

1622 N STATE STREET, BELLINGHAM

FOR SALE



ASKING PRICE: **\$2,195,000**

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS



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FOR SALE

1622 N STATE ST, BELLINGHAM

Seize the opportunity to own a highly sought-after commercial/retail space in a high-traffic area on N. State Street, Bellingham. This 6,600 SF building offers a versatile open floor plan, featuring high ceilings and a brand-new roof and exterior paint. With 23 parking spaces, client convenience is maximized. The space is currently divided into a 2/3 front-of-house and 1/3 back-of-house layout, but can be easily reconfigured to suit a variety of business needs. Benefit from excellent visibility with prominent pylon signage, ensuring your business stands out to passerby. This rare location is ideal for a wide range of commercial uses - don't miss this fantastic opportunity!

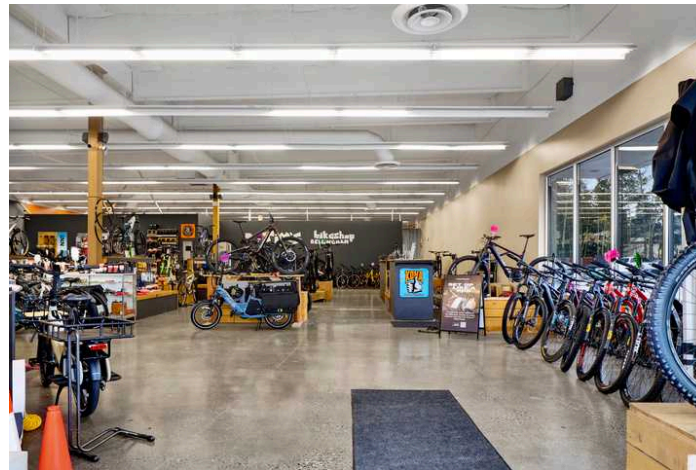
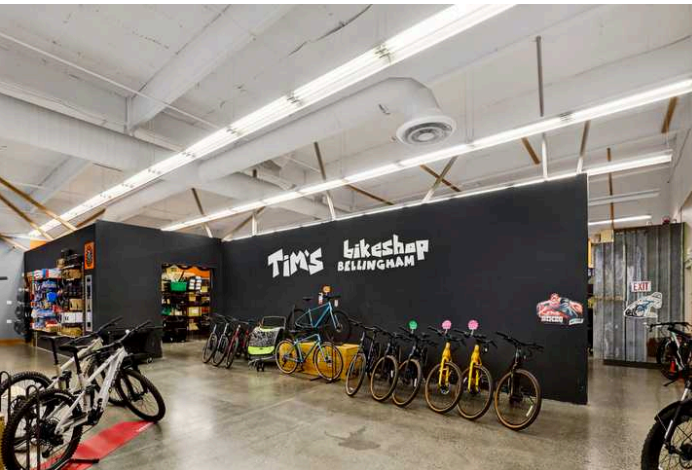


QUICK FACTS:

- 6,600 SF Building
 - 4,400SF Office
 - 2,200SF Warehouse
- .57 Acre Lot
- Tax ID: 3803304062090000
- Price: **\$2,195,000**
- Zoning: Urban Village
- Year Built: 1997
- Uses: Retail, Office

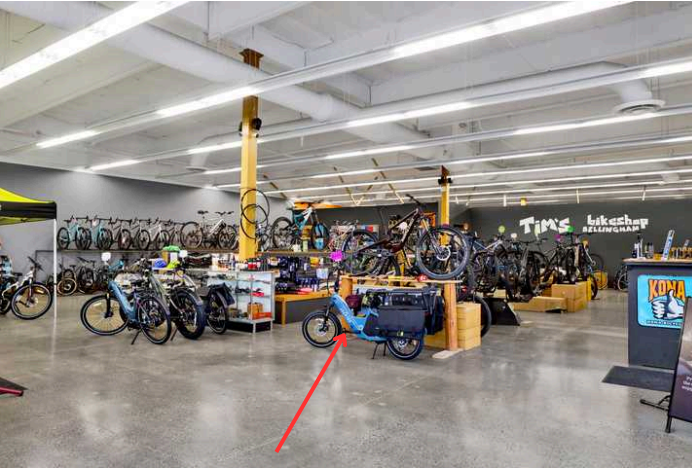
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LOCATION & DEMOGRAPHICS



