

# FOR SALE

**1045 W. Bakerview, Bellingham, WA**



## High Traffic Location for Development

- 27,500 cars per day on West Bakerview (2007 Avg.)
- 1.74 Acres (75,794 SF) with easy Freeway Access - **NO WETLANDS**
- Fastest growing area in Bellingham; Within 3 miles of 3 million SF of retail
- Less than 2 miles from the Bellingham International Airport
- Fred Meyer, Starbucks, and medical offices nearby
- Ideal location for Medical Offices, hotel, or commerce center with retail and office
- City has pre-approved this site for a Hotel
- Owner will do build-to-suit

**\$1,750,000**



114 W. Magnolia, Suite 302  
Bellingham, WA 98225

For information contact:

**Tracy Carpenter** or  
**Jim Bjerke**

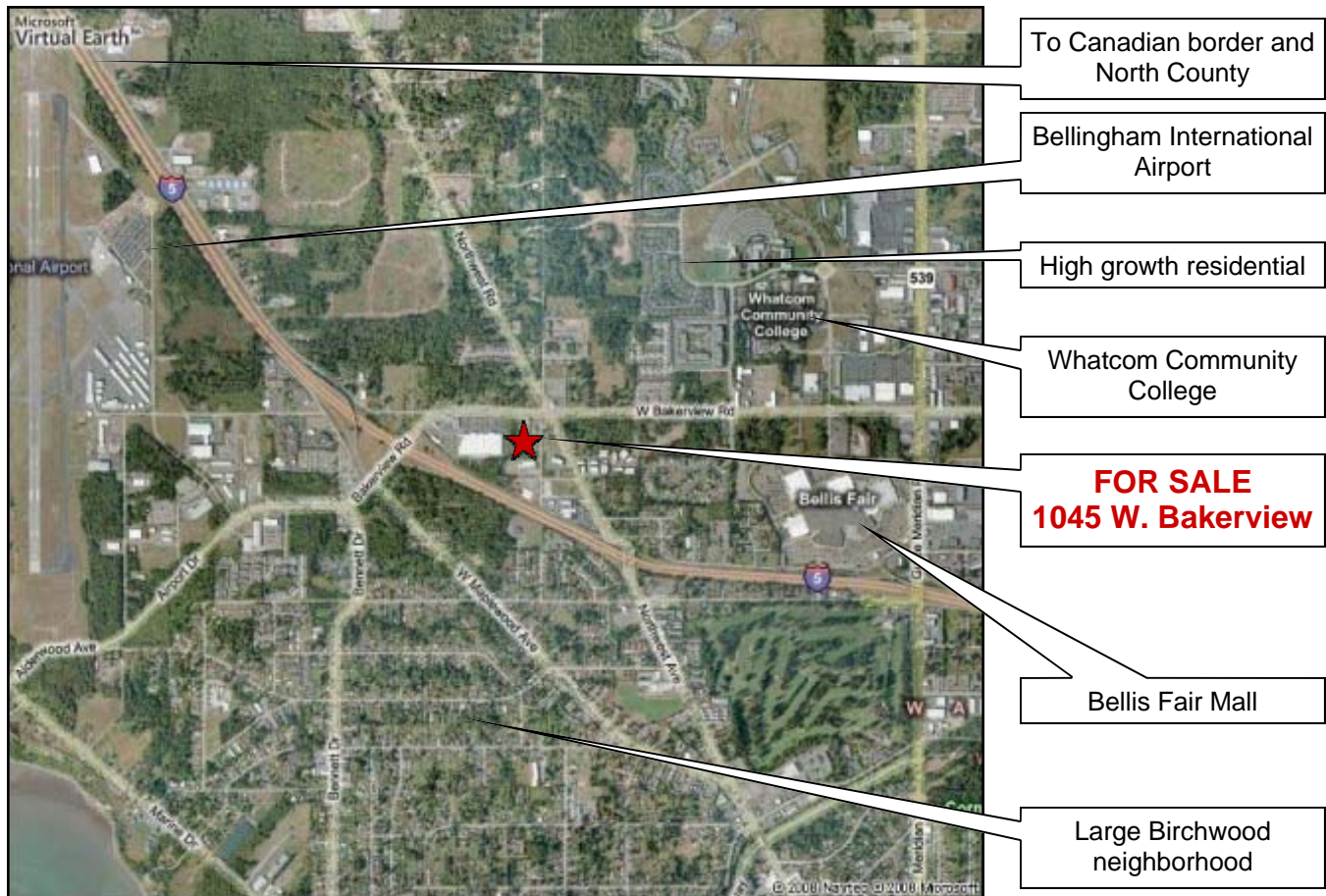
(360) 671-4200 ex 3114

tracy@pacificcontinentalrealty.com

# Synopsis of Site and Trade Area

Bellingham, WA encompasses about 28 square miles and is located 90 miles north of Seattle, 21 miles south of the Canadian border and 52 miles south of Vancouver, B.C (home of the 2010 Olympic Games). The population of Bellingham was 77,503 in July of 2007 and is the largest city in Whatcom County. With the surrounding county you have a market base of 200,000+ people. Since the 2000 census there has been an estimated 13.8% population growth in Bellingham. In 2007 the median age was 30.4 years with a median income of \$35,075.

1045 West Bakerview Road is located in an ideal location next to Fred Meyer, Starbucks, less then one minute from I-5, only 5 minutes away from the Bellingham International Airport, and just 5 minutes from downtown Bellingham. In the surrounding area there is over 3 million square feet of retail and the fastest growing residential neighborhood in Whatcom County. 1045 West Bakerview is a prime location for a hotel, retail center, office complex, medical offices, or a business looking for a build to suit. West Bakerview Road is poised to be the East West artery for commercial properties in Whatcom County. The huge amount of retail and residential growth in this area added on to that which already exists makes this a strong location for any business. High amounts of local, regional, international, and tourist traffic make this location ideal for development.



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# GUIDE MERIDIAN/CORDATA NEIGHBORHOOD ZONING

Legend:

