promising, making it an ideal ground for new business ventures.

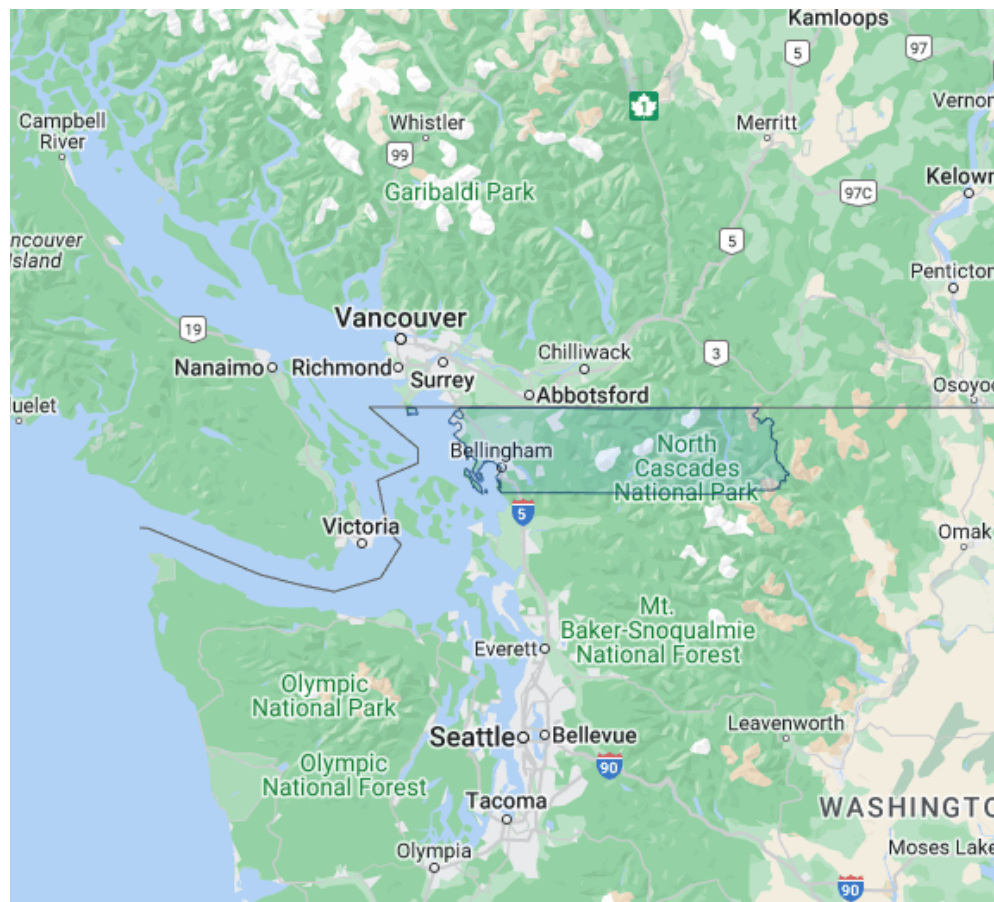
Bellingham's economy stands on pillars of diverse sectors like healthcare, education, technology, and retail, fostering a robust environment for entrepreneurial endeavors. The city has witnessed steady growth, exemplified by a 4% increase in total employment, 5.2% in office employment, and 2.3% in industry employment during 2022. Notably, Bellingham's employment rates surpass both the Western region and the US totals, signifying a thriving job market.

Commercial land in Bellingham is in high demand, evidenced by the city boasting the lowest vacancy rates nationwide. The stability of these rates since August signifies a consistent and reliable market for potential investors. As projected, total employment growth is expected to average 0.9% annually, coupled with a 1.7% increase in household formations per year, indicating sustained demand for housing and services.

