

# 3500 MERIDIAN STREET

BELLINGHAM, WASHINGTON



- The Property offers a strategically positioned retail and service business/property in the heart of Bellingham, along the highly traveled Meridian Street corridor and a main arterial road right off I-5 with significant commercial activity.
- The site serves as a regional farm and home supply hub, offering hardware, pet supplies, propane, and agricultural products with ample parking, flexible zoning and an incredible opportunity to buy a well-placed asset with a robust business in place.
- The property benefits from easy access, strong daily traffic volumes and proximity to major retailers, including Costco, Walmart, and numerous other retailers.



# PROPERTY OVERVIEW



## PROPERTY ADDRESS

3500 Meridian Street,  
Bellingham, Washington



## PARCEL NUMBER

3803180140790000/61228



## PARCEL SIZE

1.37 Acres / 56,628 SF



## BUILDING SIZE

18,242 SF



## ATM

No



## DESCRIPTION OF EXISTING BUSINESS

- Propane: Two Propane Tanks for refill
- Supplied: Farm and home supply hub, offering hardware, pet supplies, propane, and agricultural products.  
Clothing and Lawn Supplies.
- Store Hours:  
Monday – Saturday: 8:00 AM – 6:00 PM  
Sunday: 10:00 AM - 5:00 PM
- Espresso: No, but could be a potential additional revenue source with large site



