

Bellingham

Bellingham, State of Washington



ALMAR Group Inc. has been retained by ownership to market this 31± acre development in the Whatcom County, Washington. The property is conveniently located at the Bakerview Off-Ramp, providing easy access to the I-5 freeway. The offering presents rare opportunity for developers and operators.

Bellingham

Bellingham, Washington

property description

Project Location Bellingham, Washington

Size 31± Acres

Assessor's Parcel No.

380214 285357 0000
 380214 287420 0000
 380214 288406 0000
 380214 315357 0000
 380214 318452 0000
 380214 335449 0000
 380214 357437 0000
 380214 358407 0000
 380214 360422 0000
 380214 374373 0000
 380214 380388 0000
 380214 404374 0000
 380214 418409 0000
 380214 442363 0000

Zoning GI - Gateway Industrial (Whatcom County) for more information <http://www.codepublishing.com/wa/whatcomcounty/html/Whatco20/Whatco2065.html#20.65>



Investment Highlights

Development Opportunity

Bellingham consists of 31± acres in unincorporated County of Whatcom, Washington near the City of Bellingham. The property is conveniently located at the freeway exit of Bakerview with immediate access to Interstate 5.

Located at the exit for the Bellingham International Airport. Located one exit west of the the Bellis Fair Mall. It's found 25 miles south of the US/Canadian border. The property is currently in the process for Annexations into the City of Bellingham.

