



**COLDWELL
BANKER
COMMERCIAL**
DANFORTH

FOR LEASE

BELLINGHAM RETAIL

110 West Stuart Road
Bellingham, WA 98226

AVAILABLE SPACE
2,100 - 12,388 SF

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.



CONTACT

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11300 Pinehurst Way NE, Suite 100, Seattle, WA 98125
206.971.8800



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110 West Stuart Road, Bellingham, WA 98226

LEASE



OFFERING SUMMARY

Available SF: 2,100 - 12,388 SF

Lease Rate: Call listing broker for rates...all reasonable offers welcomed for consideration.

Lot Size: 4.27 Acres

Building Size: 42,688 SF

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PROPERTY OVERVIEW

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. Spaces are in great condition, and Landlord will consider all reasonable offers. Neighboring tenants include: BevMo, Big 5 Sporting Goods, Sherwin Williams, Weight Watchers and Woods Coffee.

PROPERTY HIGHLIGHTS

- On a high traffic corner of Guide Meridian and West Stuart Road
- Ample parking
- I-5 within 1.5 miles
- Suites well suited for showroom and/or distribution
- **(Suite 110) 12,388 SF**
- **(Suite 118) 2,100 SF**



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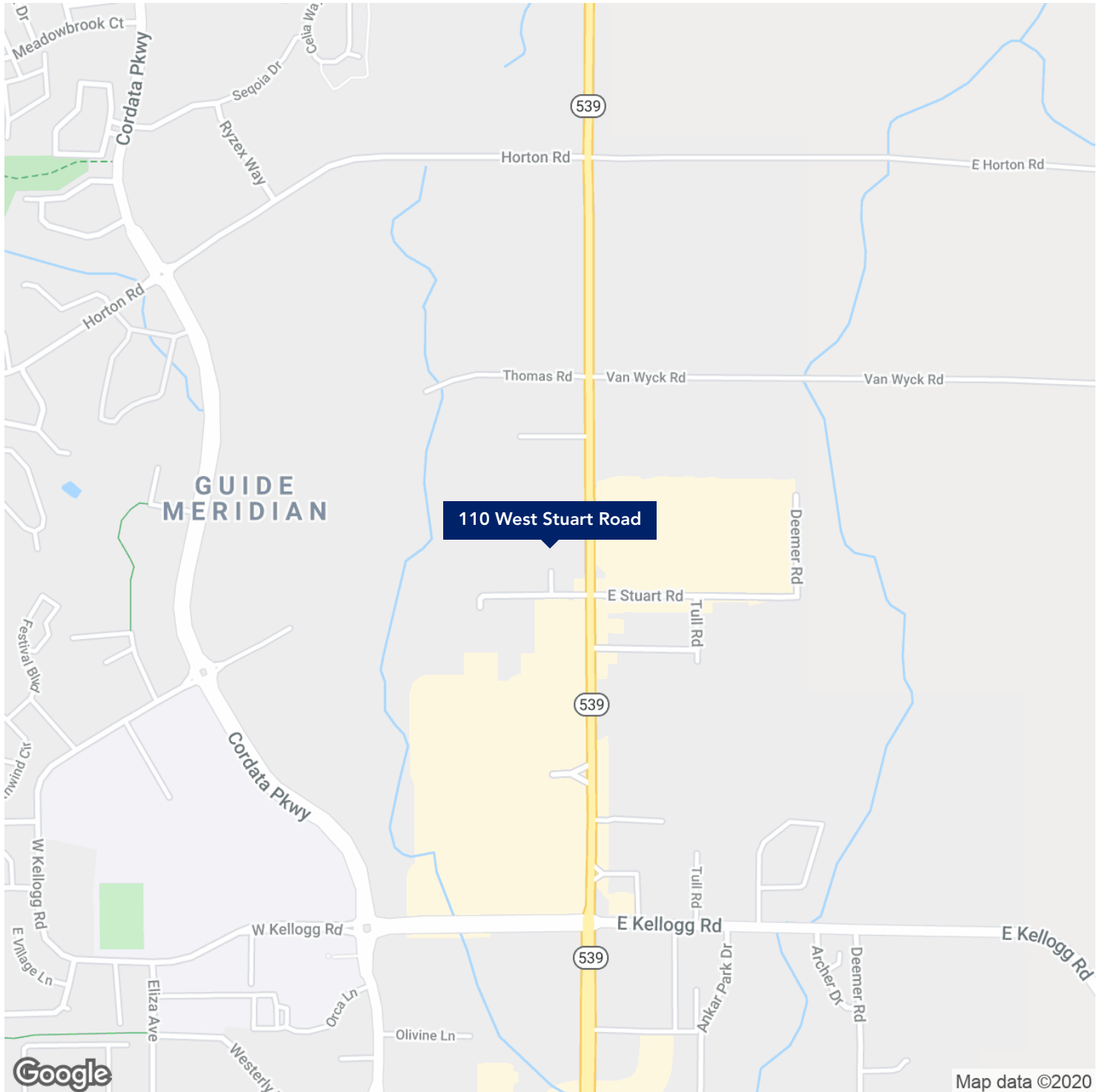
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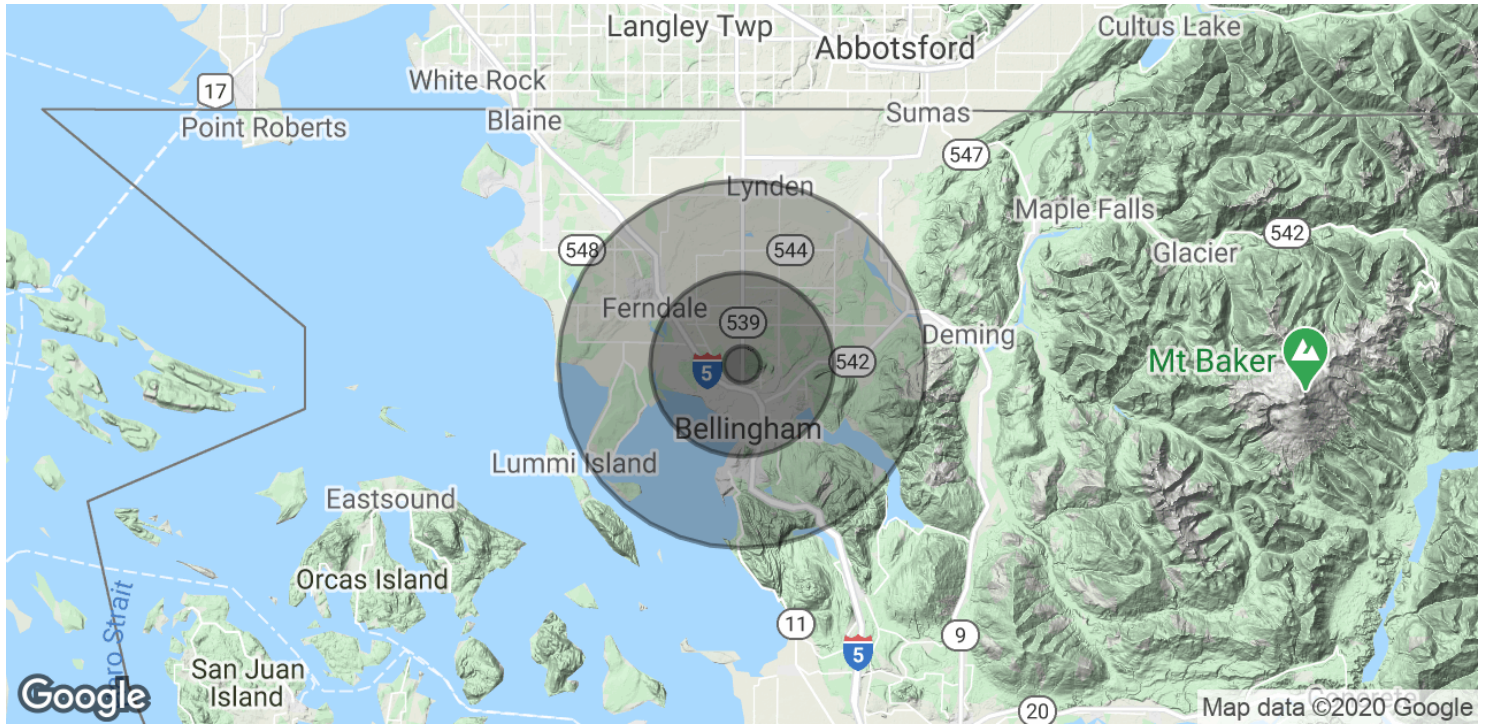


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,341	88,994	167,043
Average age	37.6	32.7	35.3
Average age (Male)	35.9	31.9	34.1
Average age (Female)	38.6	33.5	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	601	36,160	67,677
# of persons per HH	2.2	2.5	2.5
Average HH income	\$55,460	\$52,057	\$58,134
Average house value	\$322,761	\$326,277	\$360,293

* Demographic data derived from 2010 US Census

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