

FOR SALE OR LEASE

*Seller Financing Available.
Inquire For Details.*

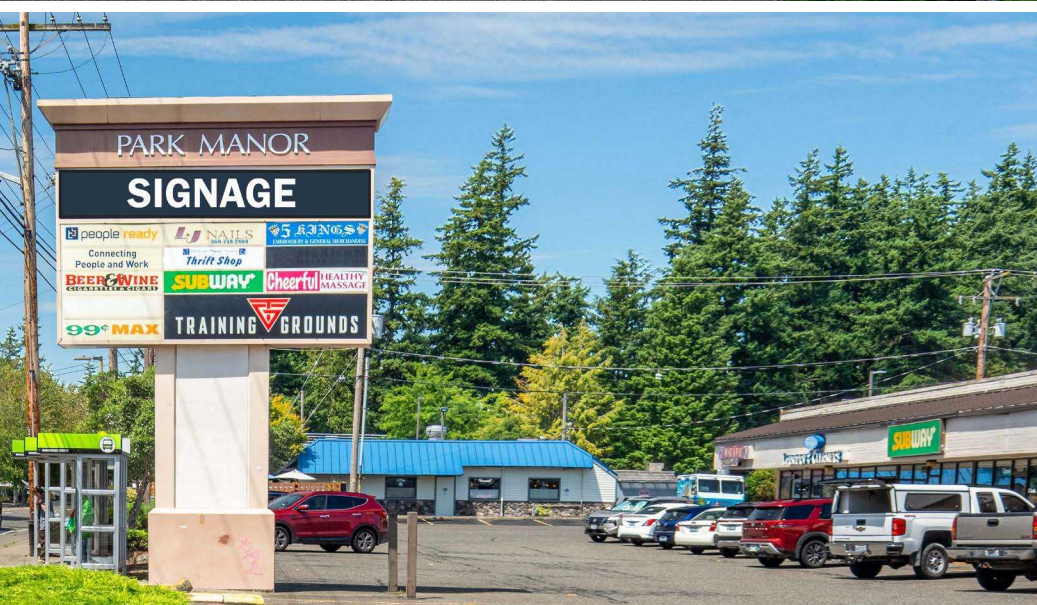


FORMER BIG LOTS AT PARK MANOR SHOPPING CENTER

Owner-User or Value-Add Opportunity in Bellingham, WA

km Kidder
Mathews

1650 BIRCHWOOD AVE BELLINGHAM, WA



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS

1650 BIRCHWOOD AVE BELLINGHAM, WA



1650 BIRCHWOOD AVE BELLINGHAM, WA

AN INCREDIBLE *OWNER-USER OR VALUE-ADD INVESTMENT* OPPORTUNITY IN BELLINGHAM

PROPERTY DETAILS

CENTER NAME	Park Manor Shopping Center
SITE ADDRESS	1650 Birchwood Ave Bellingham, WA 98225
FOR SALE	\$4,300,000
FOR LEASE	Contact Leasing Broker for Rate/Terms
OCCUPANCY	Vacant
BUILDING PRICE/SF	\$104
LOT PRICE/SF	\$28
BUILDING SF	41,261
LOT SF	152,896 (3.51 Acres)
PARKING SPACES	±140 (3.4/1,000 SF)
YEAR BUILT	1984
PARCEL #	3802133280080000, 3802133450080000
ZONING	PC
OWNERSHIP	Fee Simple



1650 BIRCHWOOD AVE BELLINGHAM, WA

INVESTMENT HIGHLIGHTS



ATTRACTIVE BASIS

Offered at just \$104/SF, this vacant 41,261 SF building presents a rare opportunity to acquire a large-format retail asset well below replacement cost.



VALUE-ADD OR OWNER-USER OPPORTUNITY

With the property currently 100% vacant, investors can reposition the building to capture market rent or an owner-user can immediately occupy and benefit from SBA financing options and long-term control.



EXPANSIVE LOT WITH AMPLE PARKING

Situated on a 3.51 Acre parcel with approximately 140 parking stalls (3.4/1,000 SF), the site supports a wide array of tenant or owner-occupant needs.



LOW VACANCY MARKET

Bellingham's overall retail vacancy is exceptionally low, dropping to 3.1% in Q2 2024 from 3.3% in Q1, reflecting exciting, robust demand for storefront space citywide.



