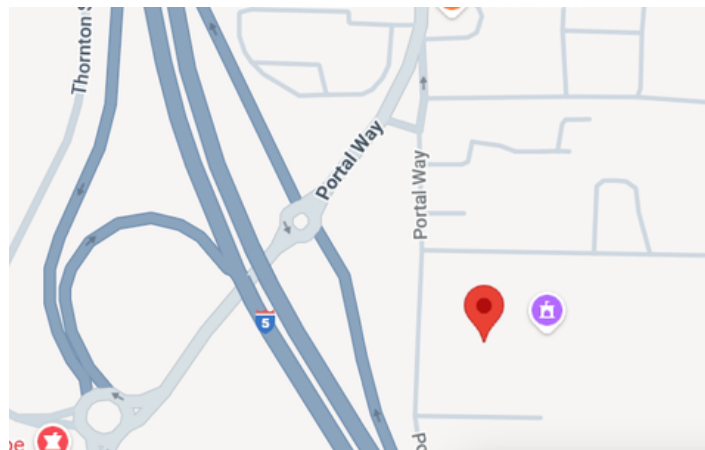


# FOR LEASE

5942 PORTAL WAY, FERNDALE



## SCHOOL, DAYCARE, OR OFFICE AVAILABLE FOR LEASE

- GENERAL INFORMATION
- PHOTOS
- AREA DEMOGRAPHICS



**WINDERMERE REAL ESTATE/WHATCOM INC.**  
daverehm@outlook.com | (360) 961-5513  
www.wrecommercial.com





# FOR LEASE

5942 PORTAL WAY, FERNDALE

OFFERED AT: \$10.80/SF/YR Gross

Ideal setting for a small private school, daycare, or professional office. This versatile property offers three buildings totaling 5,440 SF on 1.5 acre lot, providing abundant parking and outdoor space. Located just off I-5 in Ferndale, this site delivers excellent accessibility for staff, students, and clients. A rare opportunity for users seeking a spacious, well-located campus-style environment.



## FEATURES INCLUDING:

- ✓ Easy access to I-5
- ✓ Three buildings totaling 5,440 Square feet
- ✓ 1.5 Acre lot with playground
- ✓ Flexible options for permitable uses
- ✓ Available Now

**DAVE** REHM



# FOR LEASE

5942 PORTAL WAY, FERNDALE

BUILDING 1 PHOTOS

DAVE REHM





# FOR LEASE

5942 PORTAL WAY, FERNDALE

BUILDING 2 PHOTOS

DAVE REHM





# FOR LEASE

5942 PORTAL WAY, FERNDALE

BUILDING 3 PHOTOS

DAVE REHM



## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 5942 Portal Way, Ferndale, WA 98248

### CITY, STATE

**Ferndale, WA**

### POPULATION

**30,661**

### AVG. HH SIZE

**2.53**

### MEDIAN HH INCOME

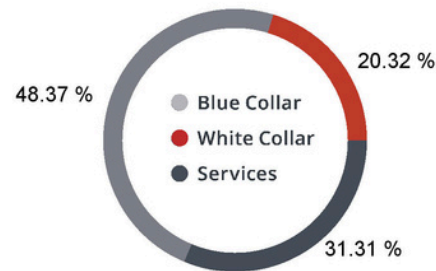
**\$51,858**

### HOME OWNERSHIP

Renters: **4,751**

Owners: **7,435**

### EMPLOYMENT



**46.79 %**  
Employed

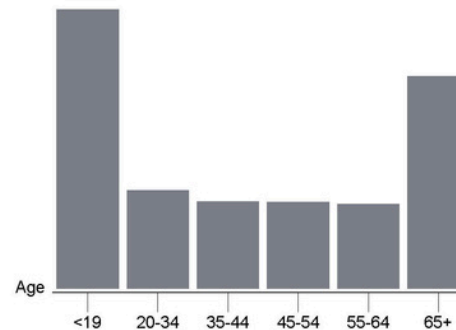
**2.34 %**  
Unemployed

### EDUCATION

High School Grad: **31.67 %**  
Some College: **26.48 %**  
Associates: **6.83 %**  
Bachelors: **21.43 %**

### GENDER & AGE

**49.49 %** **50.51 %**

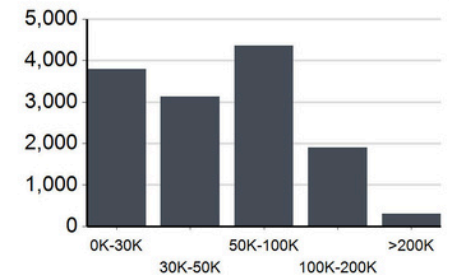


### RACE & ETHNICITY

White: **75.08 %**  
Asian: **1.16 %**  
Native American: **1.14 %**  
Pacific Islanders: **0.03 %**  
African-American: **0.44 %**  
Hispanic: **12.80 %**  
Two or More Races: **9.34 %**

## Catylist Research

### INCOME BY HOUSEHOLD



### HH SPENDING

