# BELLINGHAM CROSSROADS

## PRIME COMMERCIAL & MULTI-FAMILY LAND FOR SALE

Windermere COMMERCIAL


**JEFF JOHNSON**
WINDERMERE COMMERCIAL
360.319.8358
JAJOHNSON@WINDERMERE.COM

**ELIZABETH WOLFE**
WINDERMERE COMMERCIAL
360.319.6923
ELIZABETHWOLFE@WINDERMERE.COM

# BELLINGHAM CROSSROADS

Bellingham Crossroads presents a rare opportunity to own prime retail and multi-family land in the heart of the Bellingham commercial corridor. Located adjacent to Bellis Fair Mall and across the street from the future Chick-Fil-A location, this level lot has strategically placed egress and ingress access. This is a high traffic, high visibility, signalized corner, ideal for your next retail and/or multi-family project. There is not a recorded maximum zoning density for this property, presenting endless opportunity to develop this into a mixed use, income producing site. Wetland report available; lot grading and recorded easements all completed.

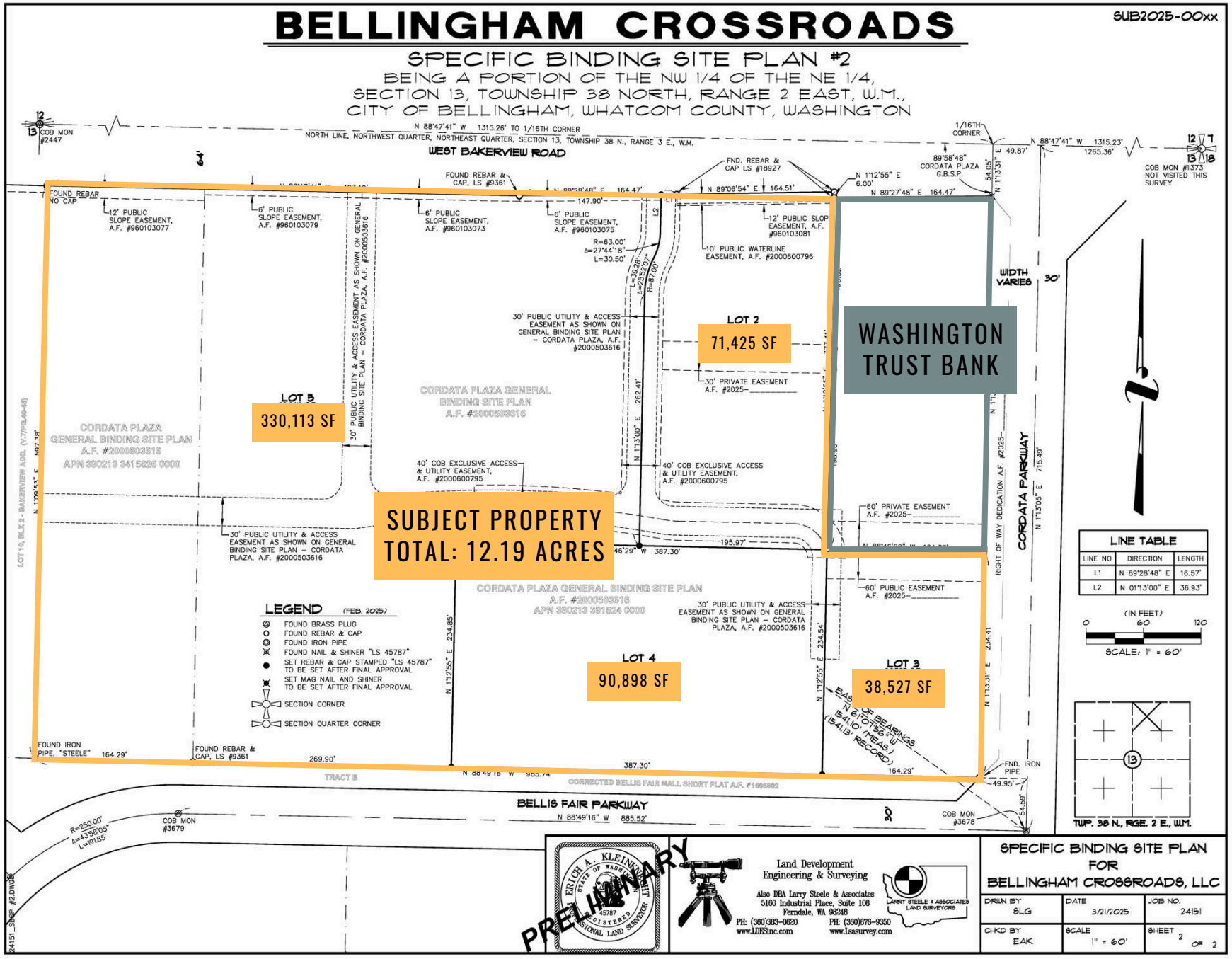
All development plans are subject to City of Bellingham design review and approvals. There is a pending specific binding site plan, creating 4 lots. Options available to purchase portions or full parcel once legal lots are created.