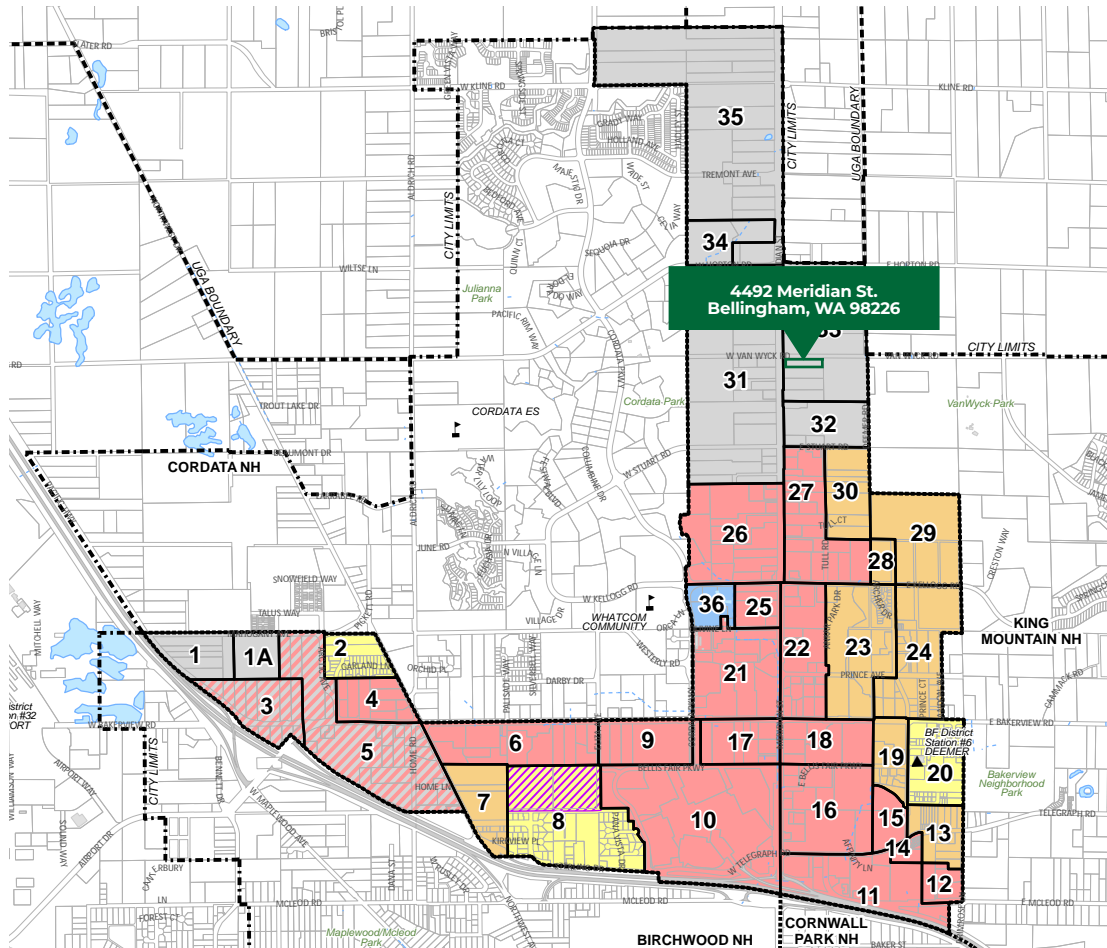
Comparing Bellingham's sales revenue growth to broader economic scales illuminates its remarkable performance. In the timeframe from Q2 2019 to Q2 2023, Bellingham experienced a notable 26.32% increase in sales revenue. Furthermore, in the broader county context, of which Bellingham is a part, sales revenue surged by 43.9%, showcasing the city's integral role in driving regional economic expansion. Notably, Bellingham has witnessed an astonishing 63% increase in sales over the past decade, reflecting a consistent upward trajectory.

For a new business looking to establish a service or office in Bellingham, these statistics paint an inviting landscape. The city's exceptional sales revenue growth signifies a robust consumer market, offering ample opportunities for service-oriented ventures to thrive. Moreover, the consistent increase in employment rates, particularly in the office sector, suggests a growing workforce seeking various services, presenting a fertile ground for office-based businesses.

In summary, Bellingham's economic buoyancy, evident through its steady growth, low vacancy rates, and remarkable sales revenue increases, showcases a thriving market ripe for new business ventures. The city's diverse economic sectors, coupled with its natural allure and regional significance, present a promising landscape for entrepreneurs seeking to establish a foothold in a vibrant and burgeoning market.



ZONING MAP



Planned Industrial Zone

*Range of uses possible - Any of the following uses may be permitted in a planned proposal within an industrial general use type designation; provided, that any of such uses shall not be permitted where prohibited within the *Buyer is responsible for verifying use with zoning authority.

Warehousing and Wholesaling

- Motor vehicles & auto parts
- Hardware/plumbing/electrical/heating
- Furniture and home furnishings
- Sporting goods
- Machinery
- Drugs and supplies
- Groceries
- Beer, wine and distilled alcoholic beverages

Service Industry

- Construction storage/yards/operations
- Personal & business services
- Offices
- Automotive repair
- Medical/dental labs
- Higher education
- Art schools
- Membership organizations
- Agricultural nurseries
- Transportation/public utilities
- Recycling collection/processing

Manufacturing and Assembly

- Dairy products
- Canned and preserved fruits/vegetables;
- Bakery products
- Apparel
- Furniture and fixtures
- Electrical/electronics
- Precision instruments
- Photographic/medical & optical

Retail Trade

- Building materials
- Hardware
- Garden supply
- Mobile home dealers
- Automotive dealers
- Gasoline service stations
- Furniture/home furnishings
- Equipment stores
- Restaurants/bars
- Liquor stores
- Fuel/ice dealers



Rate Quotes as of: 11/13/2023

Conventional

- Up to 60% LTV
- Prime + 1%
- 24-Month Term
- Interest Only

Example

- Purchase Price: \$625,000
- Loan Amount (60%): \$375,000
- Rate 9.50% As of Today
- Monthly Payment: \$2,969

Conventional

- Up to 50% LTV
- Prime
- 24-Month Term
- Interest Only

Example

- Purchase Price: \$625,000
- Loan Amount (50%): \$312,500
- Rate 8.50% As of Today
- Monthly Payment: \$2,214

The above quote summarize multiple lender programs. Rates & lender promotions are subject to change based on market conditions. Please contact us for current pricing.

- Nick



**CITY
CLOSERS**

COMMERCIAL

We Listen. We Solve. We Close.

Kelsey Diller

Owner and Designated Broker

Cell: 206.915.6028

kelsey@cityclosers.com

Specializes in Industrial

Flex Owner User Sales,

CCIM Candidate

21811 15th Ave S.

Des Moines, WA 98198

www.cityclosers.com



Tuyet Luong

Cell: 206.551.8841

team@tuantuyet.com

John L Scott, Inc. (#6040)

11040 Main St. Suite 200,

Bellevue, WA 98004

www.tuantuyet.com