

RETAIL SPACE
FOR LEASE

SARATOGA

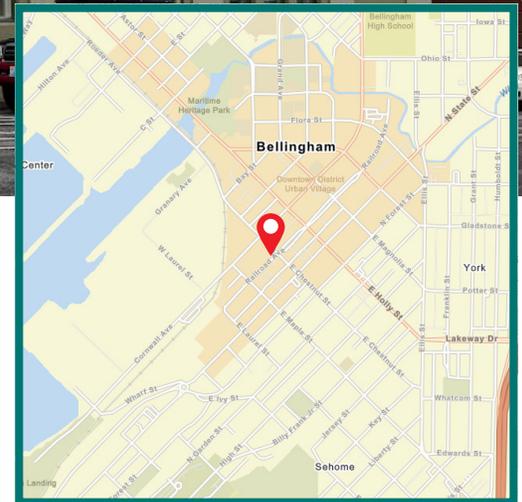
DOWNTOWN CORNER RETAIL FOR LEASE

1135 RAILROAD AVE



1,542 SF Available
\$28/SF/YR MODIFIED GROSS

- Move-in ready Cafe Space available 6/30/2026.
- Highly visible corner location in the heart of Bellingham's Central Business District.
- Situated on the ground floor of the historic Washington Grocery Building.
- Surrounded by established neighboring businesses including Fiamma Pizza, Just Poke, and Jimmy John's.