FLEXIBLE ZONING ALLOWS A VARIETY OF USES

Located in Bellingham's Planned Commercial (PC) zoning district, the property allows for a wide range of commercial uses including retail, medical, office, and light industrial; offering strong potential for adaptive reuse.

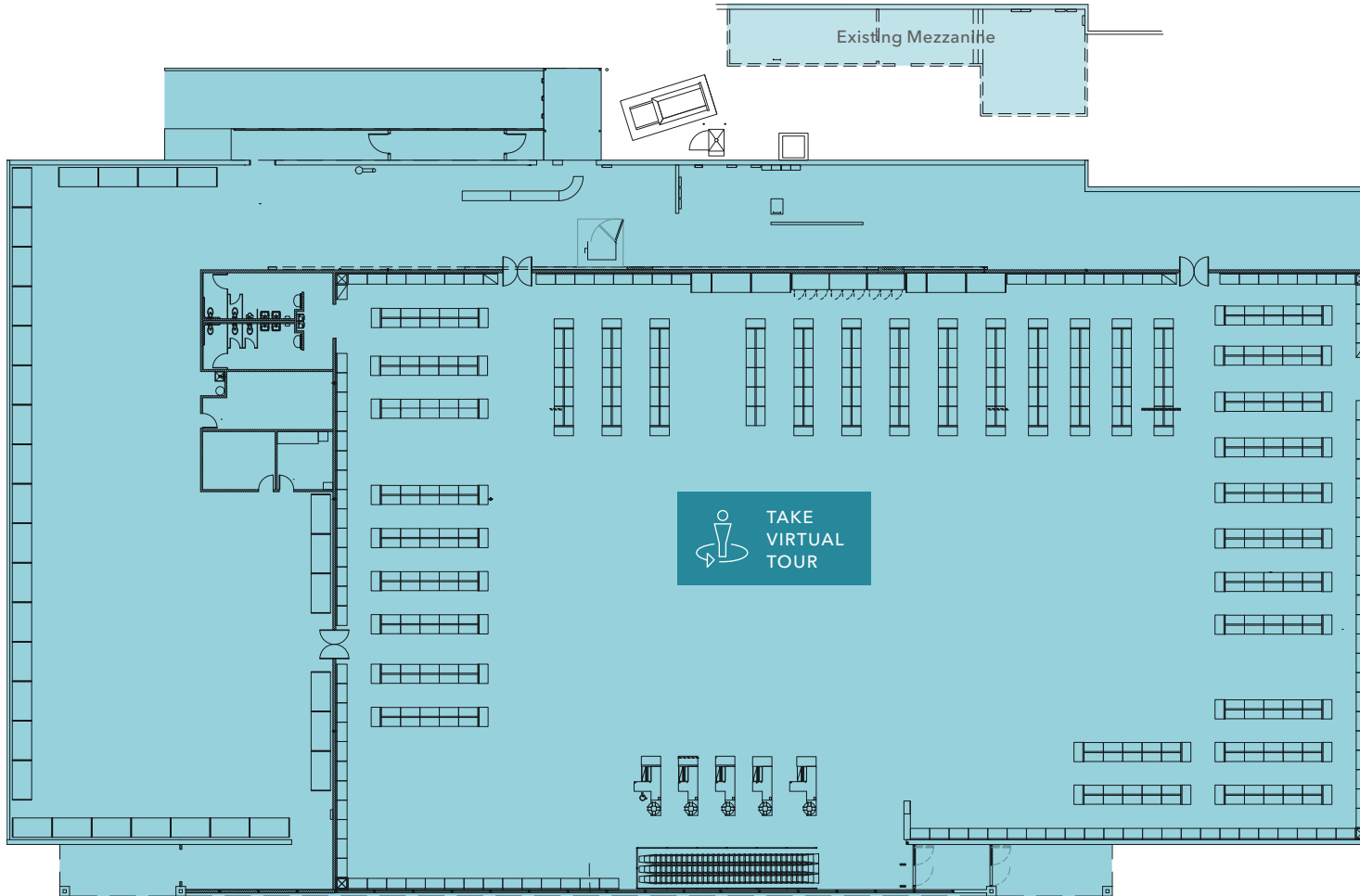


STRONG LOCAL DEMOGRAPHICS & CONSUMER SPENDING

Bellingham's population exceeds 93,000, with average household income over \$76,000 and a consistent influx of Canadian cross-border shoppers from nearby British Columbia.