## ASKING PRICE

\$7,000,000



## AVG RETAIL STORE SALES/MONTH

\$447,032.67



## C STORE/FEED STORE MARGIN

35.30%



## ANNUAL GROSS PROFIT (2024)

\$2,003,293



# PROPERTY PHOTOS





**AERIAL**

**3500 MERIDIAN STREET  
PARCEL #:  
3803180140790000/61228  
PARCEL SIZE: 1.37 ACRES**

**W ORCHARD DR.**

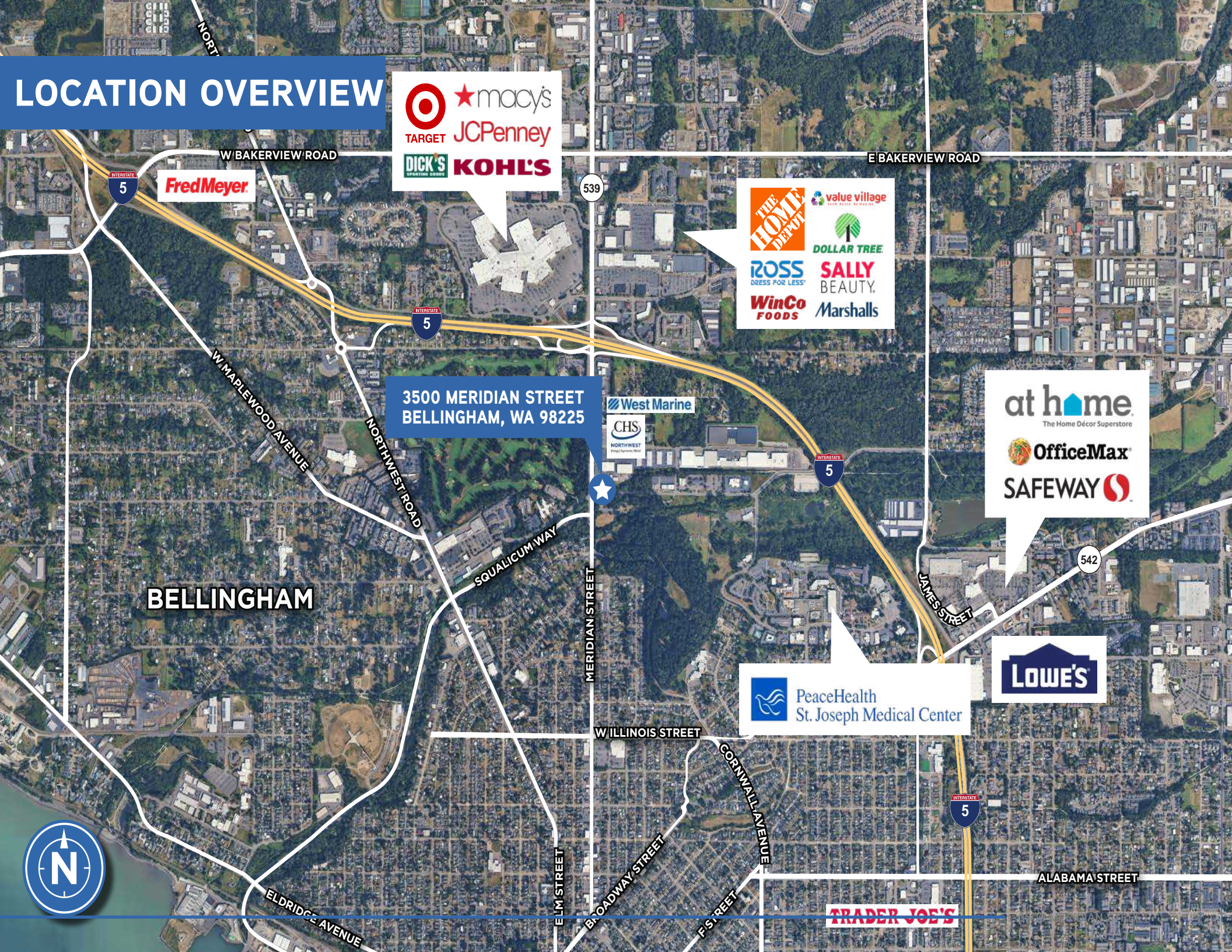
