

# CENTRALLY LOCATED MIXED-USE SPACE

1616 N. State St., Bellingham, WA 98225



Ben Black, Broker

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Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)

# OVERVIEW



1616 N State Street: 11,634 Square Feet

Sale Price: \$2,000,000.00

## Lease Rate:

Base Rent: \$12.00 Square Foot / Year

Base NNN: \$2.87 Square Foot / Year

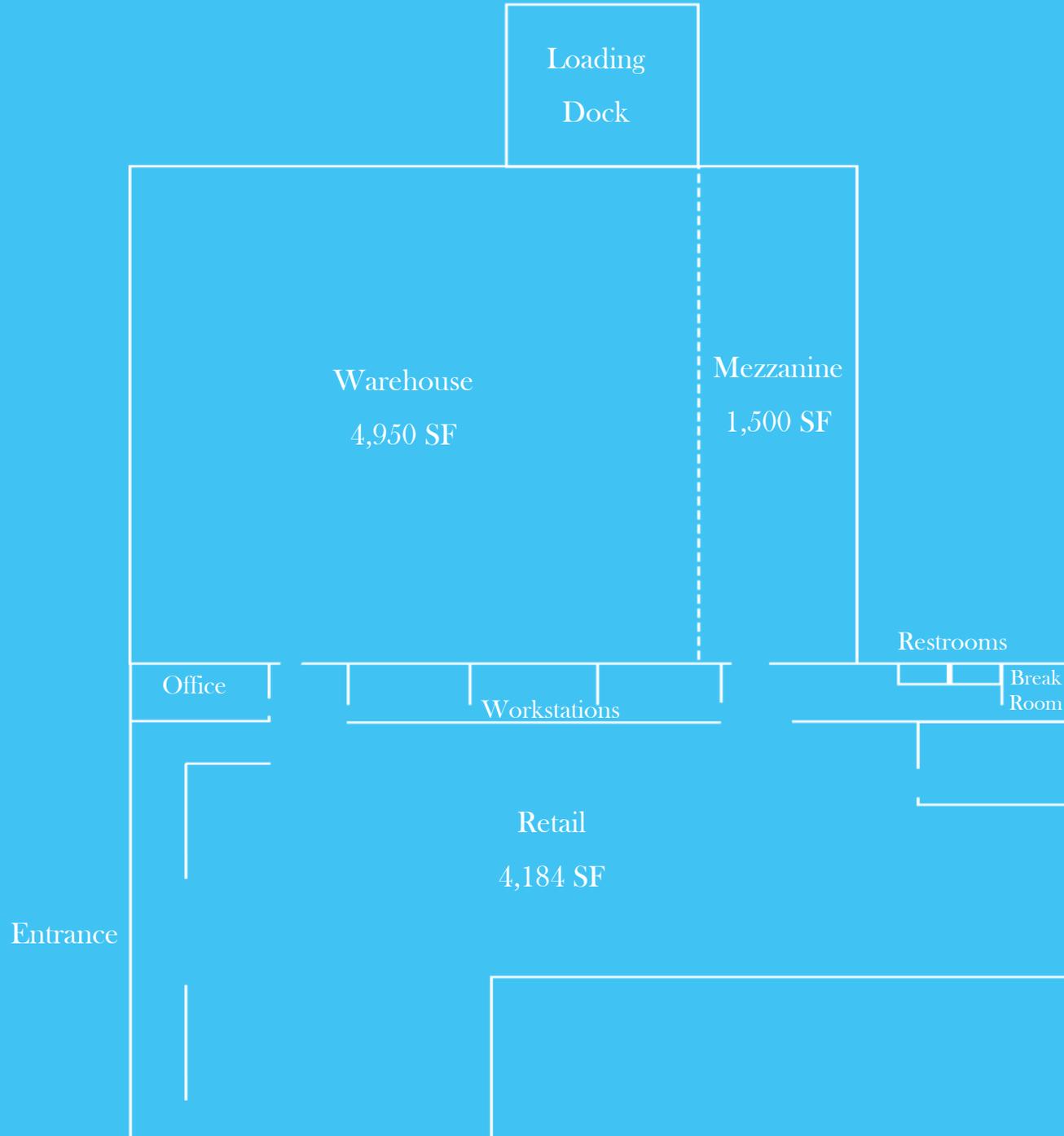
Base Rent + NNN: \$14,417.00 / Per Month

CBA#: 10975681

Large, open-concept space on the edge of Downtown Bellingham. 4,950 SF warehouse plus 1,500 SF mezzanine. 4,184 SF showroom with 1,000 SF office space, 2 ADA bathrooms and kitchen/break room. Single phase plus 3 phase power throughout the building permitted former tenants to display a variety of lighting fixtures in the showroom. Loading dock located at the back of the warehouse with two different levels of approach provides ease of access for semi and delivery trucks. HVAC in retail/office portion of the building and gas heaters in warehouse.

