



OWNER USER OPPORTUNITY WITH IN-PLACE 7% CAP

FOR SALE \$1,350,000

2020 PACIFIC

2020 PACIFIC ST • BELLINGHAM, WA 98229

CBRE

PROPERTY OVERVIEW

OVERVIEW

2020 Pacific St is a 4,800 SF flex building for sale in Bellingham. Formerly utilized as a property management office, this property presents a prime opportunity for an office, service or industrial user to purchase / occupy a move-in ready asset. Existing tenant is amenable to occupying the building in the short or medium term. Inquire with broker for details.

HIGHLIGHTS

- 22 parking stalls (4.6/1000)
- 1 grade level door
- Open-concept layout
- Direct access to I-5

Price: \$1,350,000

Address: 2020 Pacific St

Bellingham WA 98229

Parcel #(s): 3803292134450000

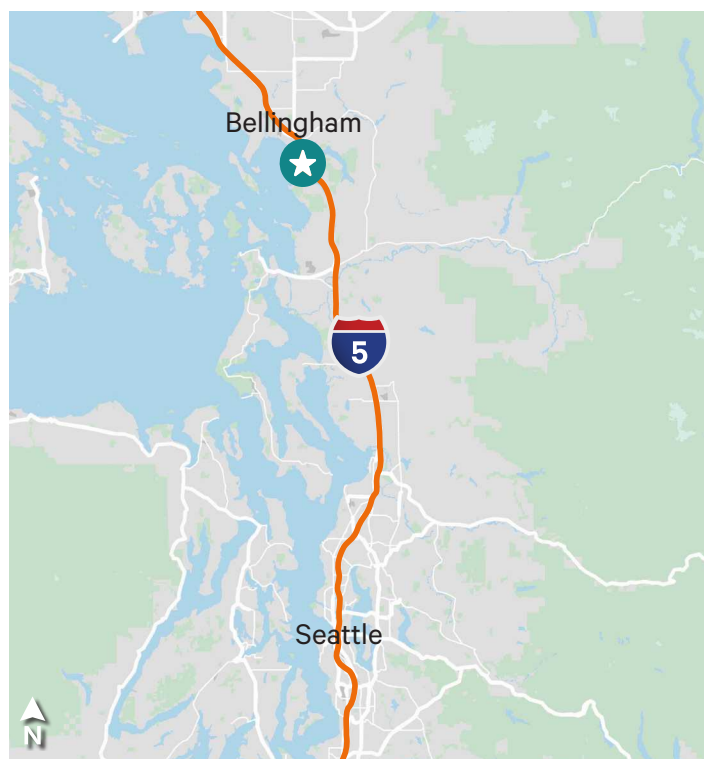
Building SF: 4,800

Parcel SF: 10,454 (0.24 AC)

Year Built: 1977

Zoning: LI (light industrial,
City of Bellingham)

Use: Office/ Warehouse/ Flex



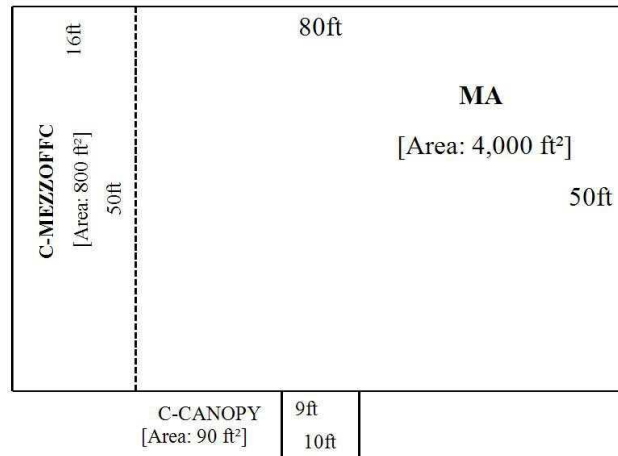
2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	889	4,189	5,206
EMPLOYEES	8,342	48,263	59,254
POPULATION	15,688	84,800	1,12,823
HOUSEHOLDS	6,579	35,707	48,051
AVERAGE HOUSEHOLD INCOME	\$93,990	\$1,01,128	\$1,03,780
DAYTIME POPULATION	17,178	97,966	1,25,540

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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