

BELLINGHAM SURGERY BUILDING

2500

squalicum parkway

Bellingham, WA 98225

 PLASTIC SURGERY
BELLINGHAM

CBRE

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executive summary

THE OFFERING

The offering consists of a one-story, 7,696 square foot medical office condo building that serves as the sole location for the successful plastic surgery practice known as Plastic Surgery Bellingham. Located in proximity to PeaceHealth St. Joseph Medical Center (the area's premier hospital), the newer construction, 100% owner occupied building boasts curb appeal, quality finishes, and function, including two state-of-the-art operating rooms and a modified on-stage off-stage layout in the exam room area. The building is one of two condominium units on the 1.471-acre site and is nestled along Squalicum Creek bordered by Birchwood Ave, Squalicum Parkway, and Coolidge Dr offering ample surface parking and easy freeway access to I-5 exit #255 Sunset and #256 Meridian. The Plastic Surgery Bellingham property is on parcel # 182046 and is adjacent to property recently purchased by the neighboring hospital. The hospital's parcel has plans for a new 11,000 sf building.



INVESTMENT HIGHLIGHTS



7,696 RSF
SURGERY CENTER
CONDOMINIUM



100% OWNER
OCCUPIED: OWNER
TO VACATE OR
SHORT TERM
SALE LEASEBACK
FLEXIBILITY



HIGH-END
SURGERY CENTER
BUILDOUT



- ◆ Full building ownership opportunity for a small practice
- ◆ Modern surgery center layout
- ◆ Two operating rooms
- ◆ 7 exam rooms, 2 procedure rooms, 2 operating rooms
- ◆ Adjacent to PeaceHealth St. Joseph Medical Center
- ◆ Ample surface parking
- ◆ Furniture, Fixtures, and Equipment included
- ◆ Back-up generator
- ◆ Newer construction and infrastructure; built-in 2018
- ◆ Nearby trails
- ◆ Easy freeway access to I-5



PROPERTY OVERVIEW

ADDRESS	2500 Squalicum Parkway, Bellingham, Whatcom County, WA 98225
MARKET/SUBMARKET	PeaceHealth Hospital Campus/Bellingham
SQUARE FOOTAGE	7,696 SF
LOT SIZE	1.471 acres (includes a second condominium unit, not part of this offering)
YEAR BUILT	2018
OCCUPANCY	100% owner occupied / Vacant or short term leaseback
PARKING	5.00 per 1,000 rentable square feet

tenant overview

PLASTIC SURGERY BELLINGHAM

Serving the needs of Bellingham patients since 2004, Plastic Surgery Bellingham is dedicated to providing patients with close personal attention, superb customer service and advanced technology in order to meet each individual's unique needs and desires, Plastic Surgery Bellingham offers an array of cosmetic and reconstructive procedures performed by solidly trained and experienced surgeons. They perform all surgical procedures at accredited facilities. Plastic Surgery Bellingham serves patients with modern technology and board-certified doctors who have the knowledge and the tools to achieve effective results in a safe manner. Drs. James H. Blackburn II and Timothy M. Whitney are affiliated with many prominent organizations, including the:

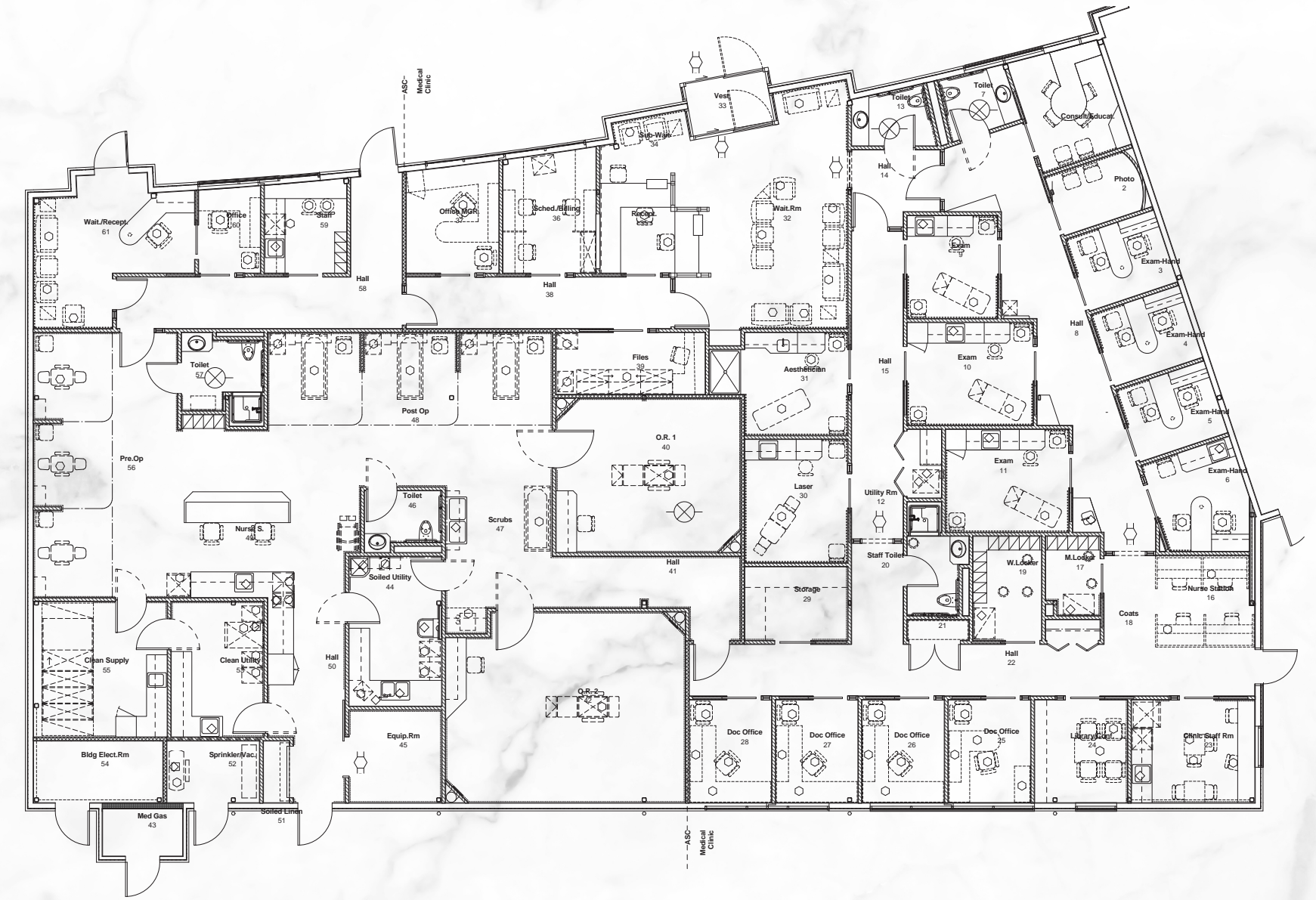
- ◆ American Board of Plastic Surgery
- ◆ American College of Surgeons
- ◆ Northwest Society of Plastic Surgery
- ◆ Whatcom County Medical Society
- ◆ Washington State Medical Society
- ◆ Washington Society of Plastic Surgery



COMPANY OVERVIEW

LEASE SIGNATORY	PSB Properties, LLC
WEBSITE	https://www.plasticsurgerybellingham.com
SECTOR/INDUSTRY	Healthcare
TOP COMPETITORS	Skagit Regional Health in Mount Vernon (approximately 30 miles south)

