BELLINGHAM RETAIL

110 West Stuart Road
Bellingham, WA 98226

AVAILABLE SPACE
12,388 SF

LEASE RATE
$21.00 SF/YR (NNN)

AREA
On high traffic corner of Guide Meridian (SR 539) and West Stuart in Bellingham. Across from Walmart and less than 5 minutes to I-5. Directly adjacent neighbors include BevMo and Big 5 Sporting Goods. Other tenants include Sherwin Williams, Weight Watchers and Woods Coffee.

OFFICE

Bill Abbott
425.885.1111
babbott@cbcworldwide.com
OFFERING SUMMARY

Available SF: 12,388 SF

Lease Rate: $21.00 SF/YR (NNN)

Lot Size: 4.27 Acres

Building Size: 42,688 SF

PROPERTY OVERVIEW

This 12,388 SF space is well suited for a showroom and/or distribution and can accommodate a wide variety of retail businesses. There is ample parking out front and two (2) loading docks in the rear. The VPD rate is about 41,500 along Meridian and HH Income within the 5 mile band is in the range of $53,000. Daytime population is approximately 68,500. Space is in great condition, and Landlord will consider all reasonable offers.

PROPERTY HIGHLIGHTS

- On a high traffic corner of Guide Meridian and West Stuart Road
- 12,388 SF space with ample parking
- Space well suited for showroom and/or distribution
- Two (2) loading docks in rear of space
- I-5 within 1.5 miles
- Estimated operating expenses (NNNs) of $2.25 psf/year
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CBCWORLDWIDE.COM
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### POPULATION

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<thead>
<tr>
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<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
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<tbody>
<tr>
<td>Total Population</td>
<td>1,341</td>
<td>88,994</td>
<td>167,043</td>
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<tr>
<td>Median age</td>
<td>37.6</td>
<td>32.7</td>
<td>35.3</td>
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<tr>
<td>Median age (Male)</td>
<td>35.9</td>
<td>31.9</td>
<td>34.1</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>38.6</td>
<td>33.5</td>
<td>36.3</td>
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### HOUSEHOLDS & INCOME

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<tr>
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<th>1 MILE</th>
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<tbody>
<tr>
<td>Total households</td>
<td>601</td>
<td>36,160</td>
<td>67,677</td>
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<tr>
<td># of persons per HH</td>
<td>2.2</td>
<td>2.5</td>
<td>2.5</td>
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<tr>
<td>Average HH income</td>
<td>$55,460</td>
<td>$52,057</td>
<td>$58,134</td>
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<tr>
<td>Average house value</td>
<td>$322,761</td>
<td>$326,277</td>
<td>$360,293</td>
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*Demographic data derived from 2010 US Census