Elliott Kophs

elliott@saratogaRE.com

360.610.4980

Jeff Ayers

Ayers Commercial Group

jeff@ayerscommercialgroup.com

206.600.9294

saratogaRE.com

228 E CHAMPION, STE 102

BELLINGHAM, WA 98225



Demographics

1135 RAILROAD AVE

DEMOGRAPHIC SUMMARY

1135 Railroad Ave, Bellingham, Washington, 98225
Ring of 1 mile

KEY FACTS

17,606

Population



7,357

Households

26.5

Median Age

\$39,950

Median Disposable Income

EDUCATION

7%

No High School Diploma



18%
High School Graduate



27%
Some College



48%
Bachelor's/Grad/Prof Degree

INCOME



\$46,707

Median Household Income



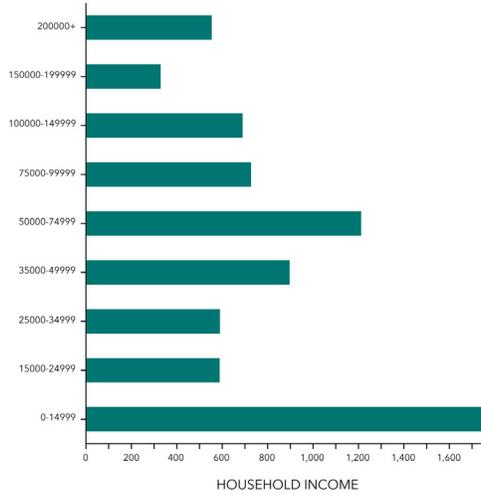
\$29,734

Per Capita Income

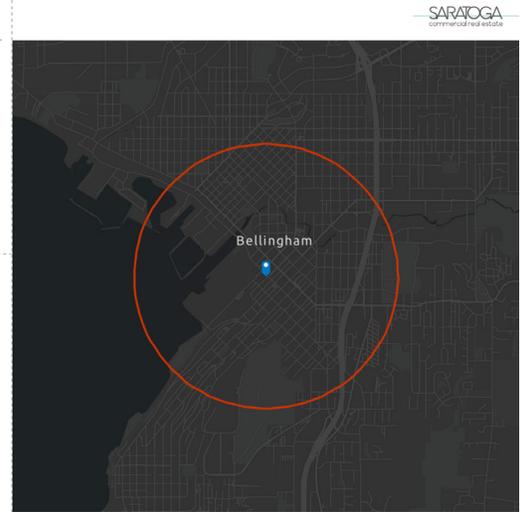


\$13,213

Median Net Worth



1 Mile



EMPLOYMENT



White Collar

55%



Blue Collar

17%



Services

31%

8.5%

Unemployment Rate

DEMOGRAPHIC SUMMARY

1135 Railroad Ave, Bellingham, Washington, 98225
Ring of 5 miles

KEY FACTS

112,293

Population



48,177

Households

36.3

Median Age

\$58,143

Median Disposable Income

EDUCATION

4%

No High School Diploma



17%
High School Graduate



29%
Some College



50%
Bachelor's/Grad/Prof Degree

INCOME



\$67,916

Median Household Income



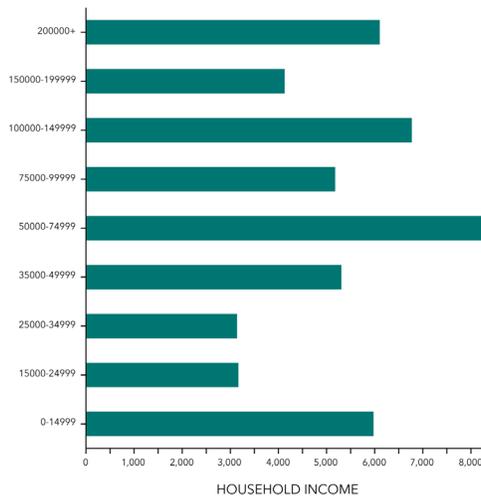
\$44,287

Per Capita Income

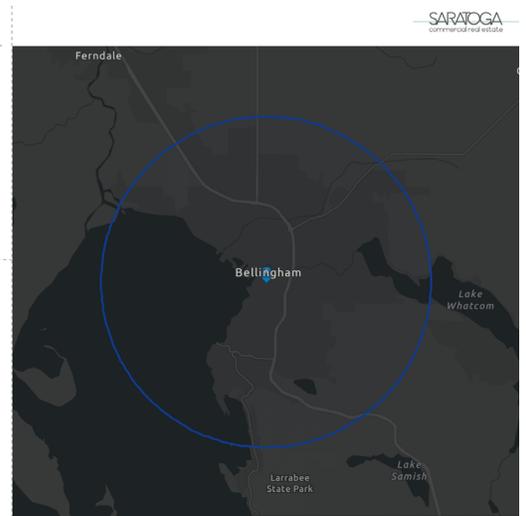


\$114,884

Median Net Worth



5 Mile



EMPLOYMENT



White Collar

65%



Blue Collar

18%

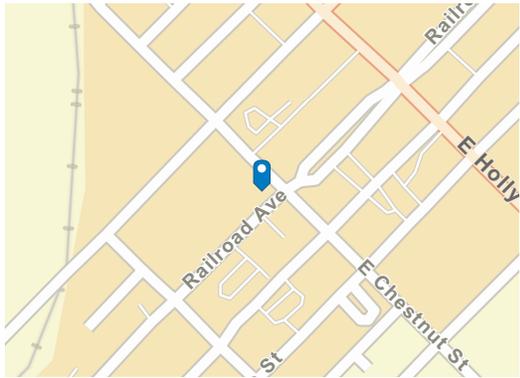
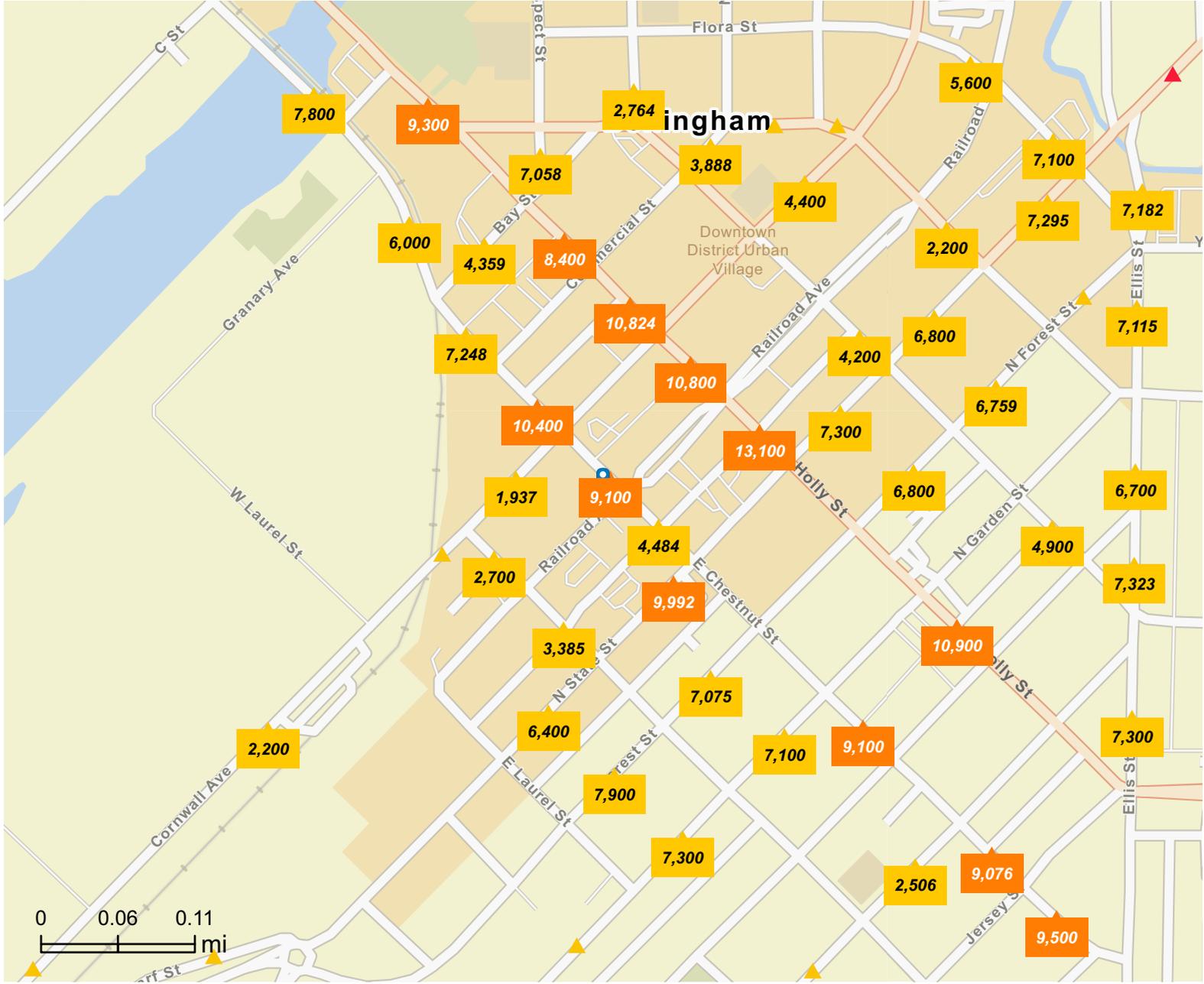


Services

21%

4.5%

Unemployment Rate



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