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FLOOR PLAN



41,261

BLDG SF

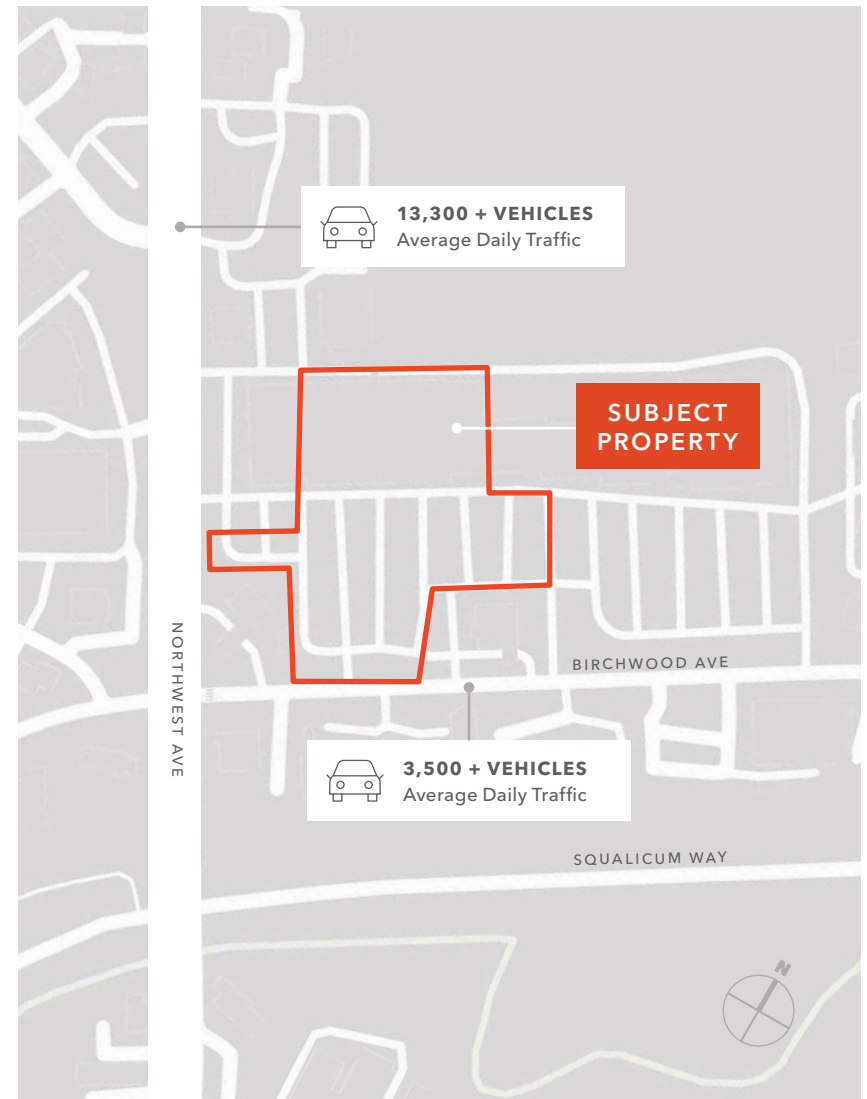
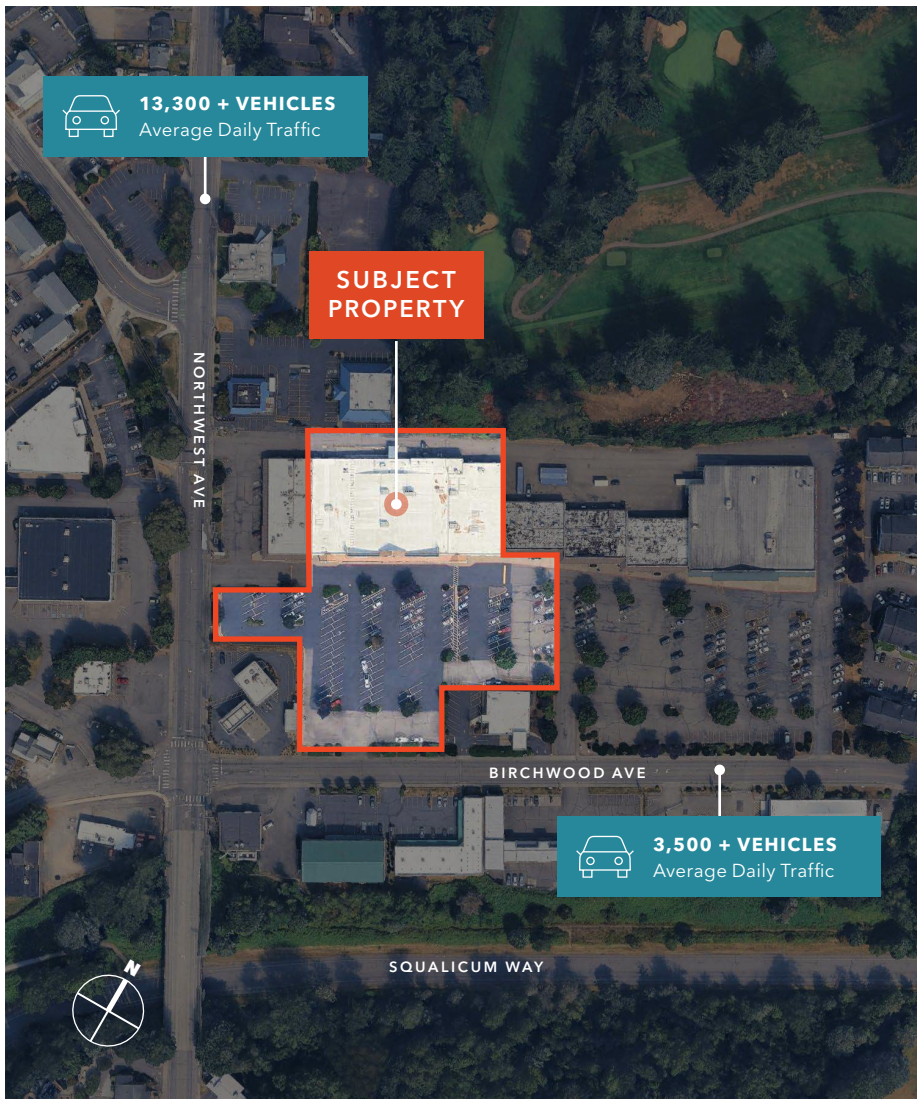
\$4.3M