**BIRCHWOOD AVE.**

**MERIDIAN ST.**





# LOCATION OVERVIEW



   
**TARGET JCPenney**  
 **KOHL'S**

   
**DOLLAR TREE**  
   
**WinCo FOODS** **Marshalls**

**3500 MERIDIAN STREET  
BELLINGHAM, WA 98225**

  
The Home Décor Superstore  
  
**SAFeway**

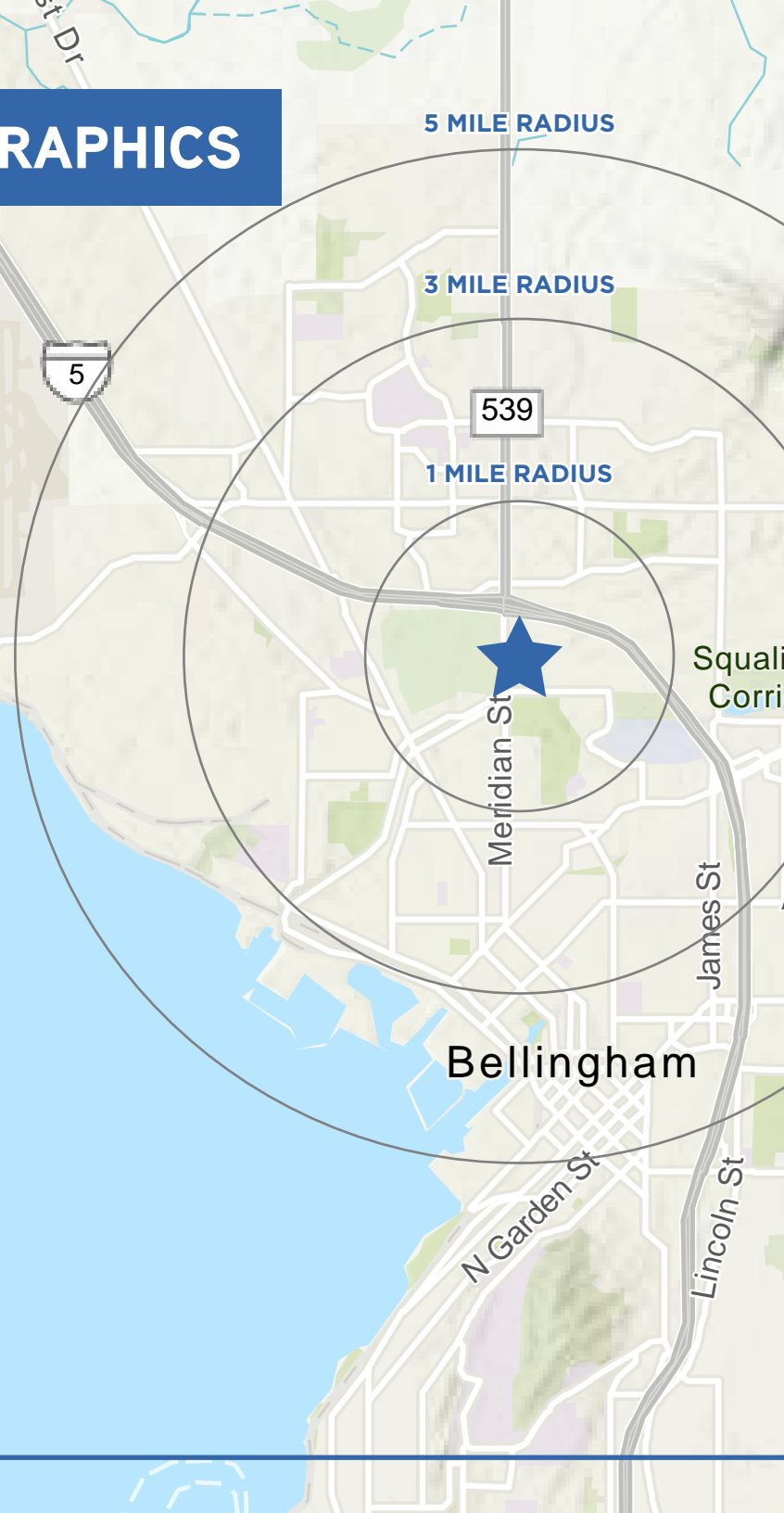
 **PeaceHealth  
St. Joseph Medical Center**