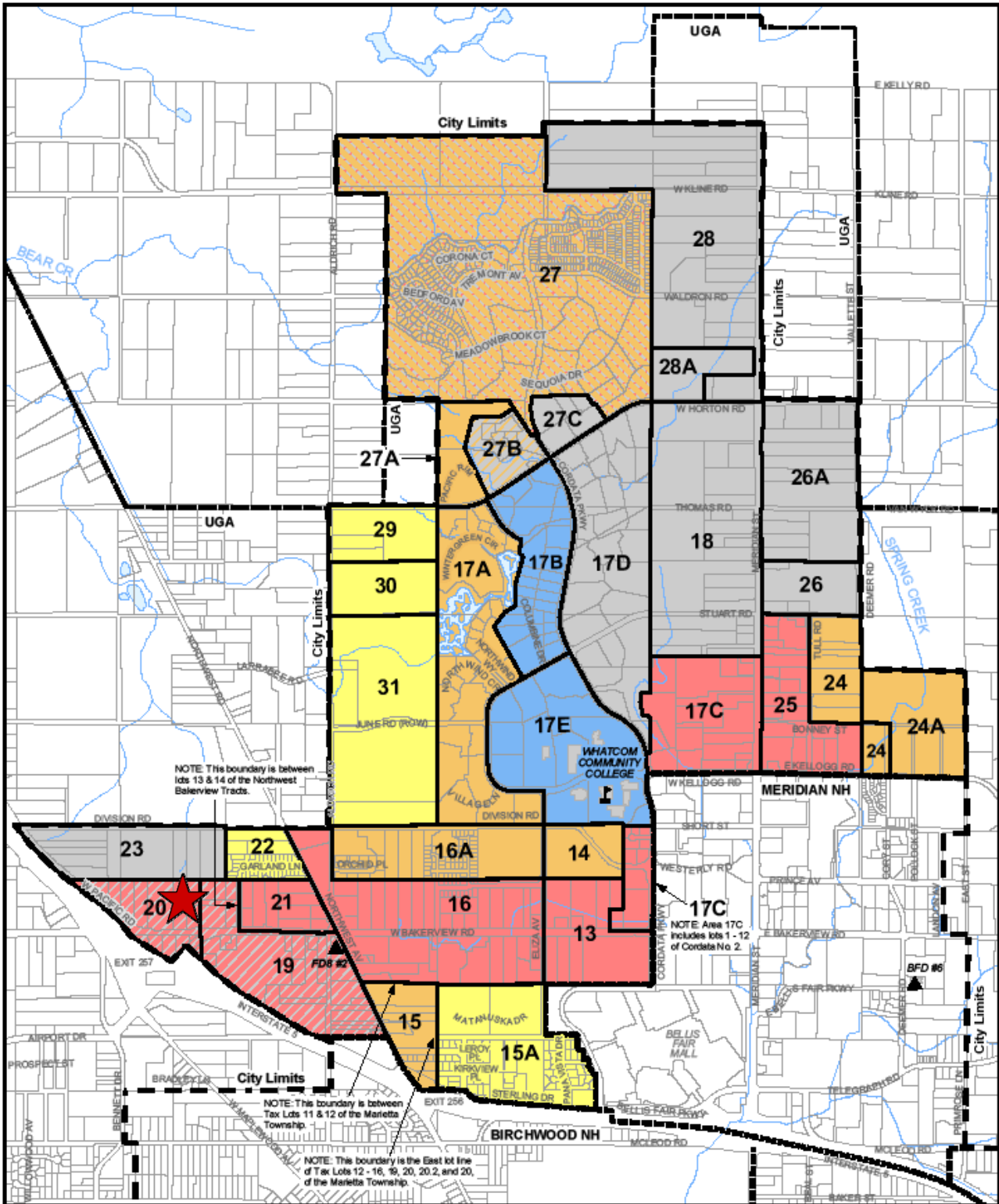
## ZONING DESIGNATION\*

| AREA    | ZONING DESIGNATION*                |
|---------|------------------------------------|
| 13      | Planned Commercial                 |
| 14      | Planned Res. Multi                 |
| 15      | Planned Res. Multi                 |
| 15A     | Planned Res. Single                |
| 16      | Planned Commercial                 |
| 16A     | Planned Res. Multi                 |
| 17A     | Planned Res. Multi                 |
| 17B     | Planned Institutional              |
| 17C     | Planned Commercial                 |
| 17D     | Planned Industrial                 |
| 17E     | Institutional                      |
| 18      | Planned Industrial                 |
| 19, 20  | Planned Commercial/Industrial      |
| 21      | Planned Commercial                 |
| 22      | Planned Res. Single                |
| 23      | Planned Industrial                 |
| 24, 24A | Planned Res. Multi                 |
| 25      | Planned Commercial                 |