PRICE

\$104

BUILDING PRICE/SF

LOT OVERVIEW



1650 BIRCHWOOD AVE BELLINGHAM, WA



LOAN QUOTE

Acquisition Loan	Option 1 - Owner User	Option 2 - Owner User
Guaranty Type	Full Recourse	Full Recourse
Loan to Value	Max 85% LTV	Max 75% LTV
Loan Amount	\$3,655,000	\$3,225,000
Interest Rate	4.99%	4.96%
Loan Term	5 years	5 years
Amortization	20 years	25 years
Prepayment Penalty	Step Down	Step Down

Available terms as of July 10, 2025

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Loan quote provided by

JACOB WILSON
Partner
Crux Commercial Partners
253.313.8384
jacob@cruxcre.com

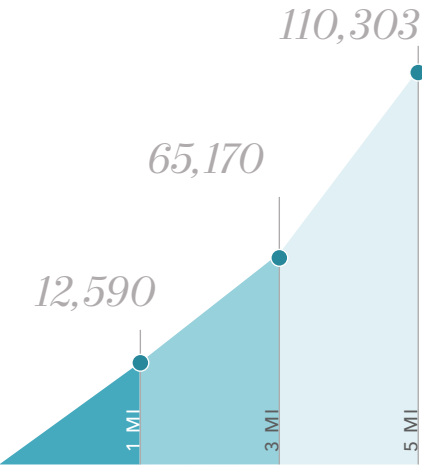
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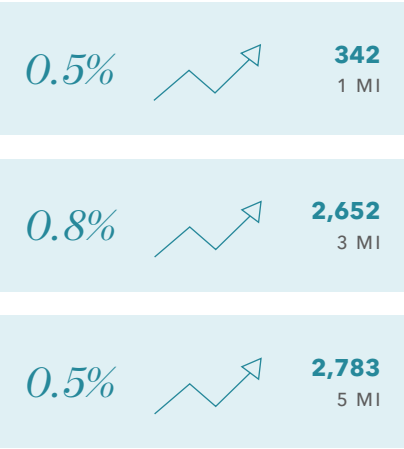
DEMOGRAPHICS

