

FOR SALE

# 111 N SAMISH WAY

*Owner-User of Value-Add  
Investment Opportunity*



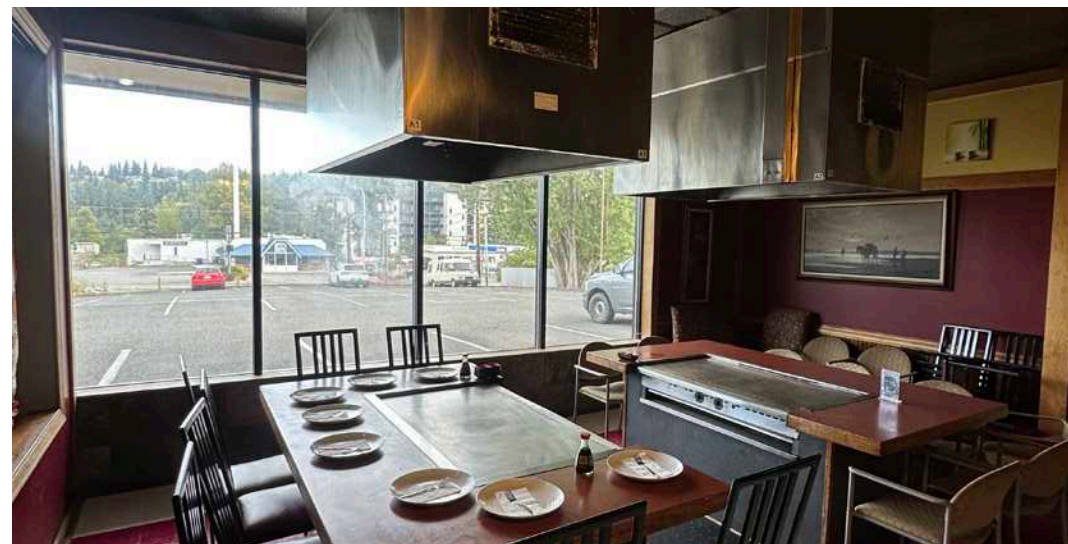
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111 N SAMISH WAY