**TRADER JOE'S**

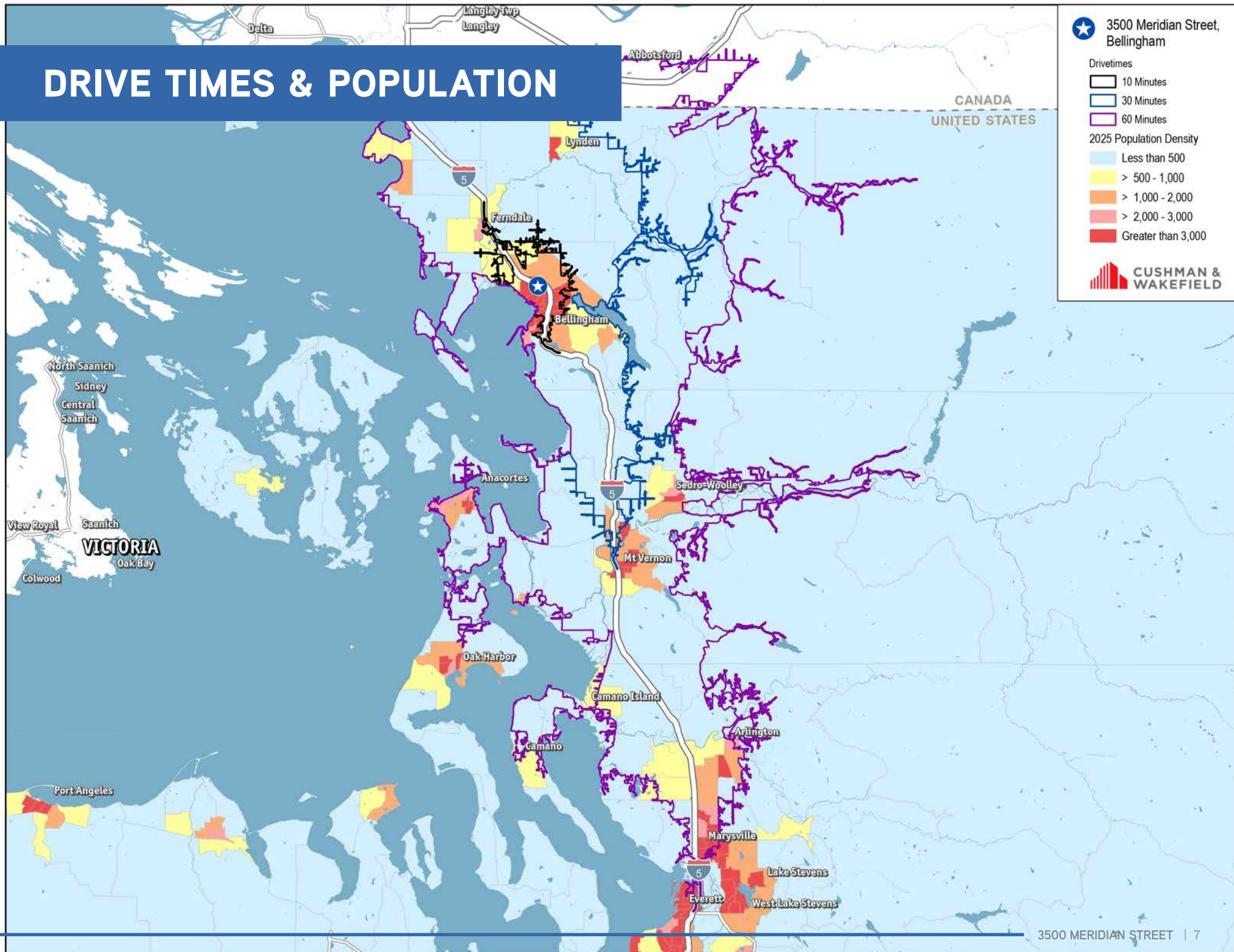


# DEMOGRAPHICS

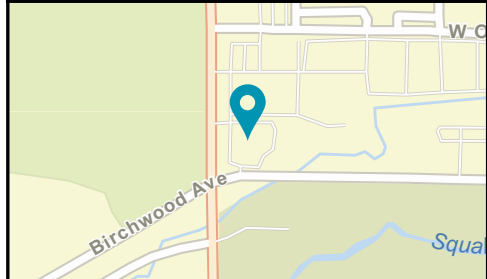


Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	12,934	71,579	114,626
Est. 2030 Total Population	13,399	74,190	118,567
Median Age	39.9	34.7	36.4
2025 Households	5,983	31,152	48,844
Median Home Value 2025	\$640,436	\$648,727	\$693,614
Owner Occupied Housing Units	40.5%	39.4%	47.0%
Renter Occupied Housing Units	55.6%	55.9%	48.2%
Vacant Housing Units	3.8%	4.7%	4.7%
Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$86,004	\$87,288	\$101,932
Workers	14,236	57,658	70,076
Residents	6,119	35,547	57,888
White Collar	57.2%	57.0%	60.9%
Blue Collar	20.8%	19.5%	18.7%

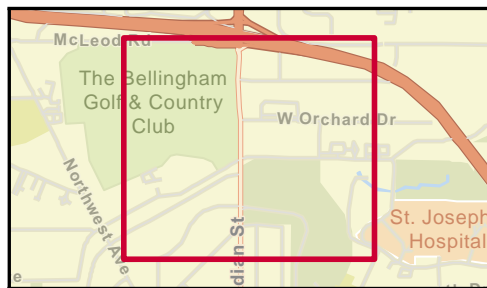
# DRIVE TIMES & POPULATION



# TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).



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BELLINGHAM, WASHINGTON



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Executive Managing Director  
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