

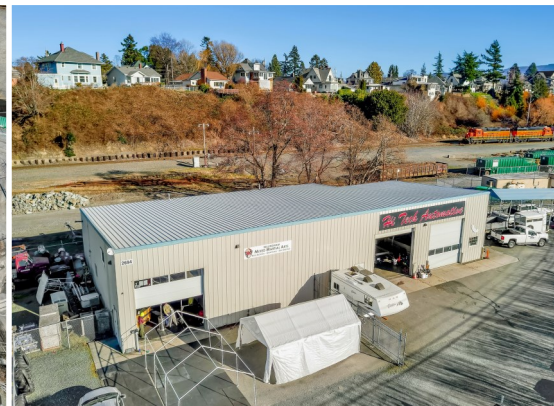
2696 & 2694 Roeder Ave, Bellingham



FOR SALE \$1,600,000

NWMLS ID# 1830776

CBA ID# 643081



Investment Opportunity in Port of Bellingham

- Two (2) Metal Industrial Buildings
 - ⇒ Total SF of Approximately 11,000
- Three (3) Strong Tenants with Long-Term NNN Leases w/Rent Escalations
- Land is Leased from Port of Bellingham on a Twenty-Eight (28) Year Land Lease
 - Land Lease Extension Possible for 1031 Buyer
- 6% CAP Rate
- Stable Long-Term Investment Opportunity

Information contained herein has been



Robert Sandoz, Managing Broker

CCIM, ALC, MBA, REALTOR, CBA

WINDERMERE REAL ESTATE/WHATCOM INC / BROKER

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ADDITIONAL AREA DETAILS

	2 Mile	5 Mile	10 Mile
Total Population	34,007	107,370	158,237
Employees	35,303	64,492	74,331
Total Businesses	3,530	6,628	7,904
Average Household Income	\$65,014	\$73,250	\$77,488
Median Household Income	\$51,394	\$56,398	\$61,189
Total Consumer Spending	\$329.6M	\$1.1B	\$1.7B
Median Age	34.1	34.7	36.2
Households	14,828	45,245	64,427
Percent College Degree or Above	38%	37%	34%
Average Housing Unit Value	\$350,962	\$373,360	\$372,208

Demographic data obtained from CoStar and Loopnet.—licensed to Windermere Whatcom, Inc.



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Additional PHOTOS

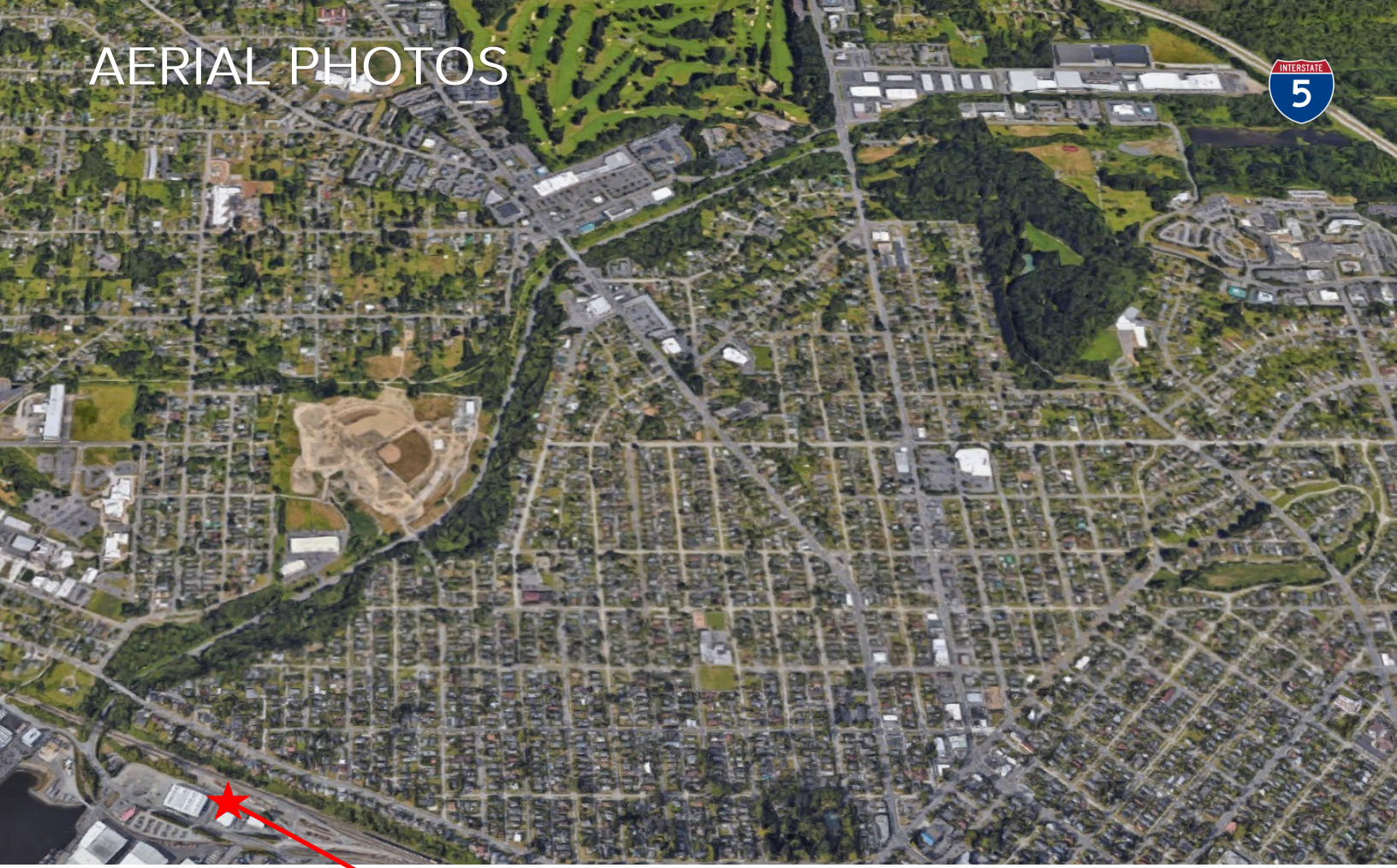



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AERIAL PHOTOS



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