| | |
|---|---|
| **LOT SIZE** | 12.19 GROSS ACRES |
| **ZONING** | PLANNED COMMERCIAL |
| **MAX ZONING DENSITY** | NONE |
| **PARCEL #** | 380213380523 |
| **AREA** | MERIDIAN |
| **ASKING PRICE** | $11,950,000 |

# TRADE AREA MAP

Windermere
COMMERCIAL

# SPECIFIC BINDING SITE PLAN APPLICATION



# AREA DEMOGRAPHICS

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 415-455 W Bakerview Rd, Bellingham, WA 98226

Catylist Research

### CITY, STATE

**Bellingham, WA**

### POPULATION

46,621

### AVG. HH SIZE

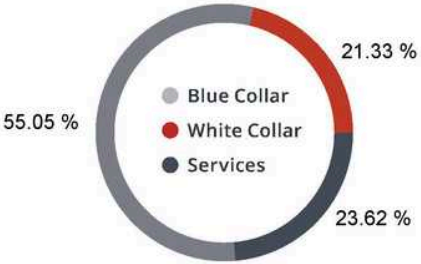
2.34

### MEDIAN HH INCOME

$45,307

### HOME OWNERSHIP

### EMPLOYMENT




50.92 % Employed

2.19 % Unemployed

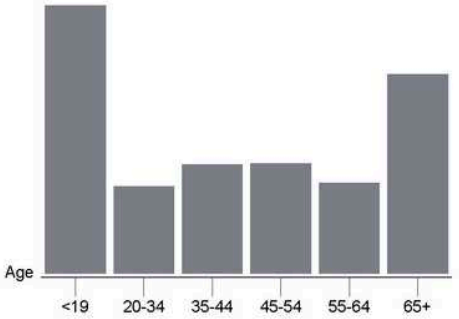
### EDUCATION

| | |
|---|---|
| High School Grad: | 27.03 % |
| Some College: | 25.25 % |
| Associates: | 8.71 % |
| Bachelors: | 26.11 % |

### GENDER & AGE

48.40 %

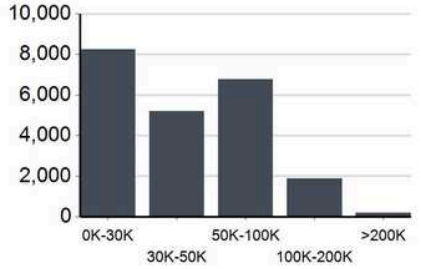
51.60 %



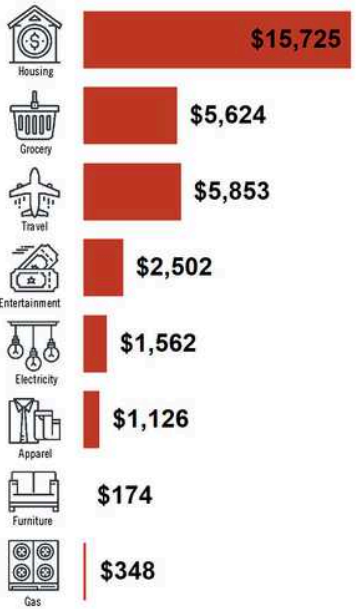

### RACE & ETHNICITY

| | |
|---|---|
| White: | 64.61 % |
| Asian: | 7.20 % |
| Native American: | 0.72 % |
| Pacific Islanders: | 0.08 % |
| African-American: | 0.60 % |
| Hispanic: | 14.50 % |
| Two or More Races: | 12.29 % |

