

PIER 1 IMPORTS BELLINGHAM

4061 Meridian St - Bellingham, WA 98226

*Do Not Disturb Tenant



MATTIS PARTNERS

PROPERTY SUMMARY

Free Standing Pier 1 located on Meridian St in Bellingham's retail core. The property is minutes away from I-5 and adjacent to the Bellis Fair Mall, which houses anchor tenants like JCPenney, Macy's, Kohl's, and Target. The Pier 1 building is shadow anchored by Barnes & Noble and is easily accessible from both W Bakerview Rd and Meridian St. With 33,000 cars passing per day, the building's location has great visibility to the area's main thoroughfare.

LOCATION

4061 Meridian St
Bellingham, WA 98226

SQUARE FOOTAGE

±9,943 SF

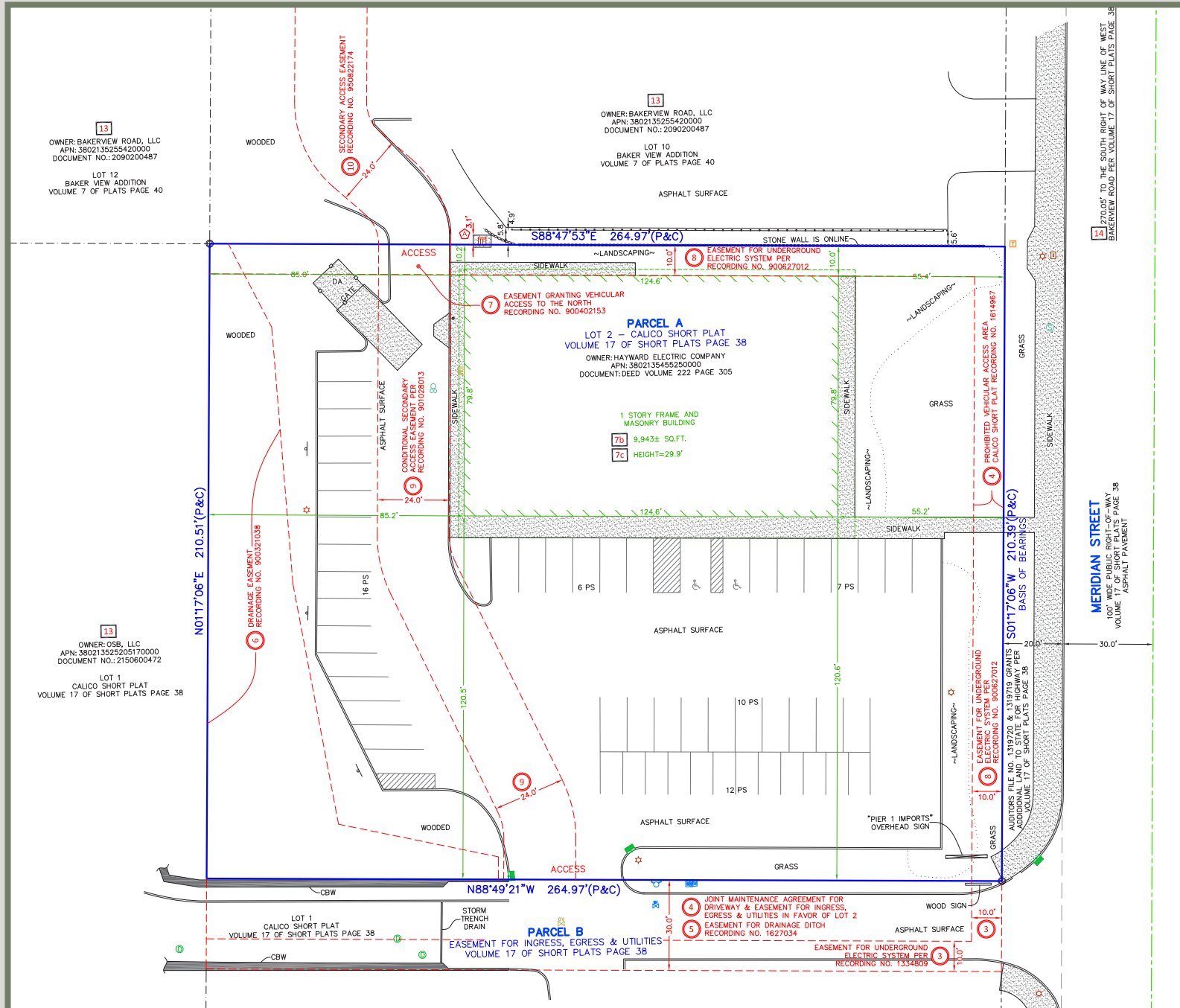
ZONING

Commercial (C)