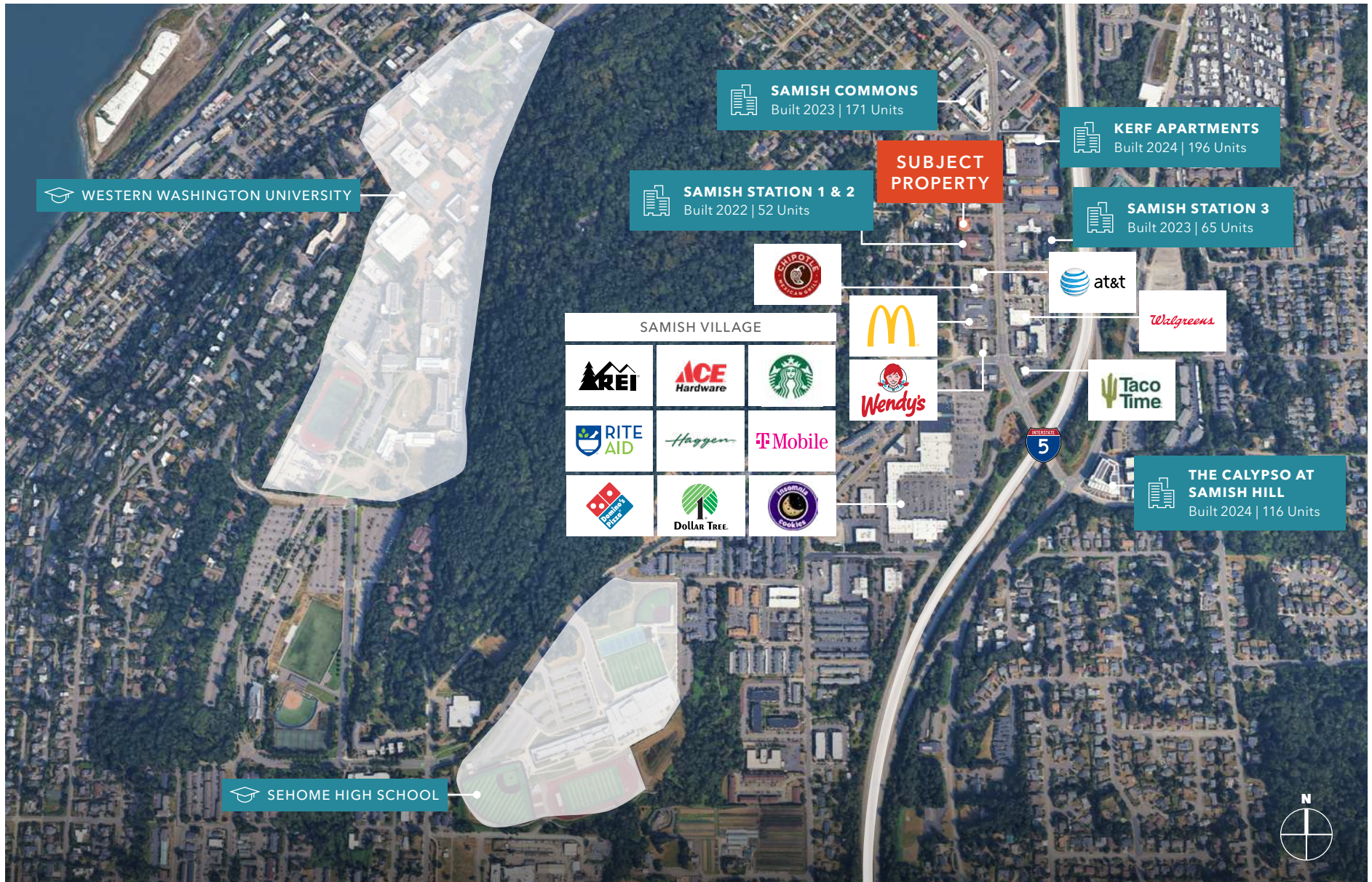
## KYOTO STEAKHOUSE INTERIOR



AVAILABLE FOR SALE

KIDDER MATHEWS







111 N SAMISH WAY

# VALUE-ADD INVESTMENT OPPORTUNITY IN BELLINGHAM

## PROPERTY OVERVIEW

ADDRESS	111 N Samish Way, Bellingham, WA 98225
SUBMARKET	Bellingham
SALE PRICE	\$2,000,000
NRSF	8,140 SF
LOT SIZE	39,901 SF
OCCUPANCY	79%
YEAR BUILT	1983
BUILDING PRICE/SF	\$245.70
LOT PRICE/ SF	\$50.12
PARKING	34 Stalls
ZONING	CC
PARCEL #	3803314101610000
ASSESSED VALUE	\$1,805,795
PROPERTY TAX	\$14,774

AVAILABLE FOR SALE



KIDDER MATHEWS

111 N SAMISH WAY

# OWNER-USER OR VALUE-ADD INVESTMENT OPPORTUNITY



## PRIME LOCATION

Situated just blocks from Western Washington University, the property benefits from strong student, faculty, and neighborhood demand.



## VALUE-ADD PLAY

Currently 79.8% occupied, the center features a tenant on a month-to-month lease, allowing an owner-user to immediately occupy the 2,600 SF Supon Thai space or combine suites for up to 4,240 SF. Investors can also benefit from stable income with upside through lease-up.



## SURGING RESIDENTIAL GROWTH

Over 1,700 new apartment units delivered in the past 5 years, including nearly 700 units within a half mile, fueling steady retail demand.



## EXCELLENT ACCESS & VISIBILITY

Close proximity to Interstate-5 with easy ingress/egress, ensuring strong connectivity to the broader Bellingham market.



## STRONG MARKET FUNDAMENTALS

The immediate trade area has low retail vacancy, robust demographics and excellent traffic drivers.



## BELOW-MARKET RENTS

Current in-place rents are below prevailing market levels, offering significant upside through renewal and repositioning.



**2,400 SF FORMER SUPON  
THAI RESTAURANT**

- Available immediately for occupancy
- Turnkey Restaurant Setup includes
  - Type 1 Hood and Venting System
  - Walk-in Cooler and Freezer
  - Prep tables, sinks, and dishwashing station
  - Cooking line with stove, oven and fryers
  - Dining area buildout

**1,640 SF VACANT RETAIL SPACE**

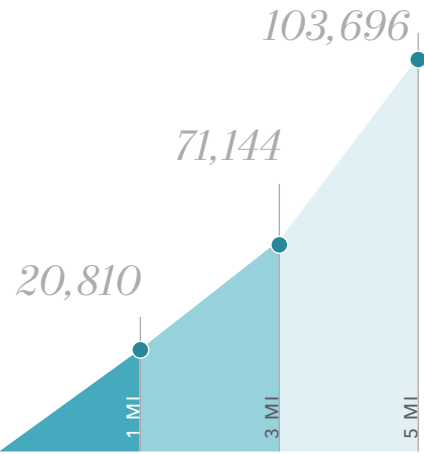
- Available immediately for occupancy
- Can be leased separately for additional rental income or combined with the restaurant space for expansion
- Eligible for SBA financing if combined



