

# BELLINGHAM SURGERY BUILDING

# 2500

squalicum parkway

Bellingham, WA 98225

 PLASTIC SURGERY  
BELLINGHAM

**CBRE**



## AFFILIATED BUSINESS DISCLOSURE

© 2024 CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM Bellingham Surgery Building\_2500 Squalicum Pwy 05/10/24

# table of contents

- 1 EXECUTIVE SUMMARY
- 2 TENANT OVERVIEW
- 3 FINANCIAL ANALYSIS
- 4 LOCATION OVERVIEW
- 5 MARKET OVERVIEW

2500  
squalicum parkway



# 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	6.67 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:

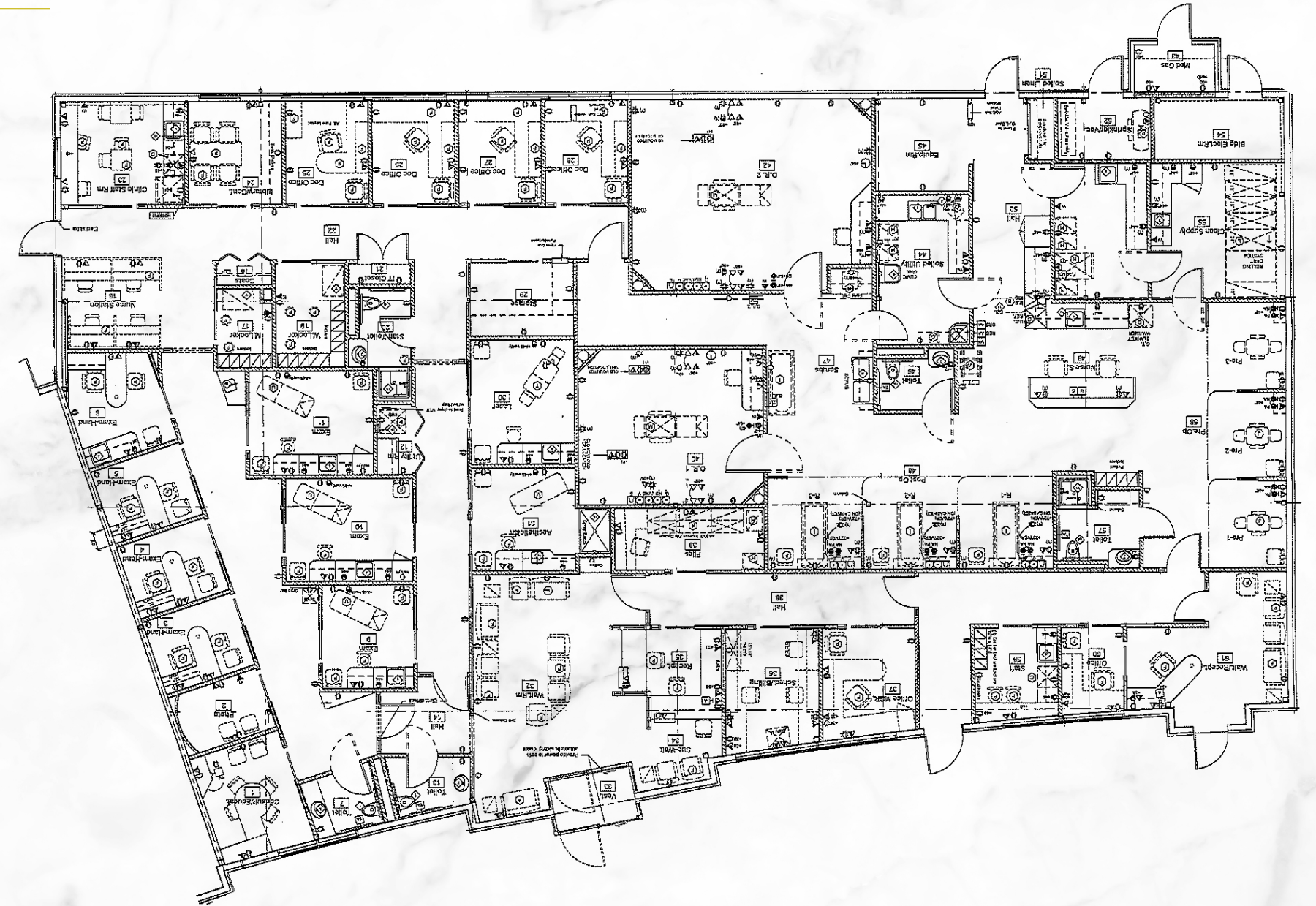
- ◆ American Board of Plastic Surgery
- ◆ American College of Surgeons
- ◆ Northwest Society of Plastic Surgery
- ◆ Whatcom County Medical Society
- ◆ Washington State Medical Society
- ◆ Washington Society of Plastic Surgery