Data Source: ©2025, Sites USA

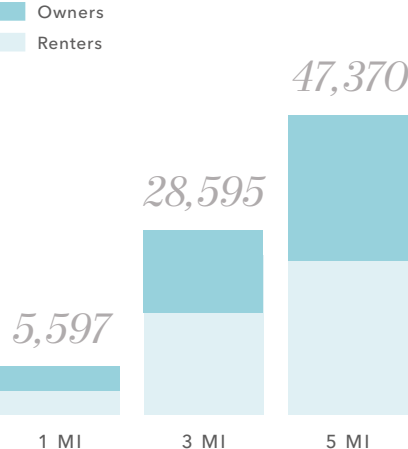
2025 POPULATION



2025-2030 POP. GROWTH



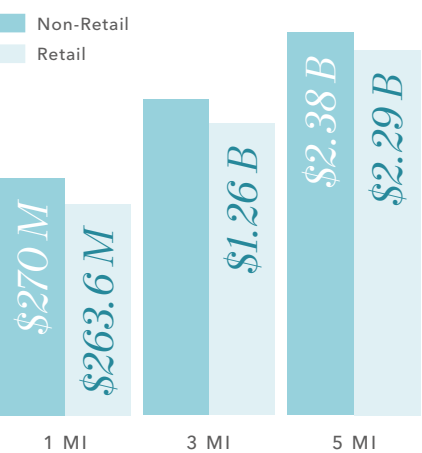
HOUSEHOLDS



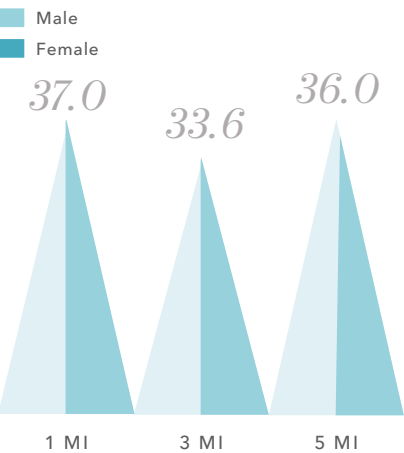
AVERAGE HH INCOME



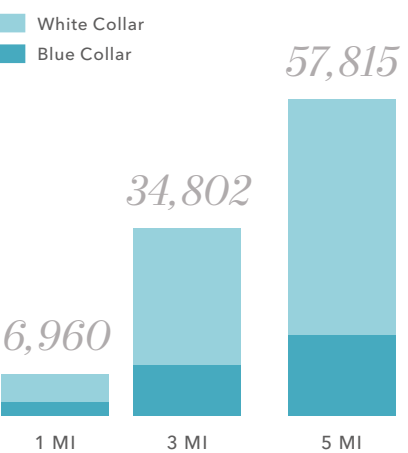
2025 CONSUMER SPENDING



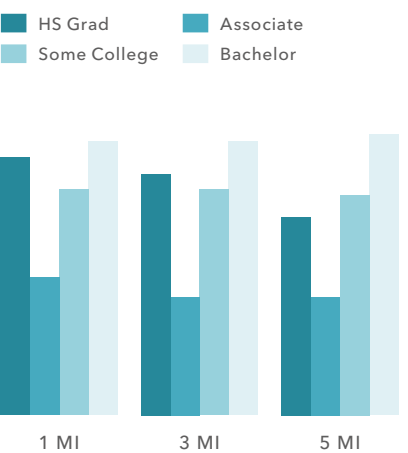
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW



For more information, contact

Sales

KEVIN VERGER

Vice President

206.946.9425

kevin.verger@kidder.com

MAGGIE VERGER

Vice President

206.600.8500

maggie.verger@kidder.com

Leasing

RYAN JONES

Senior Vice President

425.450.1117

ryan.jones@kidder.com

MATT WEISGERBER

Senior Associate

425.450.1122

matt.weisgerber@kidder.com

KIDDER.COM