| 26, 26A | Planned Industrial                 |
| 27      | Planned Commercial/Industrial/Res. |
| 27A     | Planned Res. Multi                 |
| 27B     | Planned Institutional/Res. Multi   |
| 27C     | Planned Industrial                 |
| 28      | Planned Industrial                 |
| 28A     | Planned Industrial                 |
| 29      | Residential Single                 |
| 30      | Residential Single                 |
| 31      | Residential Single                 |

\* SEE BELLINGHAM MUNICIPAL CODE TITLE 20  
TABLE OF ZONING REGULATIONS FOR  
MODIFICATIONS IN THE LIST OF PERMITTED  
USES AND OTHER SPECIAL PROVISIONS  
FOR EACH NUMBERED AREA



City of Bellingham  
Planning Department  
2008

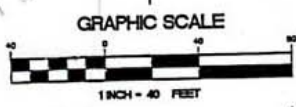


SHORT PLAT No. 1914

# WEST BAKERVIEW BUSINESS PARK SHORT PLAT

PTN. OF NE1/4 NE1/4 SEC. 14, TWP. 38 N., RGE. 2 E. W.M.  
CITY OF BELLINGHAM, WHATCOM COUNTY, WASHINGTON

1/16th COR.  
CALC. POS. PER  
R.S. #1720



GRAPHIC SCALE  
1 INCH = 40 FEET

BAKERVIEW

(B)

THE

BLK.