Bellingham

Bellingham, Washington

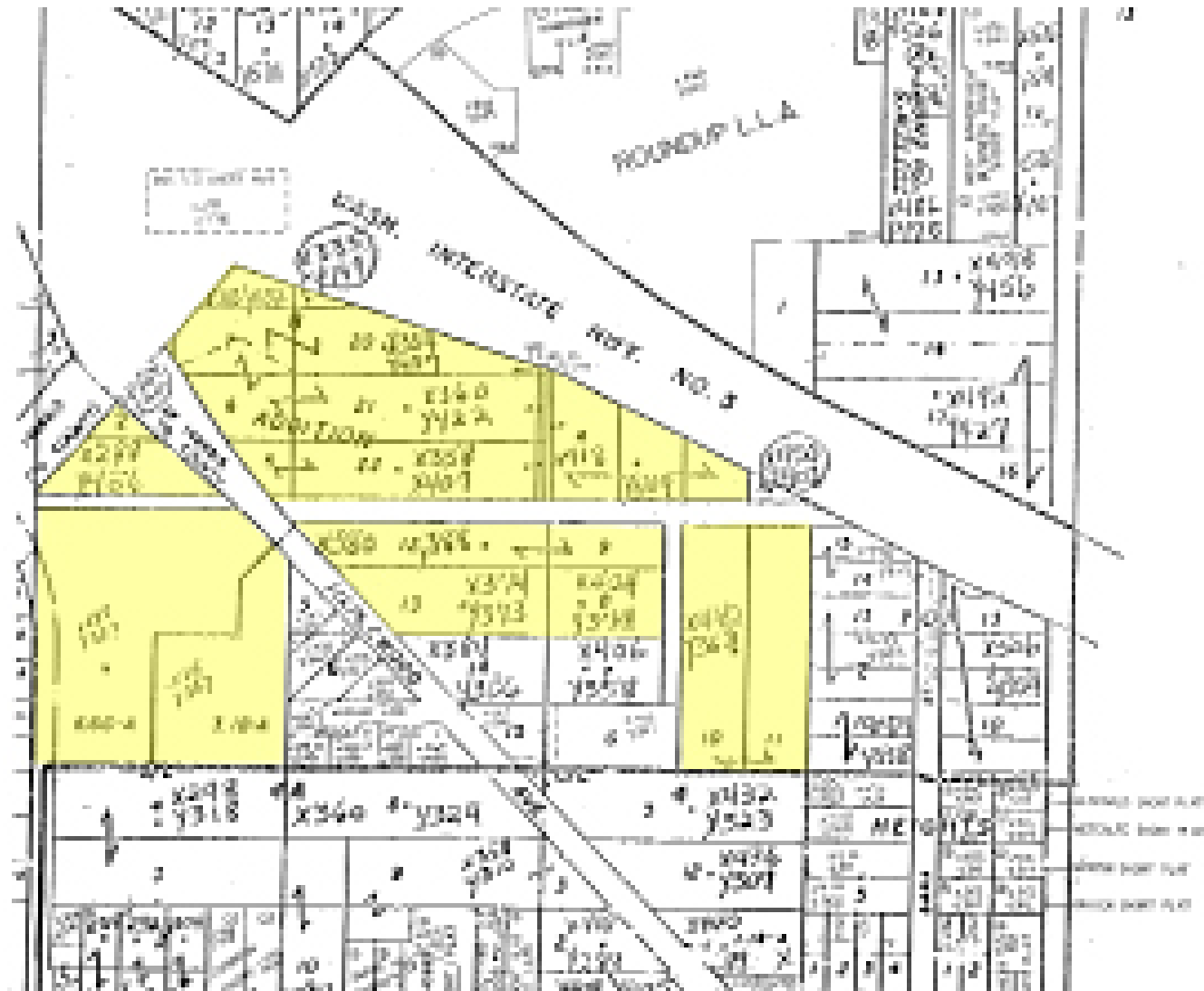


Bellingham

Bellingham, Washington

Investment Highlights continued

Parcel Map



Bellingham

Bellingham, Washington

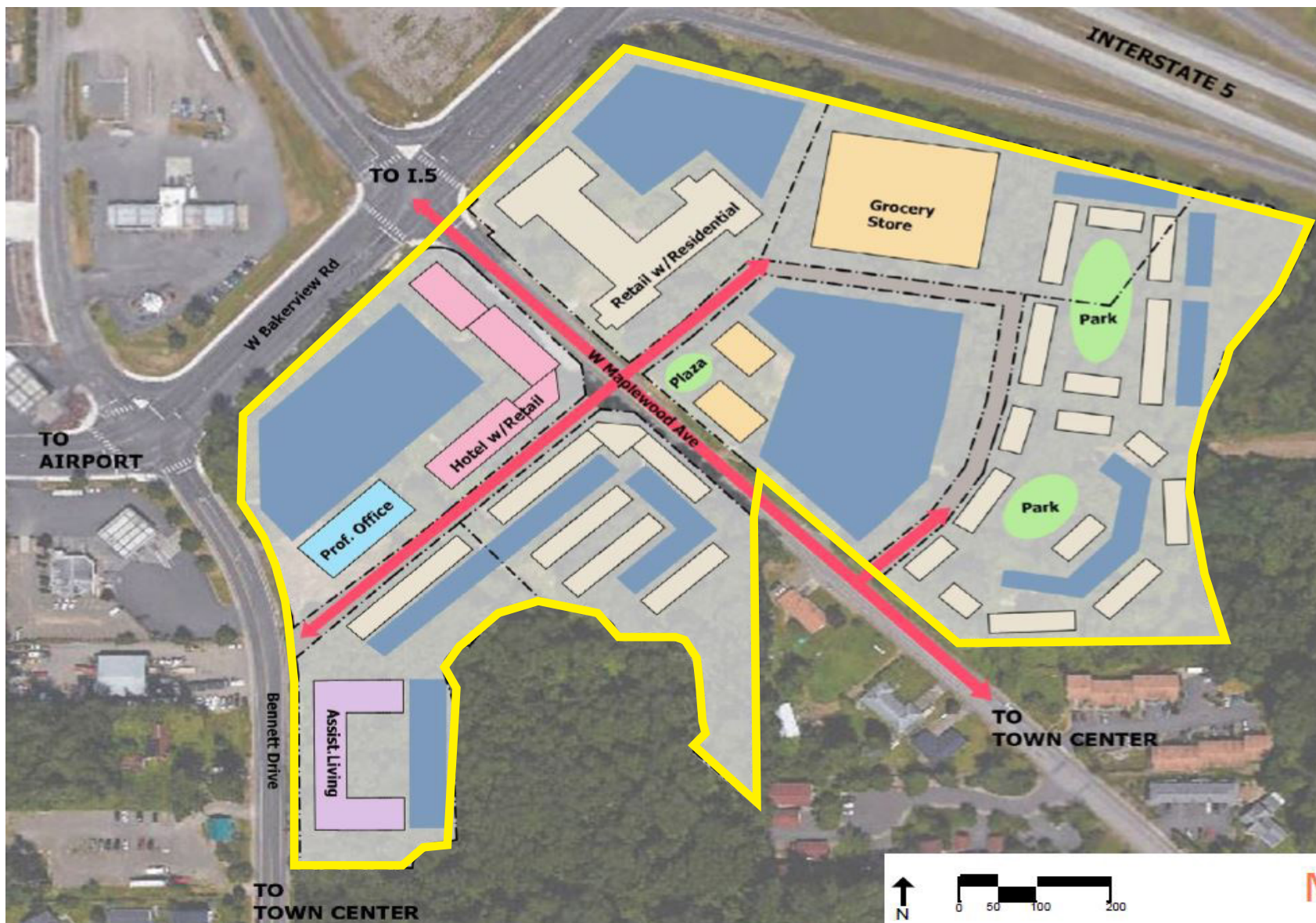
Investment Highlights continued Conceptual Plan



