



FOR SALE \$1,450,000

# 2020 PACIFIC

2020 PACIFIC ST • BELLINGHAM, WA 98229

**CBRE**



# PROPERTY OVERVIEW

## OVERVIEW

2020 Pacific St is an 4,800 SF flex building for sale in Bellingham. Formerly a property management office, this property present a prime opportunity for a office, service or industrial user to purchase/ occupy a move-in ready asset.

## HIGHLIGHTS

- 22 parking stalls
- 1 grade level door
- Open-concept layout
- Direct access to I-5

**Price:** \$1,450,000

**Address:** 2020 Pacific St

Bellingham WA 98229

**Parcel #(s):** 3803292134450000

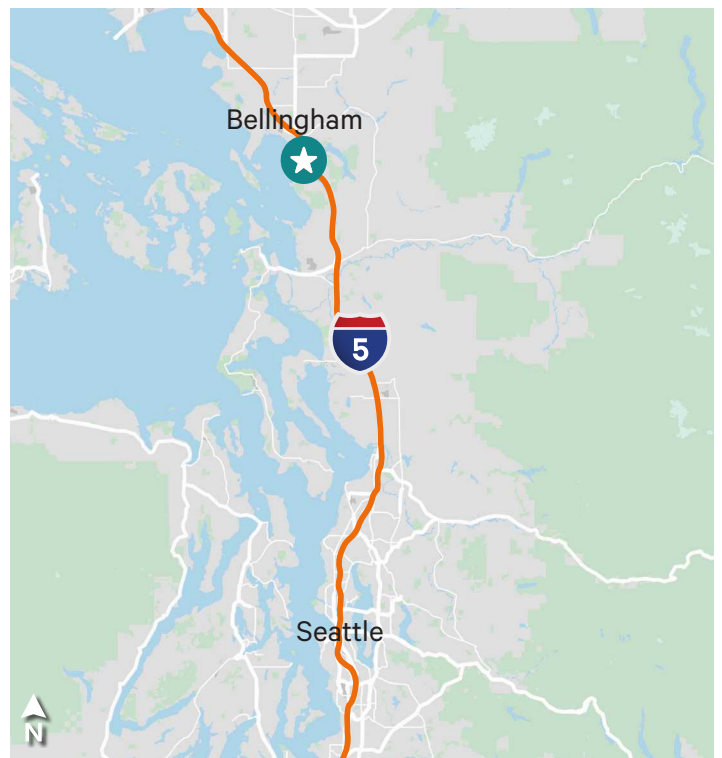
**Building SF:** 4,800

**Parcel SF:** 10,454 (0.24 AC)

**Year Built:** 1977

**Zoning:** LI

**Use:** Office/ Warehouse/ Flex



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	889	4,189	5,206
EMPLOYEES	8,342	48,263	59,254
POPULATION	15,688	84,800	1,12,823
HOUSEHOLDS	6,579	35,707	48,051
AVERAGE HOUSEHOLD INCOME	\$93,990	\$1,01,128	\$1,03,780
DAYTIME POPULATION	17,178	97,966	1,25,540

Source: CBRE Fast Report/Esri 2024

# MARKET OVERVIEW

## BELLINGHAM MARKET

Bellingham, Washington, nestled between the Cascade Mountains and Puget Sound, is known for its stunning natural beauty and vibrant cultural scene. The city is home to Western Washington University, which contributes to its youthful energy and diverse population. Outdoor enthusiasts can explore nearby parks, such as Larrabee State Park and the Chuckanut Mountains, offering hiking, biking, and breathtaking views. The historic Fairhaven district features charming shops, restaurants, and waterfront access, while the local craft beer scene and farmers' markets highlight the region's commitment to sustainability and local produce. Bellingham's blend of outdoor adventure, education, and community spirit makes it a unique destination in the Pacific Northwest.







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## CONTACT US

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