



# 1305 CORNWALL

1305 CORNWALL AVE STE 3 | BELLINGHAM, WA 98225

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**1,002 SF**

SPACE AVAILABLE

**\$2,500**

MONTHLY RENT  
(2 YEAR MINIMUM)

**\$395k**

PURCHASE PRICE



**92k**  
TOTAL  
POPULATION

**78k**  
DAYTIME  
POPULATION

**\$104k**  
AVG. HOUSEHOLD  
INCOME

**5.9k**  
BUSINESSES

**78%**  
ADULTS WITH  
COLLEGE EDUCATION

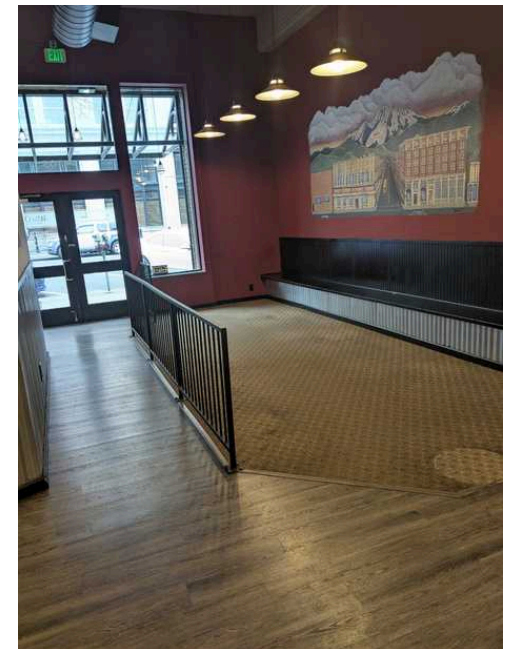
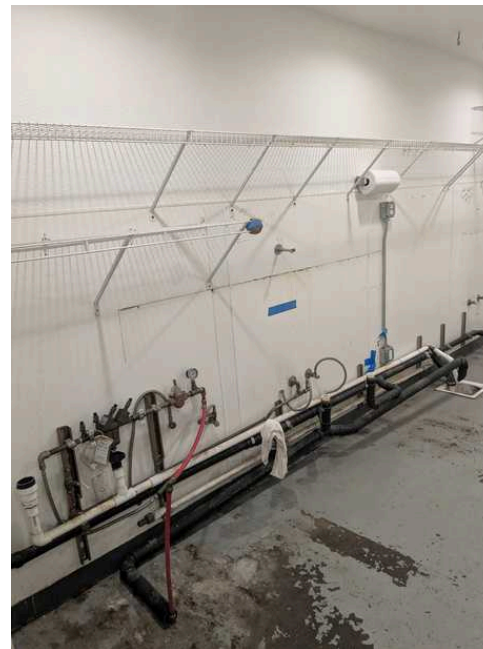
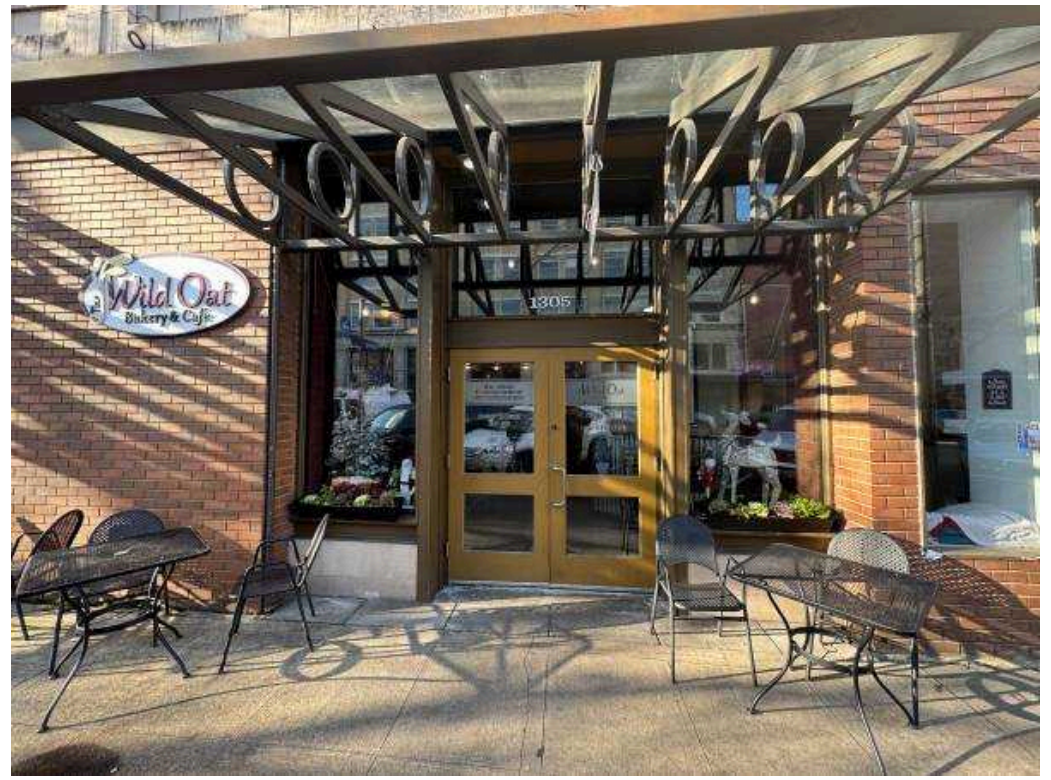
**48k**  
EMPLOYEES