TOTTEN'S

SHORT

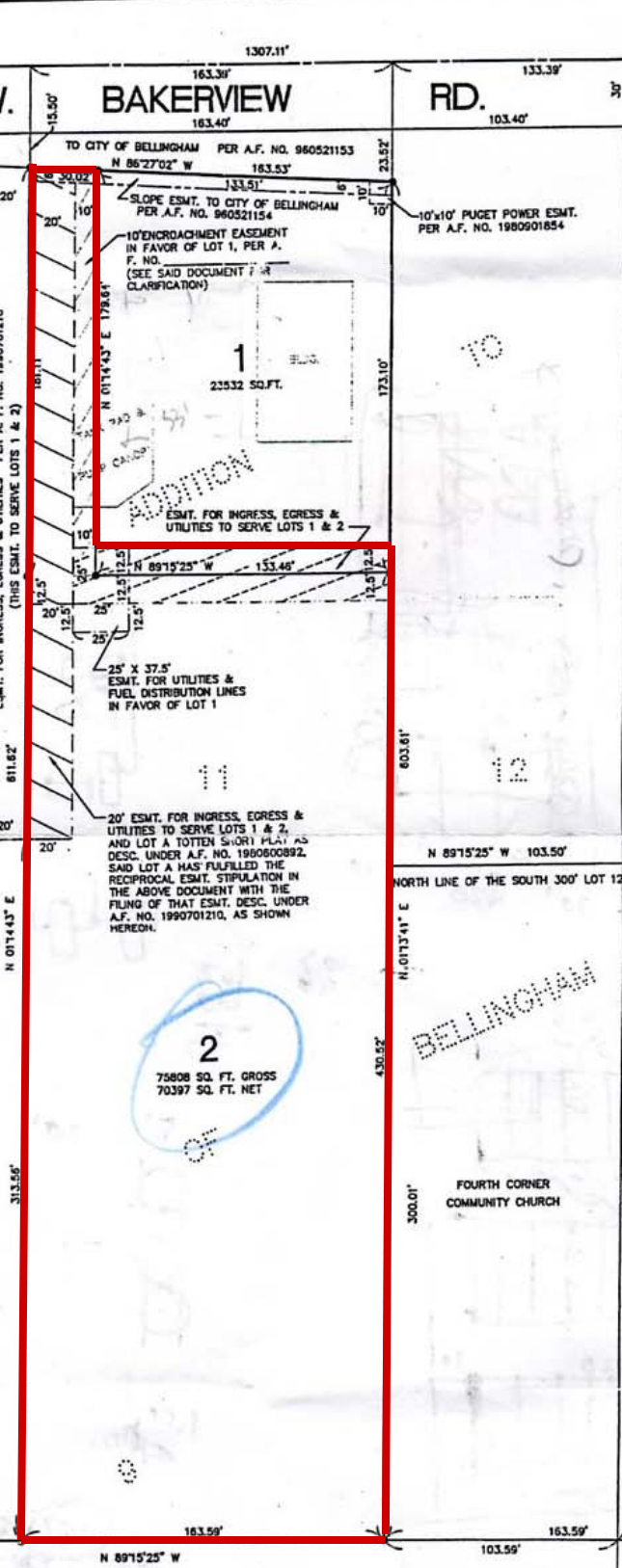
PLAT

ESMT. FOR INGRESS, EGRESS & UTILITIES PER A. F. NO. 1980701210 (THIS ESMT. TO SERVE LOTS 1 & 2)

