

FOR SALE

4040 MERIDIAN STREET



ASKING PRICE: **\$1,700,000**

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS

PRESENTED BY:

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 **Windermere**
COMMERCIAL

FOR SALE

4040 MERIDIAN STREET
BELLINGHAM, WA



- 1.07-acre prime commercial redevelopment site fronting Meridian Street, Bellingham's main north-south arterial
- Fully improved site with all city services in place
- Zoned Planned Commercial (PC) with broad range of allowable uses
- Current improvements: drive-through and former U.S. Bank kiosk-style building (interim use potential)
- Exceptional visibility and access along Meridian Street
- Located in the heart of the Meridian Commercial Corridor
- Traffic counts of approximately 38,000 VPD
- Excellent proximity to I-5 and major retail, service, and employment centers
- Restrictive covenant prohibits bank uses
- Rare infill redevelopment opportunity in a high-demand trade area
- Seller financing available to qualified buyers
- Reasonable time allowed for feasibility and due diligence
- Priced just above assessed value



QUICK FACTS:

- Year Built: 1987
- Lot Size: 1.07 Acres
- Tax ID: 380318022507
- Zoned Planned Commercial
- Walking Distance To:
 - Bus lines
 - National Food Chains
 - Walgreens & WinCo
 - Bellis Fair Mall

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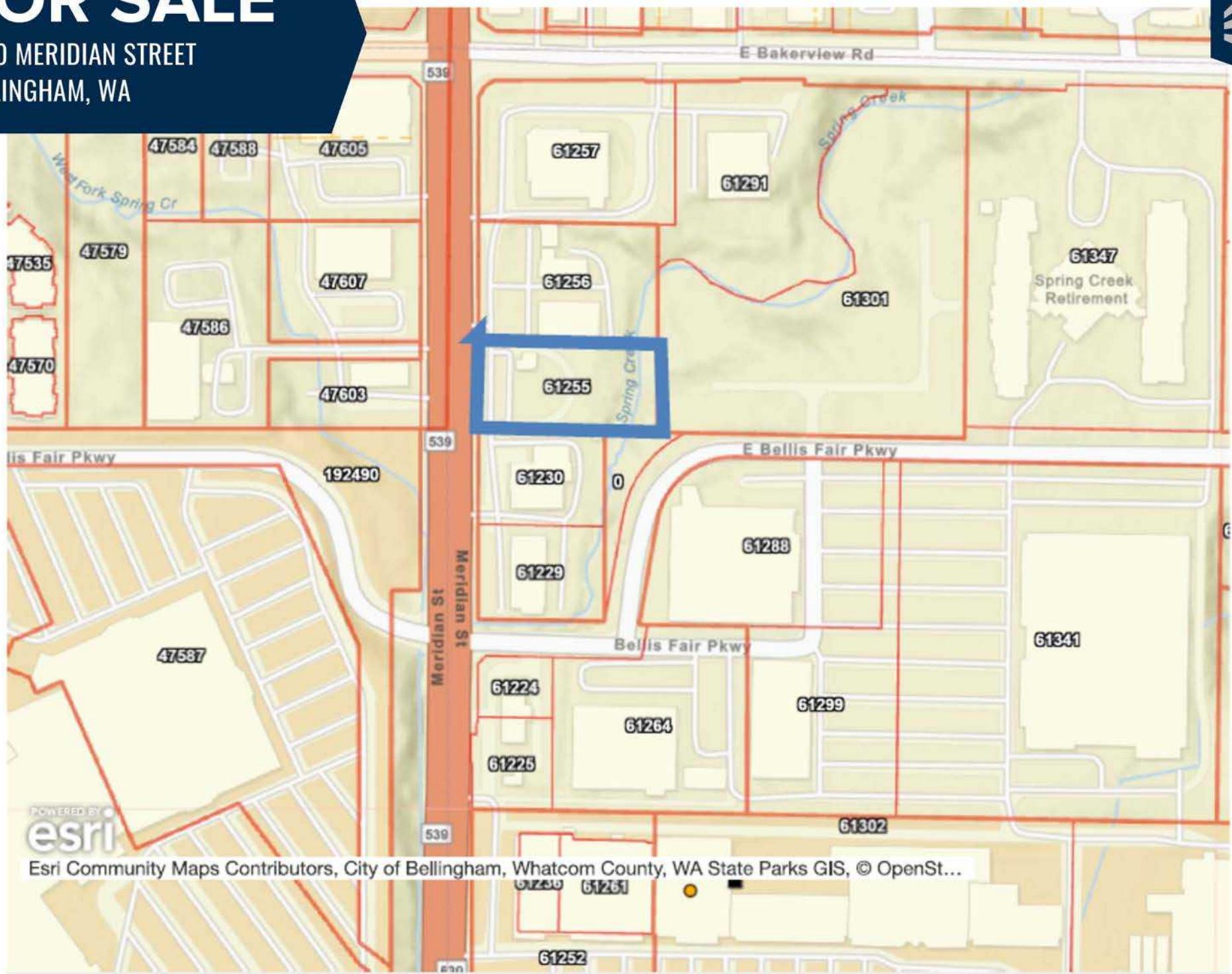
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RETAILER MAP



Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

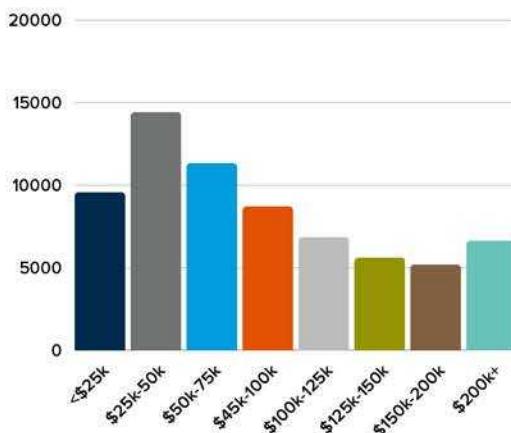
MEDIAN HH INCOME

\$72,043

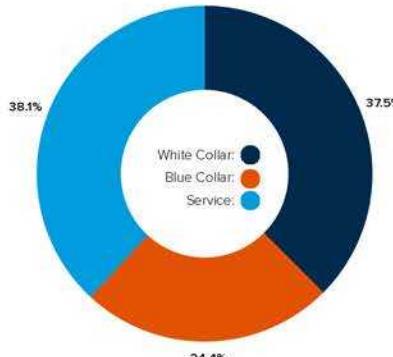
AVG. HH SIZE

2.4

INCOME BY HOUSEHOLD



EMPLOYMENT



60.2%

Employed

3.5%

Unemployed

RACE & ETHNICITY

White: **76.3%**

Asian: **5.41%**

Native American: **.93%**

Pacific Islanders: **.26%**

African-American: **1.25%**

Hispanic: **6.42%**

Two or More Races: **9.43%**

HOME OWNERSHIP

Renters: **52%**

Owners: **48%**

AVG. HH SPENDING



\$31,440



\$14,544



\$8,844



\$5,628



\$5,333



\$4,392



\$1,642

GENDER & AGE

51.5% **48.5%**