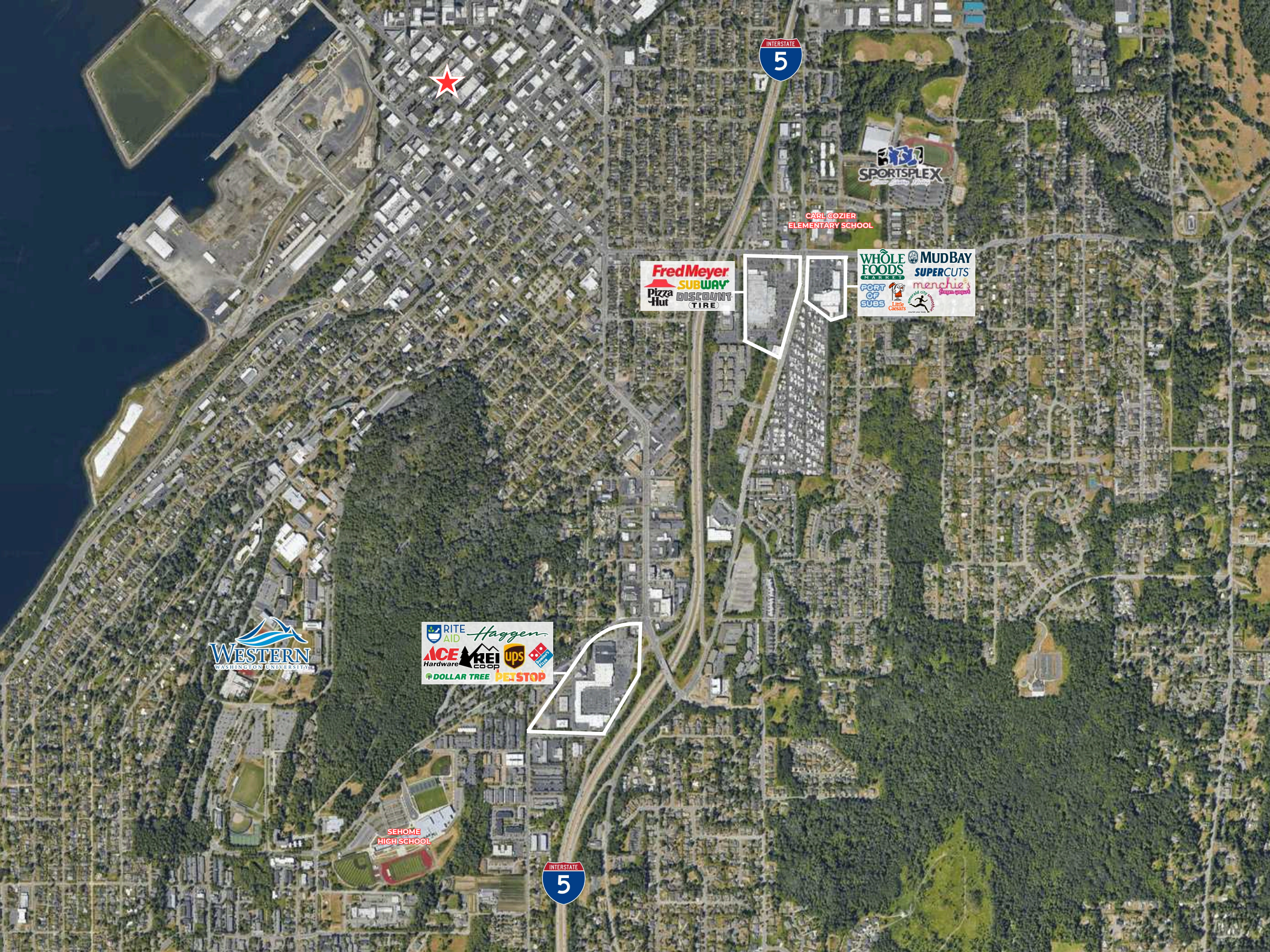
\*2024 PROJECTIONS FOR BELLINGHAM, WA. COLLECTED VIA SITESUSA

# SITE OVERVIEW

1305 Cornwall Ave in Bellingham, WA, is a prime retail location in the heart of the city's vibrant downtown district. Situated along a high-traffic corridor, this spot benefits from excellent visibility, strong foot traffic, and proximity to popular shops, restaurants, and entertainment venues.

- 1,002 SF
- Semi Turn-Key Restaurant (oversized kitchen range hood, plumbing ready)
- \$2,500 Gross Lease
- 2 Year Minimum
- Ownership is open to seller carry-back financing (30% down payment minimum)





CARL GOZIER  
ELEMENTARY SCHOOL



SEHOME  
HIGH SCHOOL





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