



# Large Retail Space

1530 Cornwall Ave. | Bellingham, WA

LARGE RETAIL SPACE FOR LEASE

EASY ACCESS FROM I-5

PRIME DOWNTOWN LOCATION

25,000 SF OF SPACE

Heather Baker, Property Asset Manager

(360) 671-4200 x 105 | (360) 927-0639

Heather@PacificContinentalRealty.com

Commercial Management | Sales | Leasing

Pacific Continental Realty, LLC - 114 W Magnolia St. Suite 201, Bellingham WA 98225



## The Offering

The opportunity is to be able to own one of the best retail locations in the Bellingham area. This 25,000 SF retail space sits on Cornwall Ave. One of the most frequented and famous streets in Bellingham. The large parking lot would easily fit the busiest of days, with multiple entrances for customers to come and go through. The nearby area also contains 2,000 businesses as well as 1.5 million SF of office/retail space.

The building's location gives it great exposure on all sides. Additionally, the signage at both the top of the building and corner of the parking lot provides an excellent opportunity to promote your business. With easy access to and from the I-5 freeway, this space is a great location for a supermarket or garden center.

## Details:

- 25,000 SF
- Central Business District -  
**VERY RARE**
- Well-exposed, easy access  
location on Cornwall Avenue
- 98,000 Residents within a 5  
mile radius
- Heavy traffic from Canadian  
Shoppers (42,000+ cross the  
border every day in Whatcom  
County)

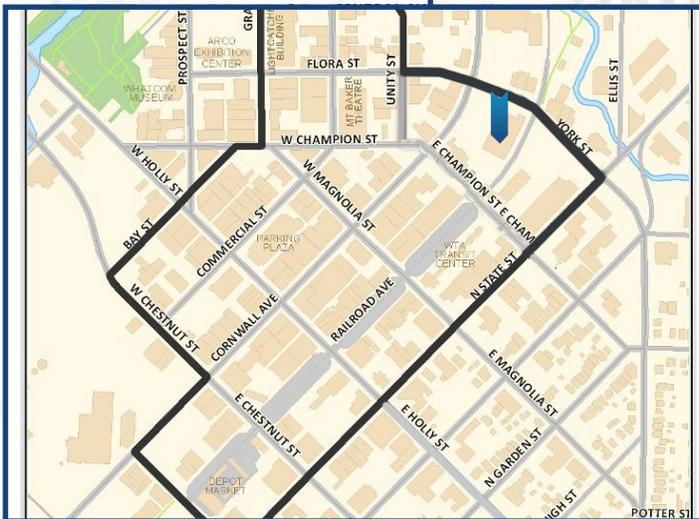


Birchwood

Barkley



### Downtown Bellingham



### The Location

▾ The Public Market

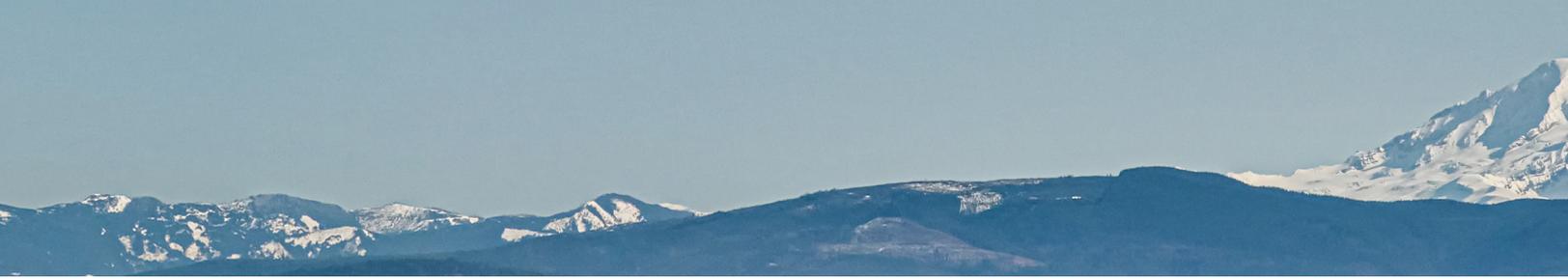
### Whats Around?

