

FERNDALE CROSSINGS

5905 Portal Way, Ferndale, WA 98248



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OVERVIEW



Ferndale Crossings is a 28,000 square foot phased retail/commercial center on 2.88 acres located immediately west of Interstate 5 at Exit 263, now the most convenient route to downtown Ferndale and its most populace residential neighborhoods. The center is 13 minutes south of the Canadian border and the 3.3+ million residents living in lower mainland British Columbia, and 10 minutes north of Bellingham, the largest city in northwest Washington. When completed, the center will consist of four buildings designed with a railroad imagery theme.

The parking areas, two points of access and site improvements in phase one and a portion of phase two have been finished. Building A was the first to be completed and fully occupied by Anytime Fitness and an Edaleen Dairy Store. The second building was the second to be completed and is fully occupied by Custom Prescription Shoppe pharmacy.

The third and fourth buildings, designated as Buildings B and C, are each planned to have a footprint of 7,500 square feet and to be divided into preferred 1,500 square foot increments or multiples. Construction of the balance of the site improvements and these two buildings will commence once tenants for each building are committed.

Ferndale Crossings will be a highly successful location for a wide variety of retail, a micro-brewery/tap room, a spa/salon, a family restaurant and/or a fast-food enterprise, as well as medical, dental, chiropractic and/or other professional offices.

FEATURES

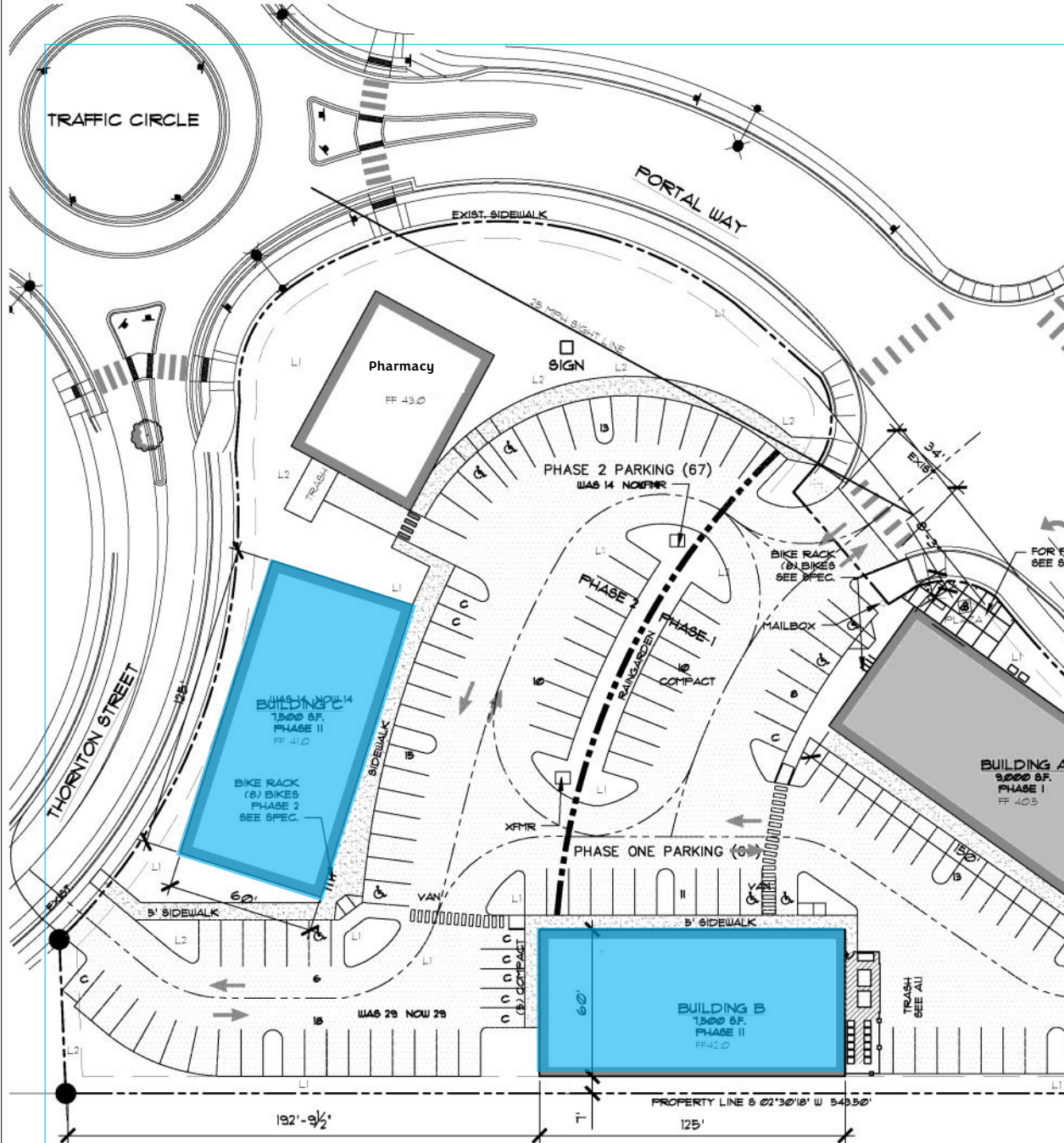
Building B & C: 1,500-7,500 SF

Base Rent: \$24.00 Square Foot / Year

Base NNN: \$4.49 Square Foot / Year

CBA #: 10707087

- New construction, from 1,500 SF up to 7,500 SF
- Construction to begin once acceptable tenants are obtained
- Flexible layout and interior design options
- Tenant improvement allowance negotiable
- Center will consist of four buildings with a railroad imagery theme
- Focal point for Ferndale, forming a bridge between its districts



SITE / LANDSCAPE SCHEMATIC PLAN

1"=30'-0"

SITE ANALYSIS

SITE AREA TOTAL	129,545 SF.	
PHASE I SITE AREA	59,234 SF.	
BUILDING COVER	9,000 SF. (12,236 SF. UNDER ROOF)	20.6%
HARDSURFACE	28,916 SF. PAVING	48.8%
SIDEWALKS	3,380 SF.	6.7%
OPEN SPACE	14,100 SF.	23.9%
MOST OF THE OPEN SPACE NOTED WILL BE TAKEN BY BUILDING-B		

Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

FUTURE TRAFFIC AT FERNDALE CROSSINGS

The residential areas of Ferndale have continued to expand to the north, increasingly farther from the downtown area. The population growth has also produced a major increase in traffic, which has created a serious bottleneck on Main Street on both sides of the Nooksack River. To alleviate this problem, the City of Ferndale planned for years to improve Thornton Street and to have traffic heading to and from Interstate 5 use Thornton Street as the primary connector to the residential areas. The improvements to Thornton Street are now completed, including the overpass above the railroad tracks. The businesses located at Ferndale Crossings will be huge beneficiaries of the dramatic increase in traffic now that this new route exists.



I-5 Freeway

RENDERINGS



PHOTOS



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MARKET AREA

Ferndale is the second-largest city in Whatcom County, following Bellingham. It resides in the northwest corner of Washington State near the Nooksack River and serves as a great middle point between two technological hubs of Vancouver, B.C. and Seattle, WA. As Ferndale continues to develop, more and more people are relocating there for a new and better home. According to the Washington State Office of Financial Management, Ferndale saw its population grow by an impressive rate of 4.6% in 2020. Seemingly, its charming historic community and many nearby attractions are inviting new residents and making Ferndale a sought after place to live and conduct business.



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 45 miles north. And the technological hub of Seattle resides 98 miles to the south. Ferndale 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:

Ferndale:

16,164

\$80,533

33.1

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