ESMT. FOR INGRESS, EGRESS & UTILITIES TO SERVE LOTS 1 & 2

ESMT. FOR INGRESS, EGRESS & UTILITIES TO SERVE LOTS 1 & 2

ESMT. FOR INGRESS, EGRESS & UTILITIES TO SERVE LOTS 1 & 2



TO CITY OF BELLINGHAM PER A.F. NO. 960521153  
N 86°27'02" W 163.53'

SLOPE ESMT. TO CITY OF BELLINGHAM  
PER A.F. NO. 960521154

10' ENCROACHMENT EASEMENT  
IN FAVOR OF LOT 1, PER A.  
F. NO. \_\_\_\_\_  
(SEE SAID DOCUMENT FOR  
CLARIFICATION)

ESMT. FOR INGRESS, EGRESS &  
UTILITIES TO SERVE LOTS 1 & 2

25' X 37.5'  
ESMT. FOR UTILITIES &  
FUEL DISTRIBUTION LINES  
IN FAVOR OF LOT 1

20' ESMT. FOR INGRESS, EGRESS &  
UTILITIES TO SERVE LOTS 1 & 2,  
AND LOT A TOTTEN SHORT PLAT AS  
DESC. UNDER A.F. NO. 1980600892.  
SAID LOT A HAS FULFILLED THE  
RECIPROCAL ESMT. STIPULATION IN  
THE ABOVE DOCUMENT WITH THE  
FILING OF THAT ESMT. DESC. UNDER  
A.F. NO. 1990701210, AS SHOWN  
HEREON.

LOT 1  
23532 SQ. FT.

LOT 2  
75808 SQ. FT. GROSS  
70397 SQ. FT. NET

LOT 3  
FOURTH CORNER  
COMMUNITY CHURCH

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

LOT 22

LOT 23

LOT 24

LOT 25

LOT 26

LOT 27

LOT 28

LOT 29

LOT 30

LOT 31

LOT 32

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

NOTE: EASEMENTS DESCRIBED UNDER WHAT.  
CO. A. F. NOS. 1980600893 & 1980600894  
AND PORTION OF EASEMENT PER A. F. NO.  
1980600892 IN FAVOR OF LOT B, TOTTEN  
SHORT PLAT ARE NOT SHOWN HEREON AS  
THE RECIPROCAL ESMT. PROVISION IN SAID  
DOCUMENTS WERE NOT FULFILLED.

BASIS OF BEARINGS AND SECTION SUBDIVISION DERIVED FROM  
RECORD OF SURVEY NO. 1720 ( A.F. NO. 1522873 )

SURVEY METHOD: FIELD TRAVERSE WITH LIETZ SET 4 TOTAL  
STATION, ACCURACY EXCEEDS 1:10000.

- INDICATES CAPPED REBAR SET \_\_\_\_\_, P.L.S. 18927
- CAPPED REBAR FND. 1-14-98, P.L.S. 18997

NORTHEAST COR.  
SEC. 14-38N-2E  
BRASS CAP FND.

BRASS CAP  
MON. PER  
R.S. 5151

BRASS CAP  
MON. PER  
R.S. 5151

1/16th COR.  
IRON PIPE PER  
R.S. #1720

WEST BAKERVIEW BUSINESS PARK S.P.  
PTN. OF THE NE1/4 NE1/4  
SEC. 14, TWP. 38 N., RGE. 2 E. OF W.M.

DRAWN: DDU  
DATE: 10-17-2001  
JOB NO. 0117  
CHECKED: [initials]  
SCALE: 1" = 40'

**CONSTRUCTION SURVEYORS N.W. INC.**

PHONE (360) 733-3383  
FAX (360) 733-3384  
1500 I STREET  
BELLINGHAM, WASHINGTON 98225



**SURVEYOR'S CERTIFICATE**

This map correctly represents a \_\_\_\_\_ by me or  
under my direction in conformance with the requirements  
of the Survey Recording Act at request of \_\_\_\_\_  
in \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
at \_\_\_\_\_ M. under Auditor's File Number \_\_\_\_\_  
at the request of CONSTRUCTION SURVEYORS NW, Inc.

David R. Timberhill, PLS