



BELLINGHAM CROSSROADS

PRIME COMMERCIAL & MULTI-FAMILY LAND FOR SALE



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BELLINGHAM CROSSROADS

Bellingham Crossroads presents a rare opportunity to own prime retail and multi-family land in the heart of the Bellingham commercial corridor. Located adjacent to Bellis Fair Mall and across the street from the future Chick-Fil-A location, this level lot has strategically placed egress and ingress access. This is a high traffic, high visibility, signalized corner, ideal for your next retail and/or multi-family project. There is not a recorded maximum zoning density for this property, presenting endless opportunity to develop this into a mixed use, income producing site. Wetland report available; lot grading and recorded easements all completed.

All development plans are subject to City of Bellingham design review and approvals. There is a pending specific binding site plan, creating 4 lots. Options available to purchase portions or full parcel once legal lots are created.

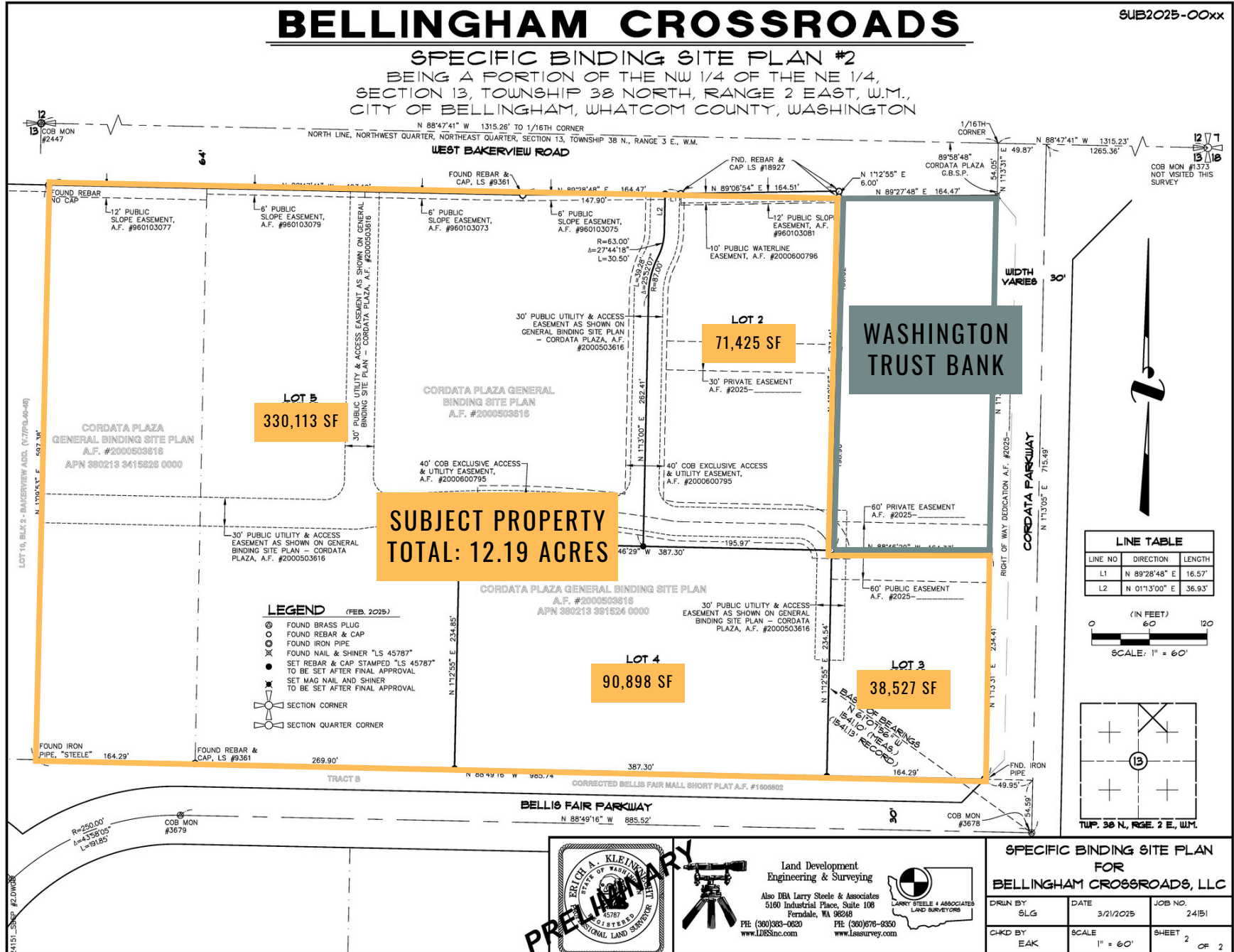
LOT SIZE	12.19 GROSS ACRES
ZONING	PLANNED COMMERCIAL
MAX ZONING DENSITY	NONE
PARCEL #	380213380523
AREA	MERIDIAN
ASKING PRICE	\$11,950,000



