



CONVENIENTLY LOCATED DOWNTOWN RETAIL

206 W. Magnolia St. | Bellingham, WA

Excellent Downtown Location

Large Windows W/ Ample Natural Light

Walking Distance from Major Attractions

Signage Access on Building

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Commercial Management | Sales | Leasing

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The Offering

Excellent downtown location. Signage access on building Surrounded by office, retail, medical and dining. Within walking distance to federal, county and city offices. Street parking, or one minute walk from City Parkade. As well as constant high foot traffic.

The historical building shows class and sophistication on the outside, while presenting a large space, fit with high ceiling's on the inside. The interior lends itself to be workable for a multitude of different uses.





Details:

5,100 SF

\$3,950.00 /M (16.75 SF /Y) + NNN

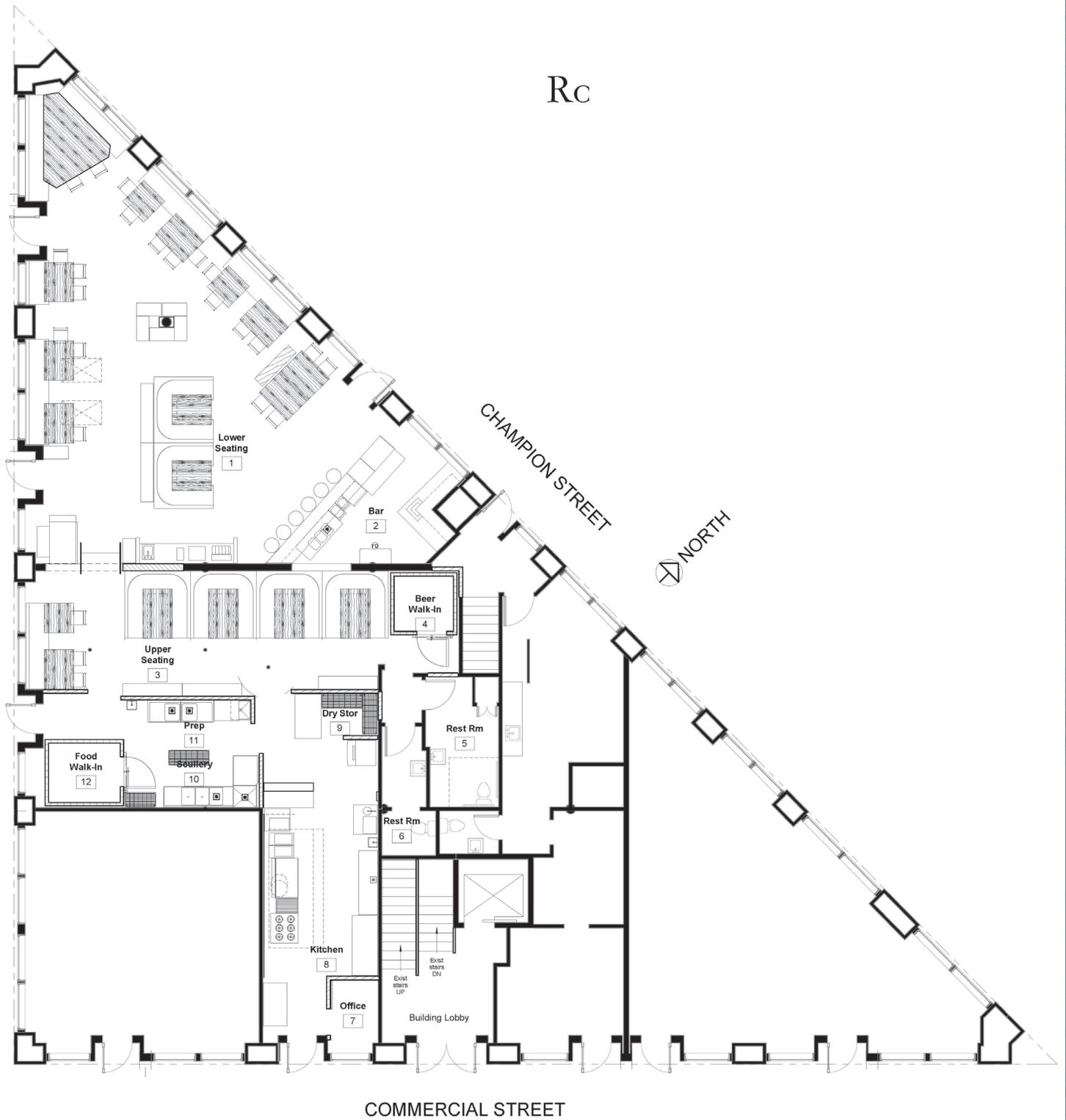
Built in 1900

Located in the Heart of Downtown

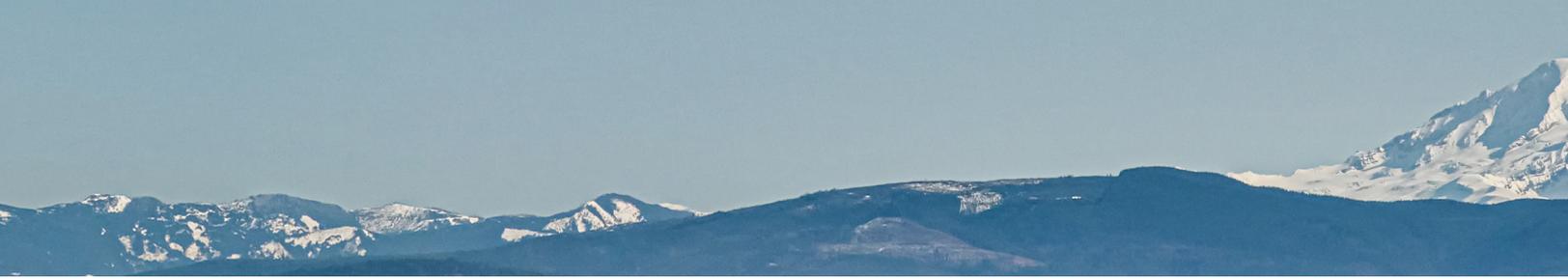
Perfect Retail Location

2016

Rc



4 Floor Plan
3/16" = 1'-0"

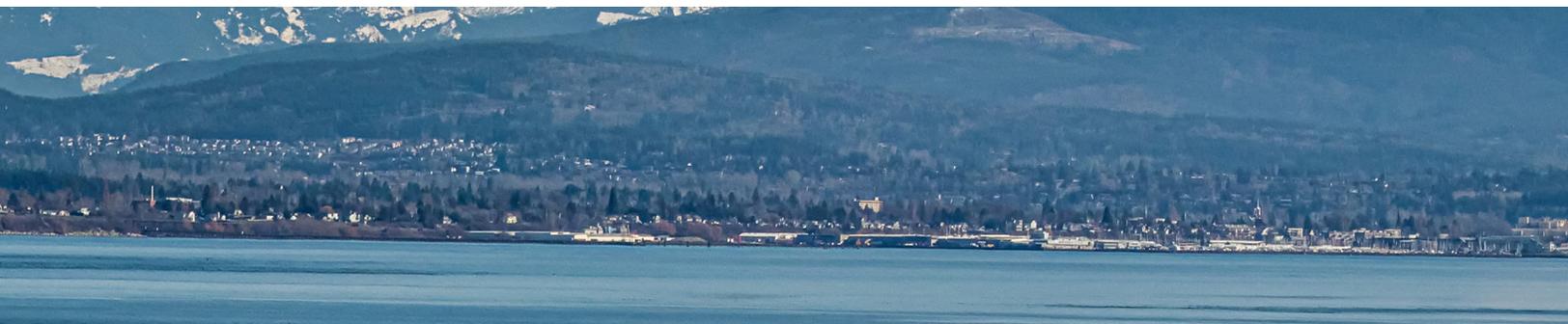


About The City of Bellingham

Located on Bellingham Bay with Mt. Baker as its backdrop, Bellingham is the last major city before the Washington coastline meets the Canadian border. Bellingham is 85 miles north of Seattle and an hour south of Vancouver B.C. Transportation links connect the community to the nearby San Juan Islands and Victoria on Vancouver Island.

The downtown area has a mixture of restaurants, art galleries, and specialty shops. Bellingham is home to Western Washington University on Sehome Hill, from which there is a sweeping view across the bay to the San Juan Islands. Visitors bound for Alaska depart on the Alaska Marine Highway System ferries from the Bellingham Cruise Terminal in the Historic Fairhaven District.

Bellingham has an active waterfront port that supports fishing, charter cruises, leisure boating, boat building, boat maintenance, shipping, marina operations, and many marine trades businesses.





Washington State Office of Financial Management estimates that the total population of Whatcom, Skagit, Island, and San Juan combined is approximately 439,700 as of 2017. With its current population estimated at 216,300, Whatcom County, home to the city of Bellingham, is by far the most populous segment of these counties.

Whatcom County has seen steady population growth of about 2.06% since 2010, which is higher than the corresponding rate for Washington State (1.4%). Whatcom County attracts firms relocating out of the Seattle metropolitan area due to the quality of life found in cities like Bellingham, as well as the much lower housing and living.

Bellingham is the economic hub for Whatcom County. The estimated 2017 population for Bellingham is 86,720. Bellingham's growth levels coincide with the rest of Whatcom county, and its population has represented about 40% of the county population for the past 25 years.





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