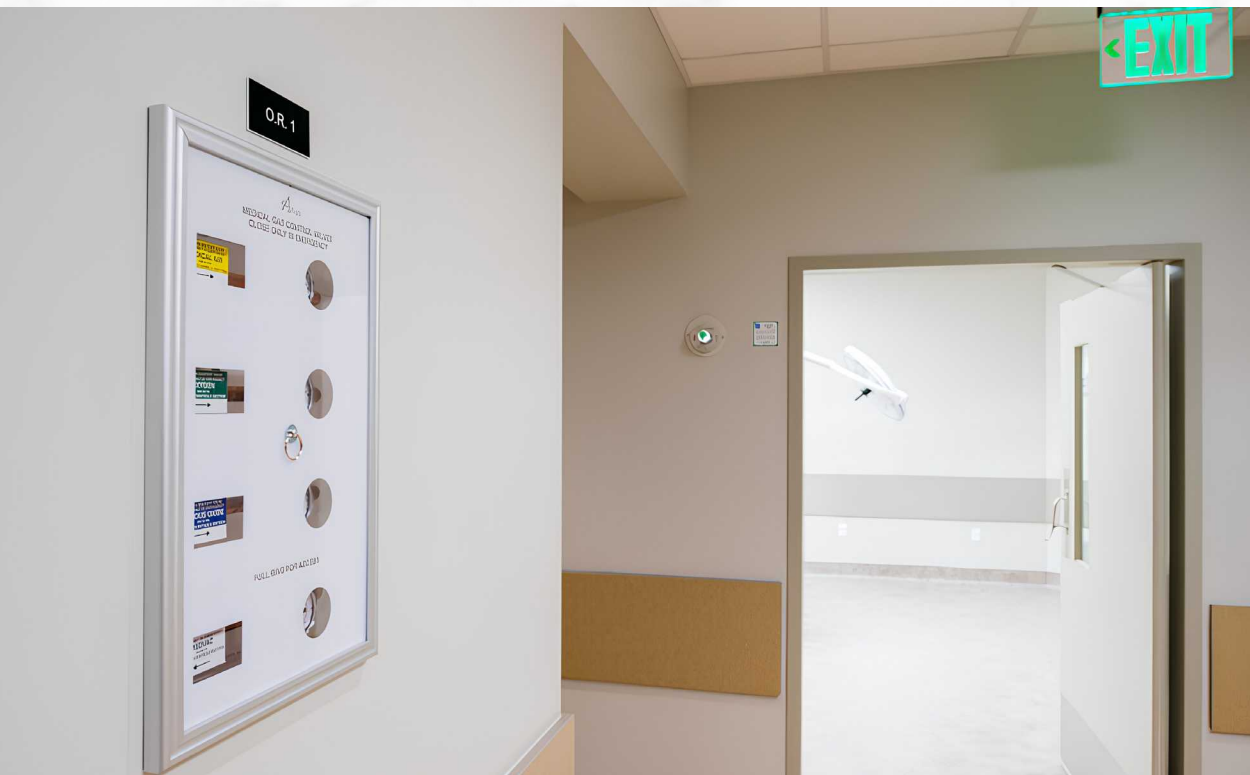
FLOOR PLAN



financial analysis

Under sale leaseback scenario, revenue from rental income is as follows.

YEAR	1	2	3
RATE	\$42.00 NNN	\$43.26 NNN	\$44.56 NNN
SIZE	7,696	7,696	7,696
ANNUAL RENT	\$323,232	\$332,929	\$342,917
ESCALATION		3%	3%



AERIAL





location overview

HEALTH SYSTEM OVERVIEW

PeaceHealth St. Joseph Medical Center is a 265-bed Level II trauma center serving the greater Bellingham and Whatcom county market providing comprehensive specialty care and center of excellence in cardiovascular, cancer, spine and joint replacement. Founded in 1891, in addition to the in-patient and emergency services, the facility provides a diverse scope of services including integrated cancer care, cardio, and more (list of the major services below). Serving as the area's sole community hospital, providers offer a full range of primary and specialty care services.

FACTS & FIGURES

Total Licensed Beds.....	265
Average Daily Census.....	182
Average Length of Stay.....	4.5 Days
Employees	3,397
Active Medical Staff.....	875
Inpatient Discharge.....	14,666
Clinic Visits	390,706
Births	1,859
Surgeries	8,339
ED Visits	68,388

MAJOR MEDICAL SERVICES

- ◆ Integrated Cancer Center
- ◆ Cardiovascular Center
- ◆ Joint Replacement Center
- ◆ Spine Care Center
- ◆ Haggen Family Emergency & Trauma Center
- ◆ Behavioral Health Inpatient Center
- ◆ Childbirth Center
- ◆ Robotic Surgery
- ◆ Grabow Therapy & Wellness Center

KEY LOCATION BENEFITS



LOCATION NEAR HOSPITAL



ADJACENT LAND RECENTLY PURCHASED BY PEACEHEALTH HOSPITAL INDICATES INTEREST IN THIS LOCATION



FREEWAY ACCESS





medical office market overview

The Bellingham medical office submarket is comprised of twenty four medical office and professional office buildings located in three primary clusters: on or adjacent to the PeaceHealth St. Joseph Medical Center, Cordata Parkway and the Bellingham commercial core. Anchored by PeaceHealth St. Joseph, the submarket consists of 564,011 square feet with a mix of fully dedicated medical office facilities and office and converted retail properties.

The submarket boasts a low total vacancy rate of 1.5% with the on and adjacent properties around PeaceHealth leased up other than two vacancies. Both health systems and independent clinics are active in the submarket. The Everett Clinic, Frontier Dermatology, Family Care Network, and Sea Mar Community Health Centers all have a presence in the market. PeaceHealth Medical Group is a notable large hospital owned physician practice located near campus. New tenants to the market as well as current tenants renewing and expanding has helped compress vacancy over the past few years.



bellingham market overview

Bellingham is a larger medium-sized coastal city located in the state of Washington. With a population of 93,896 people and 28 constituent neighborhoods, Bellingham is the 13th-largest community in Washington. The city offers a nice balance between life in a moderately big city and the cultural richness brought by its large college student population. Bellingham is home to a significant number of young, single, educated individuals who are starting their careers in professional occupations in addition to being home to a large senior population.

Bellingham and the surrounding Whatcom County is known for abundant nature, outdoor adventure, and sweeping scenery from the Salish Sea to Mt. Baker and North Cascades National Park. Enjoy farm-to-table menus, craft brews, family moments, a vibrant arts scene, and charming historical treasures.

Bellingham's demographics reflect a vibrant and diverse community with a strong emphasis on education and career opportunities for its residents.



POPULATION

Bellingham has an estimated population of 95,960 as of April 1, 2023. Population has grown over 10% since 2021



SENIORS

Over 30% of population are seniors (50+)



EDUCATION

The education level in Bellingham is notably high, with 46.37% of adults aged 25 and older holding at least a bachelor's degree



INCOME

Avg household income of \$89,546 which is considered upper-middle-income relative to Washington and the nation



INDUSTRY

1. Largest industry is public education: Western Washington University, Whatcom Community College and Bellingham Technical College
2. Second largest is healthcare: PeaceHealth St Joseph Medical Center, Unity Care NW, Family Care Network, private practices, alternative medicine and assisted living facilities in the area

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