### COMPANY OVERVIEW

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

## FLOOR PLAN

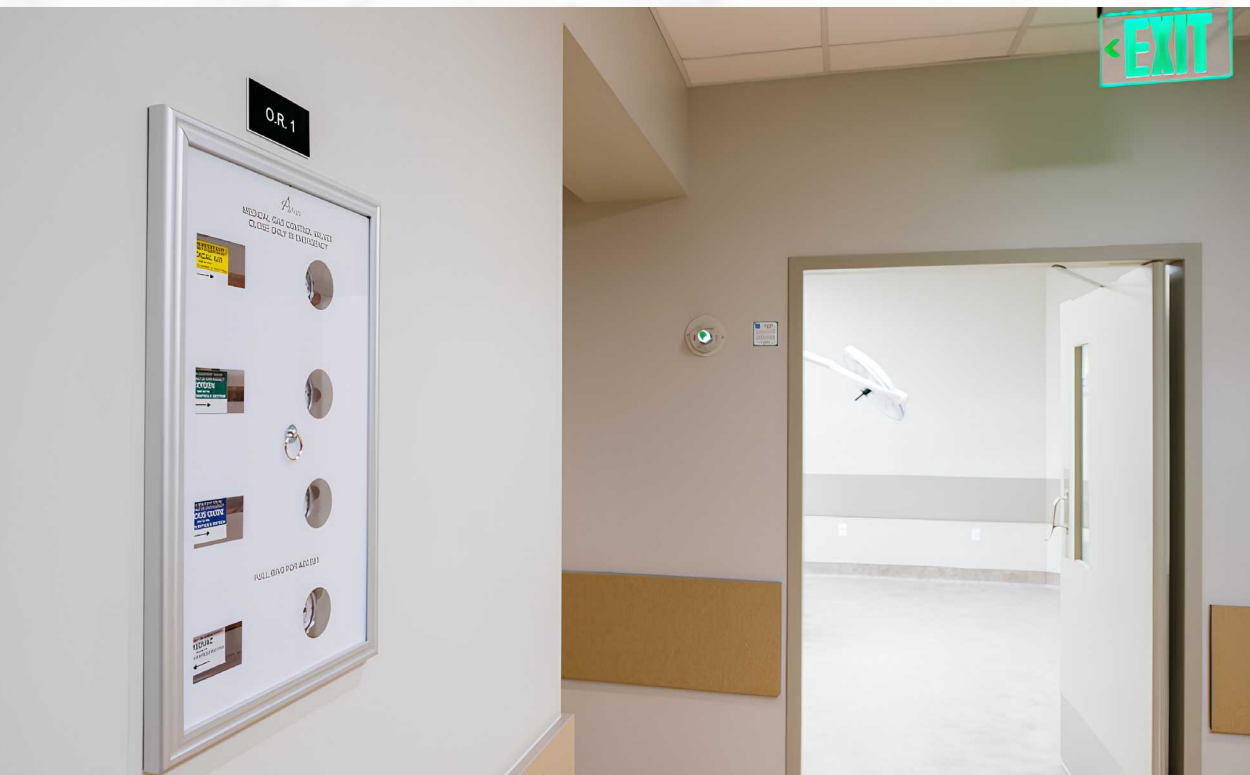




# financial analysis

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



# 2500

squalicum parkway

---

## CONTACT US

### Paul Carr

+1 206 271 6682  
paul.carr@cbre.com

### Katie Smith

+1 206 292 6012  
katie.m.smith@cbre.com

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM Bellingham Surgery Building\_2500 Squalicum Pwy 05/10/24



**CBRE**