#### Walking Distance:

- The Mt. Baker Theater
- Federal building & U.S. Post Office
- WTA Transit Terminal/ Bus Station
- Bellingham Farmer's Market
- Bellingham Public Library
- Bellingham Waterfront





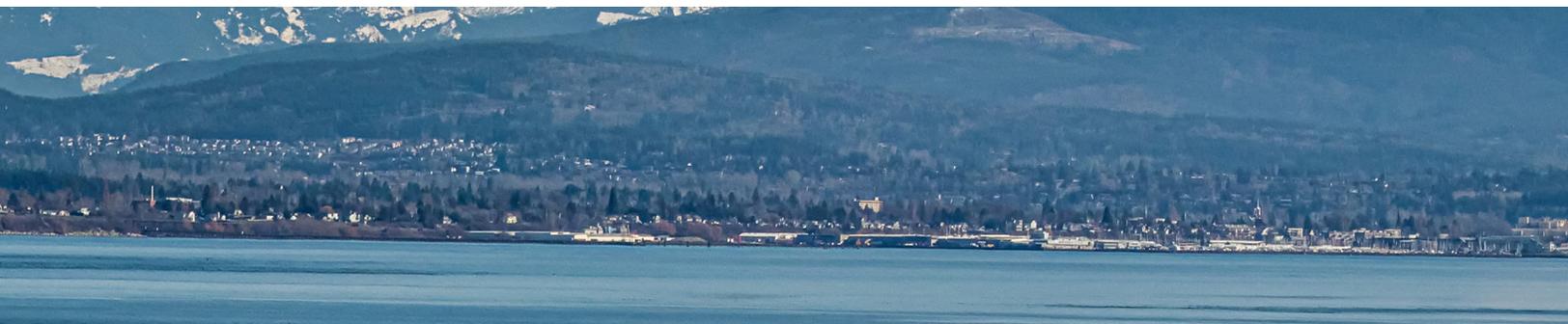


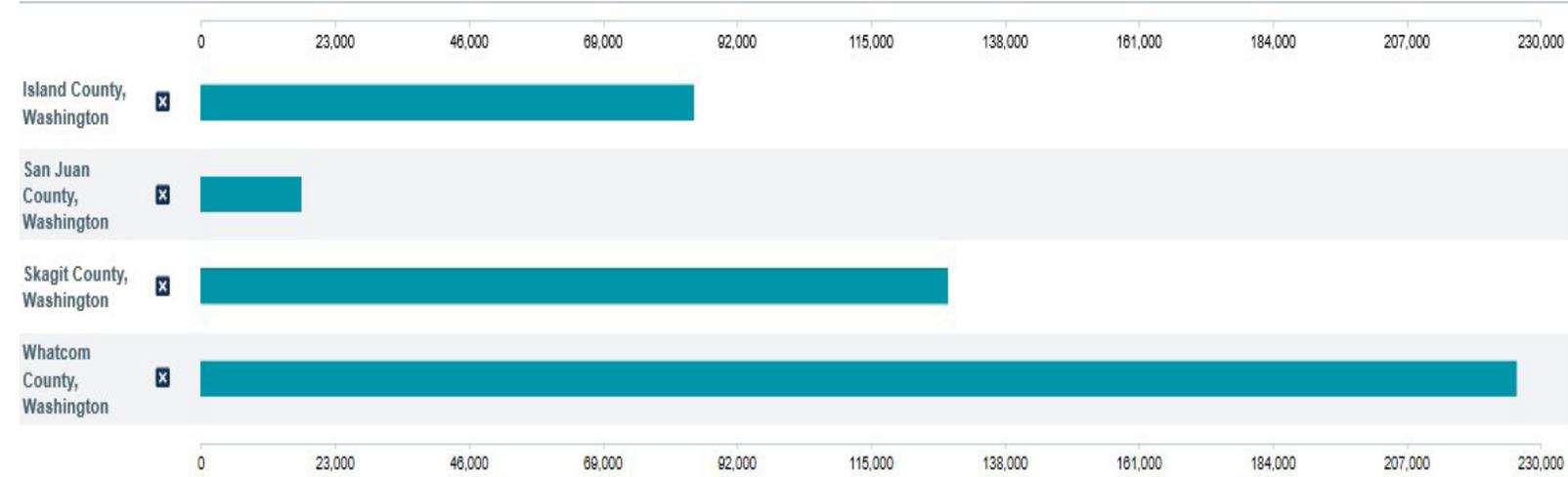
# About The City of Bellingham

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.



# Public Market

1530 Cornwall Ave.  
Bellingham, WA



Heather Baker  
Property Asset Manager  
(360) 671 4200 ext 105

[Heather@PacificContinentalRealty.com](mailto:Heather@PacificContinentalRealty.com)

Commercial Management | Sales | Leasing