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BELLINGHAM, WA

Poised between Seattle and Vancouver, BC, Bellingham and its surrounding cities are booming with commerce and industry. As the northern-most continental region on the west coast, Whatcom County provides key transportation amenities to the greater northwest area. Interstate 5, the main north-south roadway between Mexico and Canada, runs through the center, leading to four border crossings into Canada, the outset of the Mount Baker Highway, the departure port of the Alaska State Ferry, and Bellingham International Airport. Whatcom County's natural beauty, prime location, and diverse population are a great attraction for business and leisure.

Bellingham has a population of approximately 94,000 residents, and the greater Whatcom County population is about 232,000. Western Washington University, Whatcom Community College, and Bellingham Technical college provide a wide range of continuing education opportunities and attract students from near and far.

Retail, agriculture, manufacturing, medical, education, transportation, and technology industries are all firmly rooted and growing in Bellingham. Due to its close proximity to both Seattle and Vancouver, paired with generally lower overhead costs, Whatcom County is a haven for new businesses and those looking to expand into new markets. Featuring an international airport, deep water marine port, railway line, and Interstate 5, Bellingham is an excellent place to start, continue, and grow a business, whatever industry it may be.



Located on Bellingham Bay with Mount Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. It's 85 miles north of Seattle and 50 miles south of Vancouver, B.C. Named a "Best Place To Play Year Round" and "Adventure Town USA," Bellingham is best known for its outdoor recreation (from the Cascade Mountains to the Salish Sea), world-class brews, and a community that favors locally sourced entertainment, food, and experiences.



Nearby Attractions:

- Galbraith Mountain
- Ski to Sea
- Downtown Bellingham
- Bellingham Farmer's Market
- Historic Fairhaven
- Boulevard Park
- 70 Miles of Parks and Trails
- Bellingham Bay
- Lake Padden
- Chuckanut Drive
- Mount Baker
- Vancouver, B.C.

LOCATION & DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1622 N State St, Bellingham, WA 98225

CITY, STATE

Bellingham, WA

POPULATION

86,816

AVG. HHSIZE

2.24

MEDIAN HH INCOME

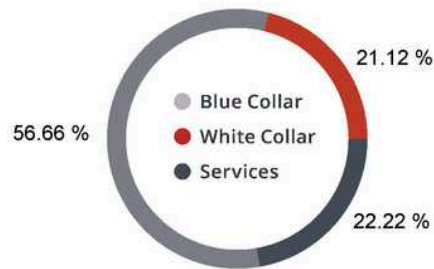
\$46,420

HOME OWNERSHIP

Renters: **19,631**

Owners: **16,915**

EMPLOYMENT



50.34 %
Employed

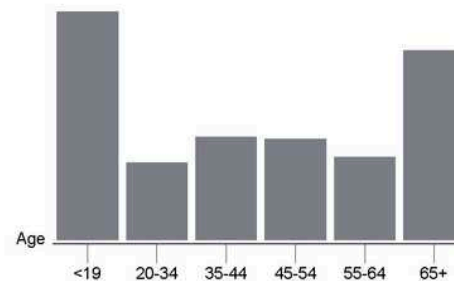
2.39 %
Unemployed

EDUCATION

High School Grad: **22.86 %**
Some College: **24.20 %**
Associates: **9.91 %**
Bachelors: **35.83 %**

GENDER & AGE

48.33 % **51.67 %**

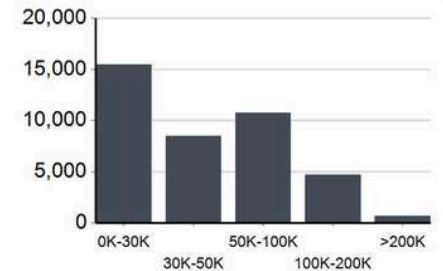


RACE & ETHNICITY

White: **83.14 %**
Asian: **2.54 %**
Native American: **0.65 %**
Pacific Islanders: **0.02 %**
African-American: **0.89 %**
Hispanic: **6.77 %**
Two or More Races: **5.99 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