BUILDING DEMISABLE



SITE PLAN



13
OWNER: BAKERVIEW ROAD, LLC
APN: 3802135255420000
DOCUMENT NO.: 2090200487

LOT 12
BAKER VIEW ADDITION
VOLUME 7 OF PLATS PAGE 40

13
OWNER: BAKERVIEW ROAD, LLC
APN: 3802135255420000
DOCUMENT NO.: 2090200487

LOT 10
BAKER VIEW ADDITION
VOLUME 7 OF PLATS PAGE 40

PARCEL A
LOT 2 - CALICO SHORT PLAT
VOLUME 17 OF SHORT PLATS PAGE 38

OWNER: HAYWARD ELECTRIC COMPANY
APN: 3802135455250000
DOCUMENT: DEED VOLUME 222 PAGE 305

7b 9,943± SQ.FT.
7c HEIGHT=29.9'

13
OWNER: OSB, LLC
APN: 380213525205170000
DOCUMENT NO.: 2150600472

LOT 1
CALICO SHORT PLAT
VOLUME 17 OF SHORT PLATS PAGE 38

N01°17'06"E 210.51'(P&C)

N88°49'21"W 264.97'(P&C)

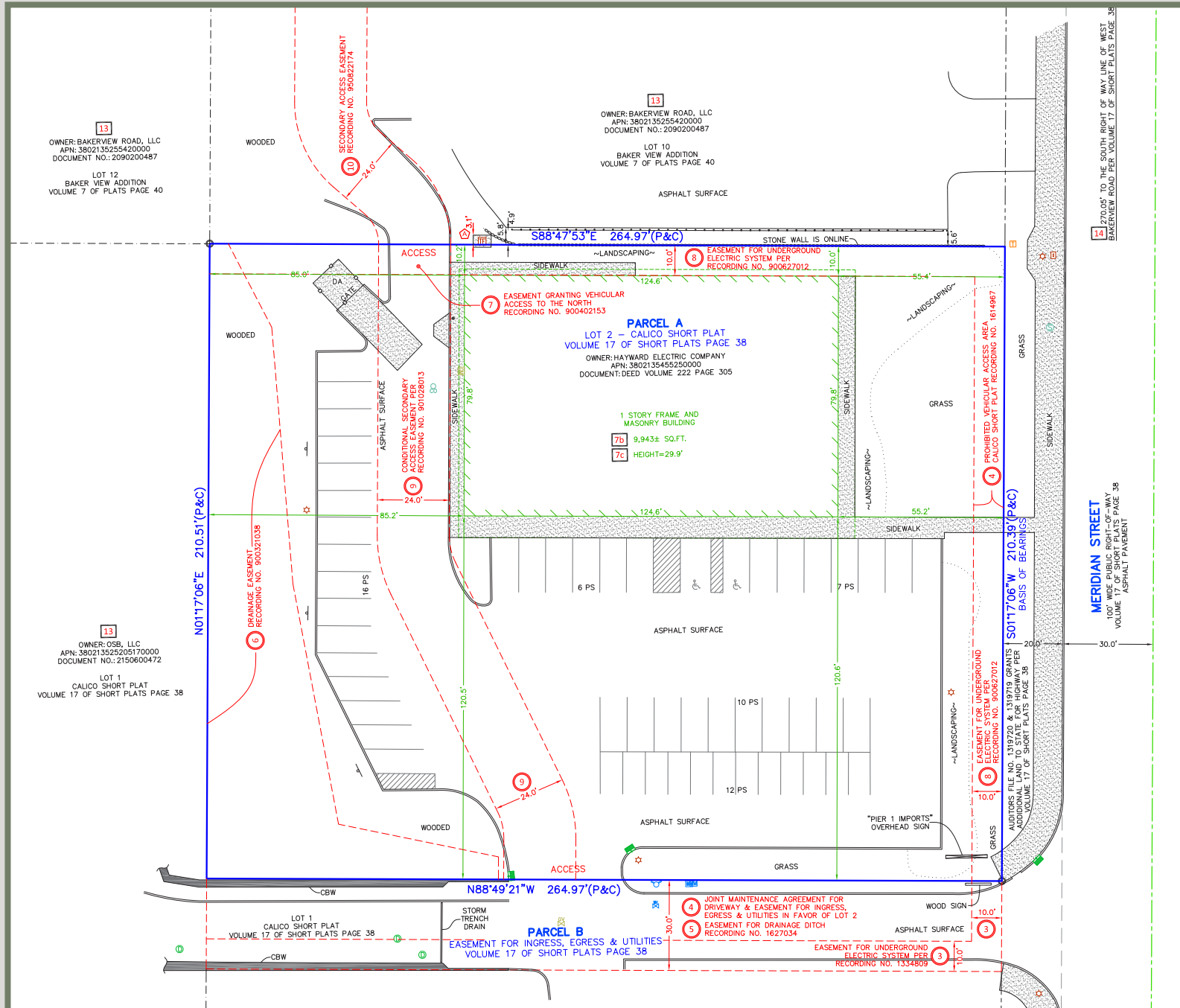
PARCEL B
EASEMENT FOR INGRESS, EGRESS & UTILITIES
VOLUME 17 OF SHORT PLATS PAGE 38