TRADE AREA MAP



SPECIFIC BINDING SITE PLAN APPLICATION



AREA DEMOGRAPHICS

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 415-455 W Bakerview Rd, Bellingham, WA 98226

CITY, STATE

Bellingham, WA

POPULATION

46,621

AVG. HHSIZE

2.34

MEDIAN HH INCOME

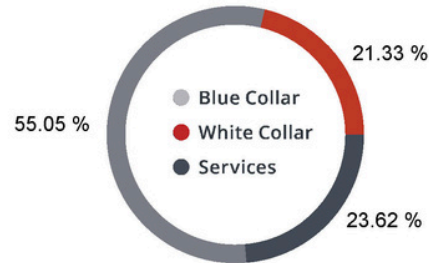
\$45,307

HOME OWNERSHIP

Renters: **11,137**

Owners: **9,380**

EMPLOYMENT



50.92 %
Employed

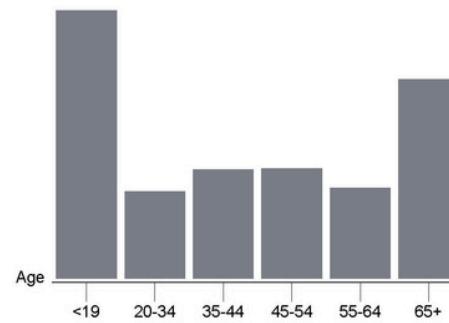
2.19 %
Unemployed

EDUCATION

High School Grad:	27.03 %
Some College:	25.25 %
Associates:	8.71 %
Bachelors:	26.11 %

GENDER & AGE

48.40 %  **51.60 %** 

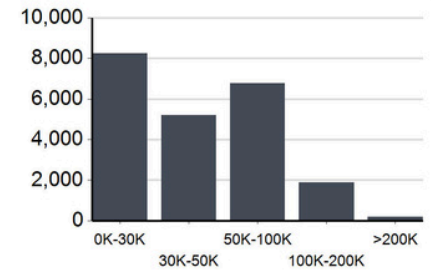


RACE & ETHNICITY

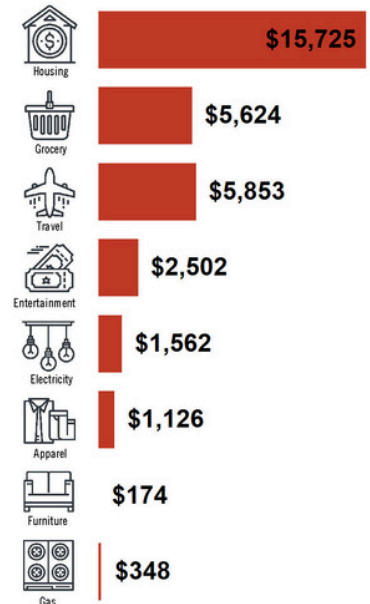
White:	64.61 %
Asian:	7.20 %
Native American:	0.72 %
Pacific Islanders:	0.08 %
African-American:	0.60 %
Hispanic:	14.50 %
Two or More Races:	12.29 %

 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



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