### INCOME BY HOUSEHOLD

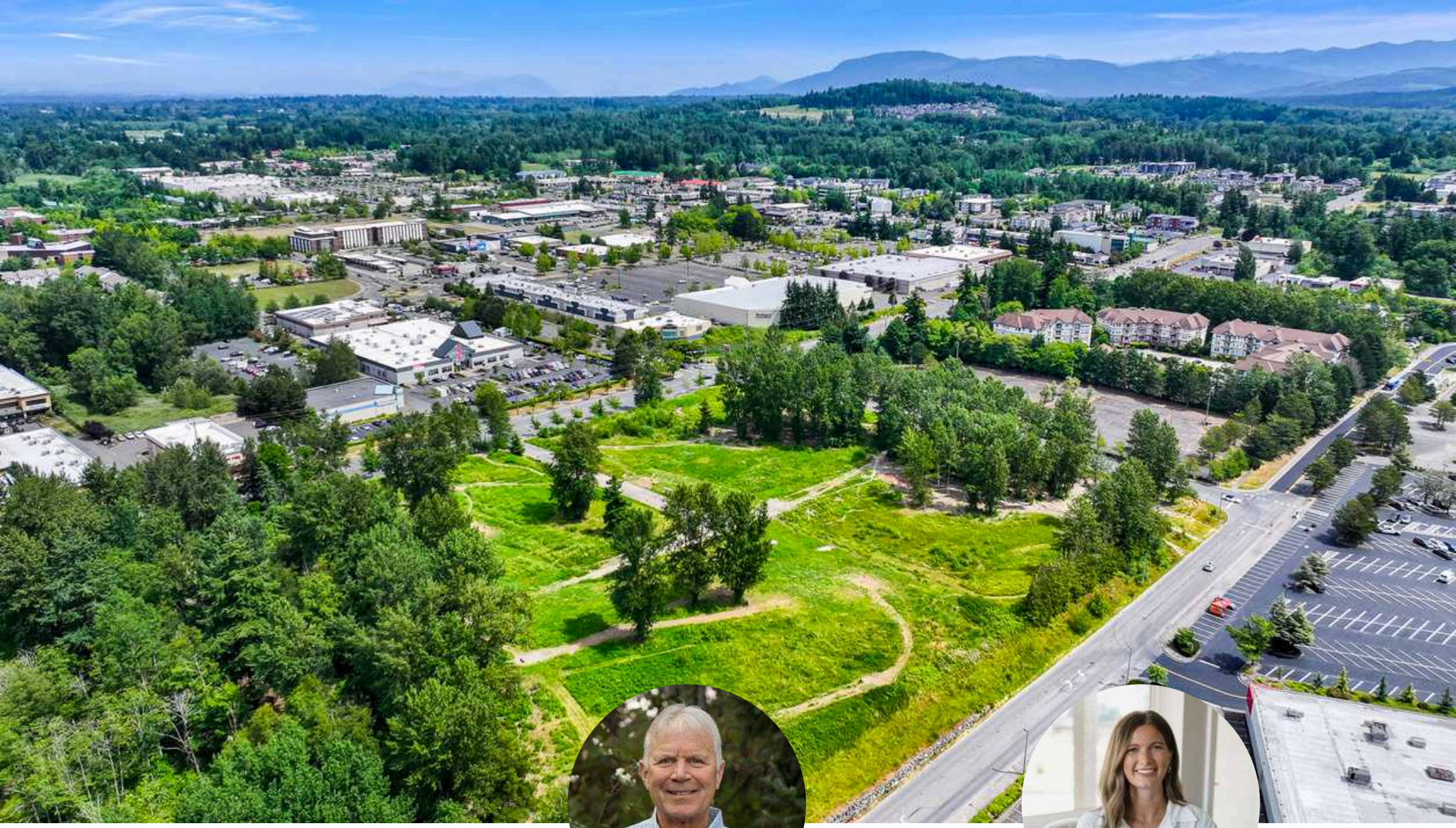



### HH SPENDING




This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Windermere COMMERCIAL



# PRESENTED BY

Windermere COMMERCIAL


**JEFF JOHNSON**
WINDERMERE COMMERCIAL
360.319.8358
JAJOHNSON@WINDERMERE.COM

**ELIZABETH WOLFE**
WINDERMERE COMMERCIAL
360.319.6923
ELIZABETHWOLFE@WINDERMERE.COM