S01°17'06"W 210.39'(P&C)
BASIS OF BEARINGS

MERIDIAN STREET
100' WIDE PUBLIC RIGHT-OF-WAY
VOLUME 17 OF SHORT PLATS PAGE 38
ASPHALT PAVEMENT

14
270.65' TO THE SOUTH RIGHT OF WAY LINE OF WEST
BAKERVIEW ROAD PER VOLUME 17 OF SHORT PLATS PAGE 38

AUDITORS FILE NO. 1319720 & 1319721
ADDITIONAL DRIVEWAY PER VOLUME 17 OF SHORT PLATS PAGE 38



MICRO AERIAL



Burlington

W Bakerview Rd

±19,000 ADT

E Bakerview Rd

BARNES & NOBLE

Walgreens

petco

PREMISES

O'Reilly
AUTO PARTS

usbank

MIDAS

Meridian St

E Bellis Fair Pkwy

KOHL'S

★ macys

WinCo Foods

BELLIS FAIR
MALL

ROSS
DRESS FOR LESS

Marshalls

±50,000 ADT

HOME
DEPOT



BELLINGHAM AERIAL



HomeGoods

SIERRA
Hardware

HOBBY LOBBY

AT&T

CHASE

Bank of America

TJ-maxx

BEST BUY

BED BATH &
BEYOND

ANYTIME
FITNESS

MATTRESS
FIRM

MATTRESS
DEPOT

ups

SUBWAY

T-Mobile
Corporate

Burlington

Great Floors

Cosmo Prof

IHop

DISCOUNT
TIRE

±27,000 ADT

W Bakerview Rd

BARNES & NOBLE

SITE

MIDAS

Tires LES SCHWAB

Walgreens

petco

jiffylube

O'Reilly

us bank

Value Village

CARPET
LIQUIDATORS

WinCo
FOODS

Bellis Fair Mall

KOHL'S

OLD NAVY

macy's

TARGET

GAP

ULTA

FAMOUS
footwear

DICK'S
SPORTING GOODS

JCPenney

DSW

AT&T

Red Robin

McDonald's

ROSS
DRESS FOR LESS

Marshall's

Home Depot

Whistle

RITE
AID

DOLLAR TREE

Shari's

KeyBank

Denny's

Wendy's

±12,000

±62,000 ADT

Meridian St

±50,000 ADT



DEMOGRAPHICS



POPULATION DENSITY

1 Mile	3 Mile	5 Mile
9,625	53,468	105,355



AVERAGE HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$62,038	\$66,934	\$77,673