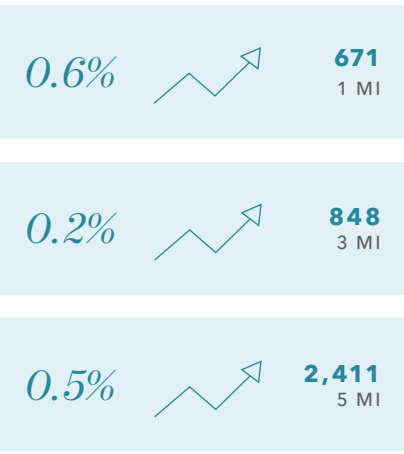
# DEMOGRAPHICS

Data Source: ©2025, Sites USA

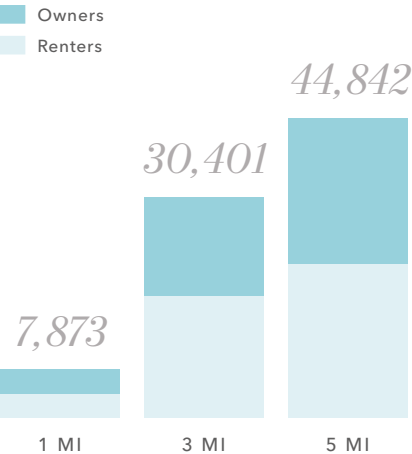
2025 POPULATION



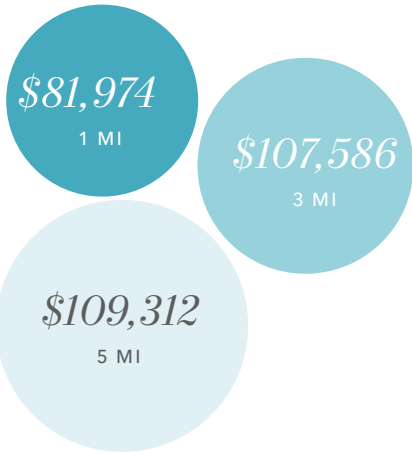
2025-2030 POP. GROWTH



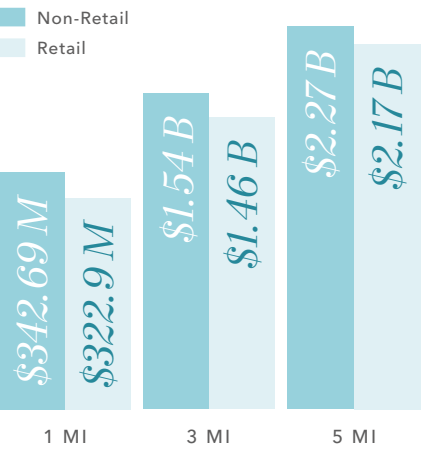
HOUSEHOLDS



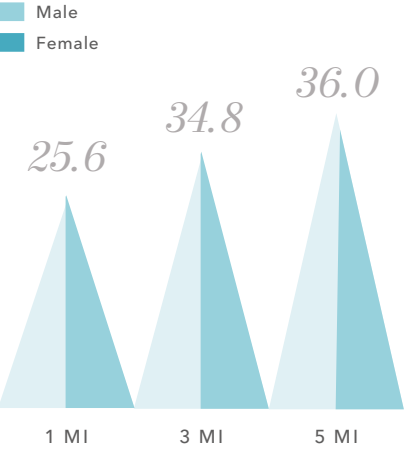
AVERAGE HH INCOME



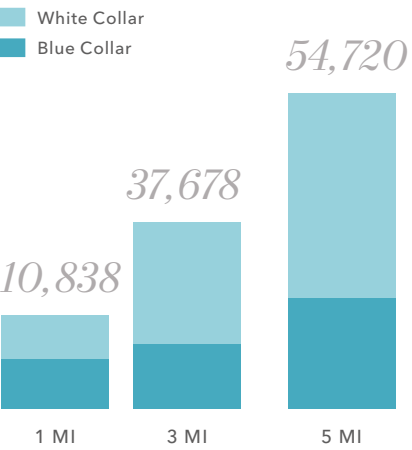
2025 CONSUMER SPENDING



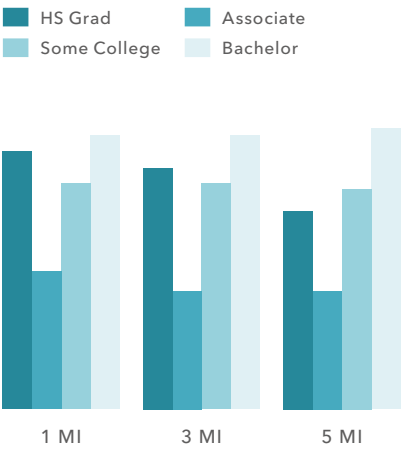
MEDIAN AGE



EMPLOYMENT



EDUCATION OVERVIEW







111 N SAMISH WAY

*For more information on  
this property, please contact*

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