

Ferndale Garden

DEVELOPMENT SITE

CBRE

5628 - 5684 Barrett Rd, Ferndale, WA 98248

12.60 AC · MXD ZONING

12.60-Acre Garden-Style Development Opportunity in Whatcom County

EXCLUSIVELY LISTED BY THE **CBRE PNW MULTIFAMILY TEAM**

THE OFFERING

12.60-Acre Two-Parcel Land Assemblage Along the I-5 Corridor in Whatcom County

CBRE is pleased to present the Ferndale Garden Development Site (the "Site" or "Property"), a ~12.60-acre, two-parcel, land assemblage along the I-5 corridor in Whatcom County. The Site allows for an institutional scale garden-style development, a rarity in the Pacific Northwest. The Site's I-5 frontage provides direct connectivity to Bellingham's primary employment centers and the broader Puget Sound region — including Mount Vernon, Everett, and Seattle to the south, with Vancouver, BC and its metropolitan economy accessible to the north.

Whatcom County is one of Washington's fastest-growing communities and one where housing supply has demonstrably failed to keep pace with demand — home availability is constrained and vacancy is low. The Bellingham economy is anchored by Western Washington University and its 14,000 students and 2,300 faculty and staff, with additional weight from St. Joseph Medical Center (3,100 employees), the Port of Bellingham (4,000 employees), the Ferndale and Bellingham public school systems (3,000 combined employees), British Petroleum's regional refinery operations, and the headquarters of Haggen Food & Pharmacy. The convergence of robust in-migration, thin supply, and a deep employment base creates one of the most fundamentally tight rental markets in the state.

Beyond fundamentals, the Bellingham–Ferndale corridor offers a lifestyle that is difficult to replicate in higher-cost coastal metros: immediate access to Mt. Baker, world-class mountain biking on Galbraith Mountain, Bellingham Bay, and the San Juan Islands, complemented by an established cultural footprint at the Mt. Baker Theatre, regional farmers' markets, and a dense network of art galleries, breweries, and waterfront recreation. Bellingham International Airport, Vancouver International Airport, Amtrak Cascades service, and the regional ferry network make the area uniquely well-connected for a market of its size — positioning the Ferndale Site to capture the durable, demographically diverse renter demand this combination generates.

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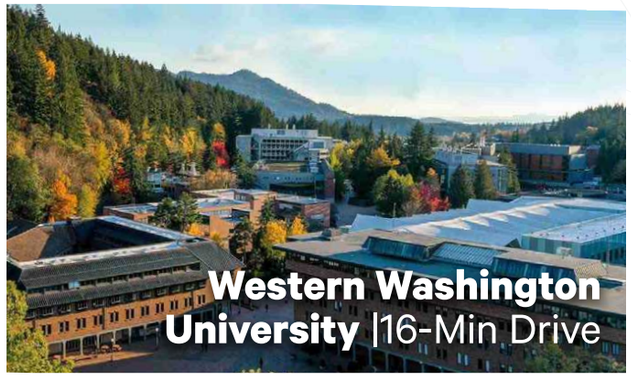
SITE DETAIL

Submarket	Ferndale
Address	5628 - 5684 Barrett Rd, Ferndale, WA 98248
Whatcom County Parcels	3902280354340000, 3902280904250000
Total Site Size	+/- 548,856 SF | 12.60 AC
Zoning	MXD (Mixed Use Commercial District)
Proposed Uses	Multifamily with Commercial













Investment Highlights

Rare 12.6-Acre Development Site of Scale: Two-parcel, 548,856 SF assemblage allows for institutional scale garden-style development in one of Washington's most supply-constrained submarkets.

Acute Supply / Demand Imbalance in Whatcom County: One of Washington's fastest-growing counties, with low home availability, low vacancy, and sustained in-migration combining to produce one of the state's tightest rental markets.

Anchored by Western Washington University: Direct beneficiary of WWU's 14,000-student and 2,300-faculty/staff base, driving consistent year-round rental demand within close proximity to the Site.

Diversified Whatcom County Employment Base: Major demand drivers include St. Joseph Medical Center (3,100 employees), the Port of Bellingham (4,000 jobs), Ferndale and Bellingham public schools (3,000 combined), British Petroleum's regional refinery operations, and the headquarters of Haggen Food & Pharmacy — a remarkably diversified mix for a market of this size.

Strategic I-5 Corridor Location: Direct I-5 frontage delivers seamless connectivity to Bellingham's primary employment centers as well as Mount Vernon, Everett, and the broader Puget Sound region to the south, with Vancouver, BC reachable to the north.

Connected Regional Travel Infrastructure: Bellingham International Airport, Vancouver International Airport, Amtrak Cascades, and the regional ferry network make the area uniquely well-served for a market of its size — supporting both resident mobility and a steady tourism economy.

Best-in-Class Pacific Northwest Lifestyle: Immediate access to Mt. Baker, Galbraith Mountain with world-class mountain biking, Bellingham Bay, and the San Juan Islands, plus the Mt. Baker Theatre, art galleries, farmers' markets, and a robust kayaking and boating culture — supporting durable, demographically diverse renter demand.