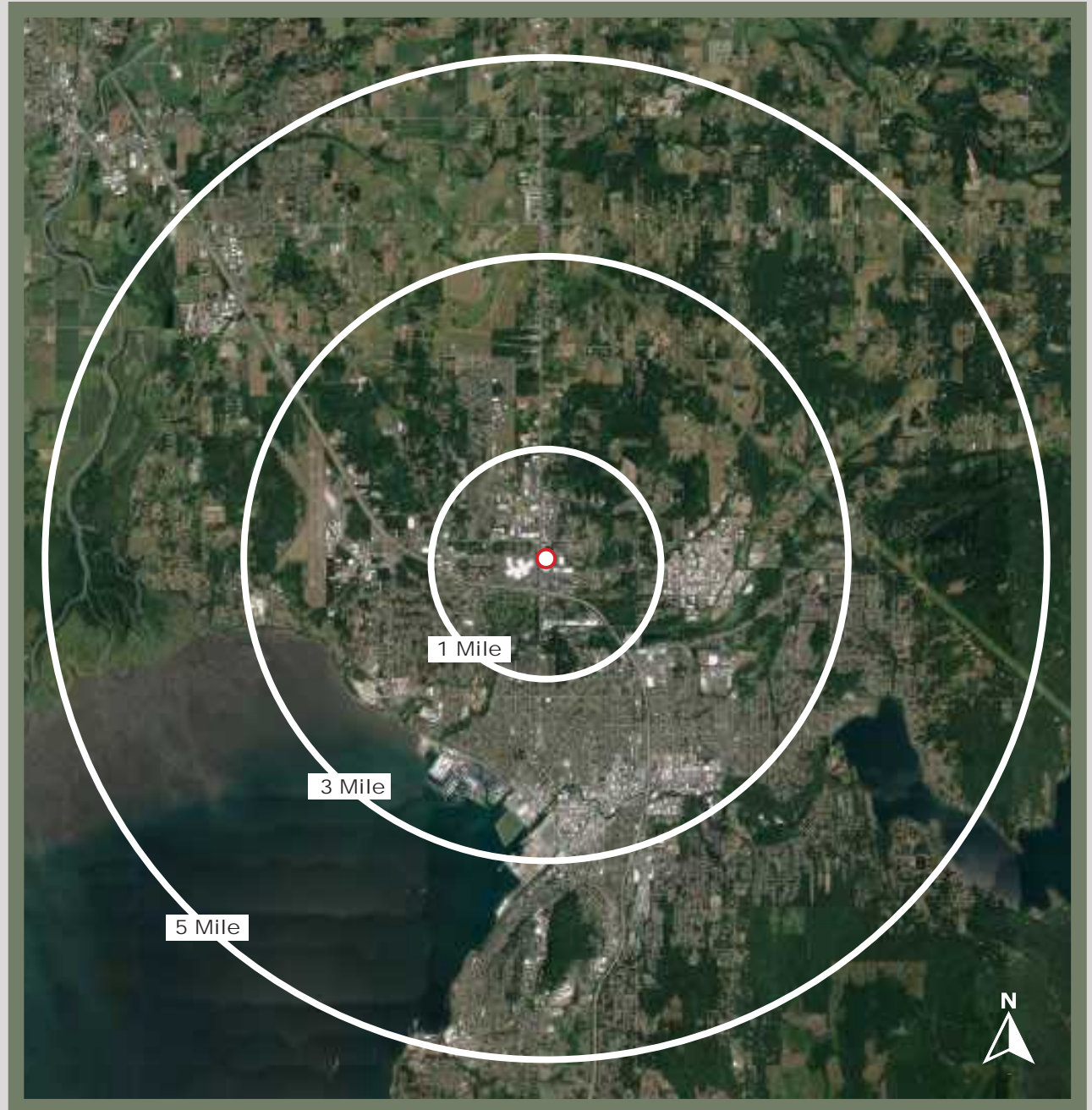
MEDIAN HOUSEHOLD INCOME

1 Mile	3 Mile	5 Mile
\$51,430	\$51,874	\$55,167



DAYTIME EMPLOYEES

1 Mile	3 Mile	5 Mile
9,724	57,269	73,136



INDUSTRY COMMERCE & MAJOR EMPLOYERS

BELLINGHAM, a coastal port city and county seat for Whatcom County, is the largest city in the region with an estimated population over 90,000 people. Located 52 miles southeast of Vancouver, British Columbia, Bellingham pulls many Canadians to its city for retail brands and products not found in Canada. Bellingham is also home to Western Washington University, the northernmost university in the contiguous United States with an enrollment of 16,000+ students. WWU ranked in the top 20 Best College Towns in America by Business Insider in 2018.

COMPANY	SECTOR	EMPLOYEES
St. Joseph Medical Center	Medical	±3,000
Lummi Nation	Tribal	±2,100
Western WA University	Education	±1,800
Bellingham Public Schools	Education	±1,000
Whatcom County	Government	±900
City of Bellingham	Government	±900



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BELLINGHAM

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MATTIS PARTNERS

Kyle Herting
Senior Associate
(206) 641-9500
Kyle@Mattispart.com