Bellingham

Bellingham, Washington

Investment Highlights continued Master Plan



KEY

- Main Street
- Proposed Green Space
- Proposed Parking
- Proposed Access Street
- Residential
- Retail
- Senior Assisted Living
- Hotel
- Professional Office

PROGRAM SUMMARY

Grocery	+/- 45,000 SF
Retail	+/- 20,000SF
Restaurant	+/- 12,000SF
Assisted Living	+/- 110,000 SF
Professional Office	+/- 25,000 SF
Multifamily Residential Units	+/- 200 Units
Hotel	+/- 125 Rooms

NOTE:
Conceptual areas can be adjusted
under the proposed Master Plan

MASTER PLAN

Bellingham

Bellingham, Washington



Bellingham

Bellingham, Washington

Investment Highlights continued

Bellingham Information

Bellingham, Washington is about 90 miles north of Seattle, 21 miles south of the Canadian border and about 52 miles south of Vancouver, B.C. The City encompasses about 28 square miles, with north Puget Sound and the San Juan Islands to the west and snow-capped Mount Baker and the North Cascade mountains to the east.

Top Employers

#	Employer	# of Employees
1	PeaceHealth St Joseph Medical Center	2,753
2	Western Washington University	1,592
3	Bellingham School District	1,312
4	City of Bellingham	899
5	County of Whatcom	864
6	Haggen	850
7	Heath Tecna	704
8	Sodexo	652
9	Sterling Insurance	650
10	Fred Meyer	613

Demographics

As of the census of 2010, there were 80,885 people, 34,671 households, and 16,129 families residing in the city. The mean annual salary of a wage earner in Bellingham is \$37,990.



Bellingham

Bellingham, Washington

Located at the exit for the Bellingham International Airport. Located one exit west of the the Bellis Fair Mall. It's found 25 miles south of the US/ Canadian border.

STRENGTHS: Bellingham-31 consists of thirty-one (31) acres in the unincorporated County of Whatcom, State of Washington near the City of Bellingham. The property is conveniently located at the Freeway exit(s) of Bakerview off-ramp and Interstate Freeway I-5. Merits include:

- Location: excellent location offering ease of access and development.
- Visibility: each parcel enjoys excellent highway visibility and access.
- Location influences: located at the Bellingham International Airport "exits. Also within immediate drive to major retail shopping (Bellis Fair Mall). Also, twenty-five (25) miles south of the U.S. – Canadian border.
- Zoning: Commercial industrial and Business Park.
- Political Influences: potentially allowing for (immediate) annexation into the City of Bellingham.

Bellingham

Phil Jones

Project Manager
951 760-801-1857
pjones@TheGarrettGroup.net

Allen Lee Nunez

Founding Partner - Broker
951 237 3427
anunez@alnrealstate.com
CalBRE 00920659



Two BetterWorld Circle, Suite 200
Temecula, California 92590