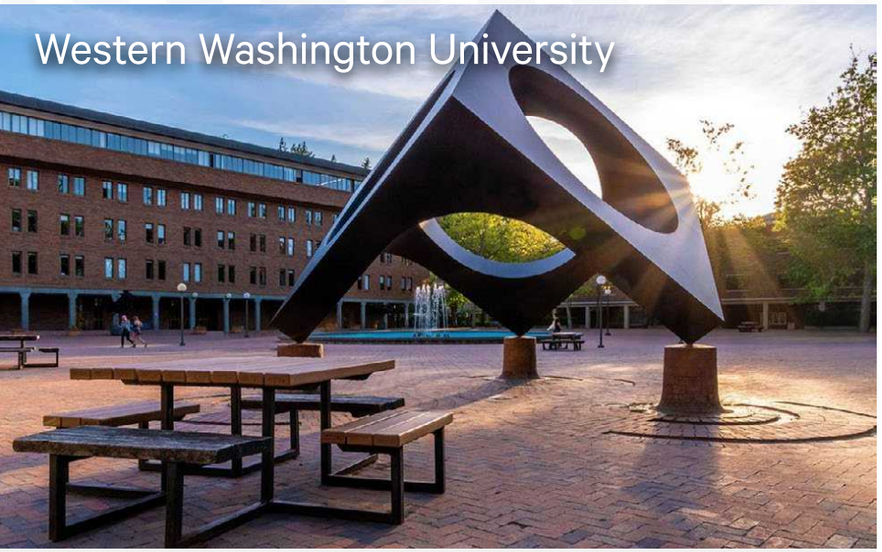
Prime Suburban Ferndale Location

MINUTES TO EATERIES, PARKS, LOCAL SCHOOLS, GROCERY MARKETS AND ENTERTAINMENT

Whatcom County: Neighborhood as an Amenity

PROXIMATE TO DESIRABLE AMENITIES & EASY ACCESS TO EMPLOYERS

As one of the fastest-growing regions in Northwest Washington, Whatcom County offers a compelling blend of coastal beauty, community character, and economic vitality. Residents enjoy a wide range of amenities, from local dining and retail in Bellingham to convenient services in Ferndale and surrounding communities, along with exceptional access to outdoor recreation including the Salish Sea, Mount Baker, and an extensive network of parks and trails. Strategically positioned along the I-5 corridor near the Canadian border, the area provides strong connectivity to regional employment hubs, cross-border commerce, and major Pacific Northwest markets









FERNDALE
CHECKS ALL THE BOXES

- **Strong residential growth driven by new housing developments and relative affordability within Whatcom County**
- **Strategic location along the I-5 corridor with convenient access to Bellingham, Blaine, and the Canadian border**
- **Proximity to major industrial employers, retail amenities, and outdoor recreation including the Nooksack River, parks, and nearby Mount Baker**



NEARBY ATTRACTIONS & RECREATION

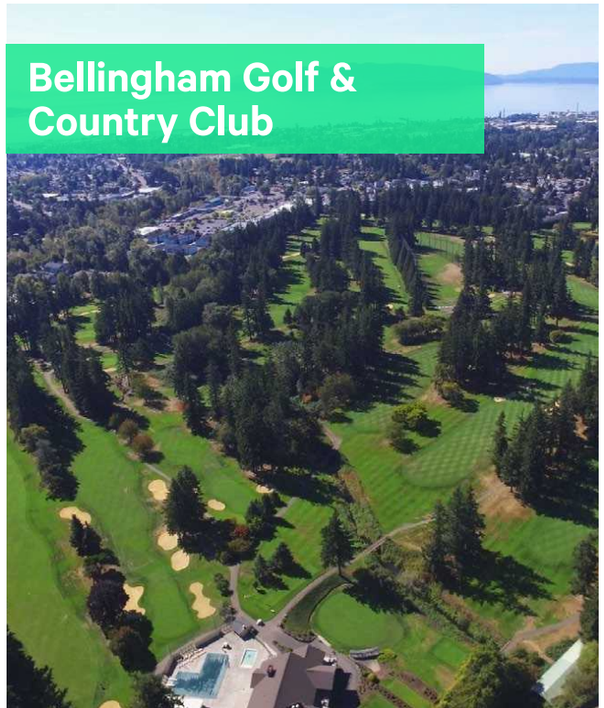
- Western Washington University
- Downtown Ferndale
- Sandy Point Golf Course
- Canada Border
- Neptune Beach
- Bellingham Farmers Market
- Bellingham Golf & Country Club
- Chuckanut Mountains
- Bellis Fair Mall
- Silver Reef Casino Resort



Silver Reef Casino Resort



Bellis Fair Mall


Bellingham Golf & Country Club



Canada Border


Chuckanut Drive

WESTERN WASHINGTON UNIVERSITY

17-min Drive from Ferndale Garden Site

14,700	9.4M SF
Students	Campus Size

- **200+** academic programs (majors, minors, and degrees)
- **86%** in-state students and **14%** international students
- **14,500+** student enrollment in Fall 2025
- Ranks **#4** in WA state universities
- Ongoing campus upgrades







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PNW MULTIFAMILY INVESTMENT SALES

Jordan Louie
Senior Vice President
+1 (206) 778 8154
jordan.louie@cbre.com

For more information, visit the website below:

www.CBRE-FerndaleGardenSite.com

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