State Street is a heavily traveled roadway that has an average daily traffic count of 17,000 vehicles. Additionally, 1616 N. State St. is only minutes away from both I-5 North and South on/off ramps providing ease of access to employees, customers, and clients. An abundance of local breweries, restaurants, and shops reside nearby.

# 1616 N STATE STREET - 11,634 SF



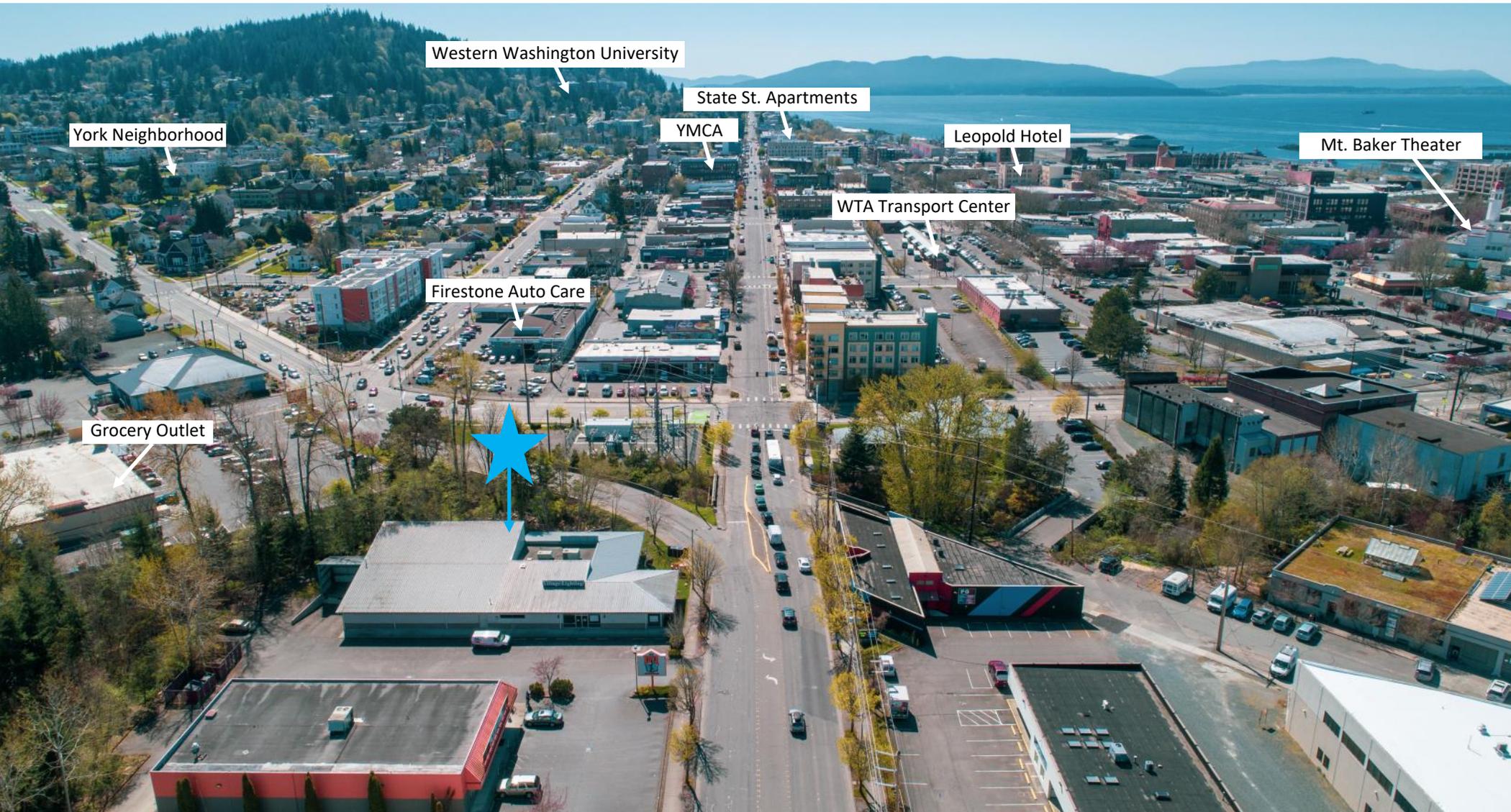


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# LOCATION DETAILS



	<u>POPULATION</u>	<u>AVERAGE HH INCOME</u>	<u>ESTIMATED HH</u>			
Mile 1	8,446	\$39,162	9,374	82,000 ADT	10,057 ADT	3,759 ADT
Mile 3	50,853	\$42,132	33,938	I-5 Freeway	N. State St.	Lakeway Dr.
Mile 5	89,145	\$53,469	45,171			

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# MARKET AREA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually businesses are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



## NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



## STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides an essential middle point for those looking to operate within both expanding districts.



## HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provide qualified and skilled workers.

## DEMOGRAPHICS



### Population

230,077



### Average HH Income

\$80,569



### Median Age

39

Whatcom County:

Bellingham:

93,910

\$56,198

37.5

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