

Coming to Market



38,315 SF Mixed-Use

Boutique • Waterfront • Gem

The Granary Building

1211 GRANARY AVE
BELLINGHAM, WA

Own the most iconic Building in Downtown Bellingham!

CBRE

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EXECUTIVE SUMMARY

The Offering

CBRE is pleased to present to qualified principals, the opportunity to acquire the Granary Building, an exceptional 38,355 SF retail and office mixed-use asset. The structure, a mainstay of Bellingham commerce for over 100 years has been extensively and lovingly remodeled to today's exacting standards.

Benefiting from a strategic "anchor" location within the Waterfront District, and proximate to downtown, the asset is well-situated to contribute and benefit from the dynamic Bellingham economy for the next generation.

Investment Highlights

- Premier location in Bellingham's burgeoning Waterfront District
- All building systems and roof replaced in 2019 renovation
- Year 1 NOI upwards of \$850,000, with upside potential from additional leasing



Property Highlights



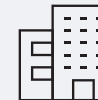
**1211 Granary Ave
Bellingham, WA 98225**



Parcel #: 3803300501870000



Total AC: 0.65



**Building SF: 38,315
Additional Basement SF: 10,650**



Occupancy: 81%

AREA OVERVIEW

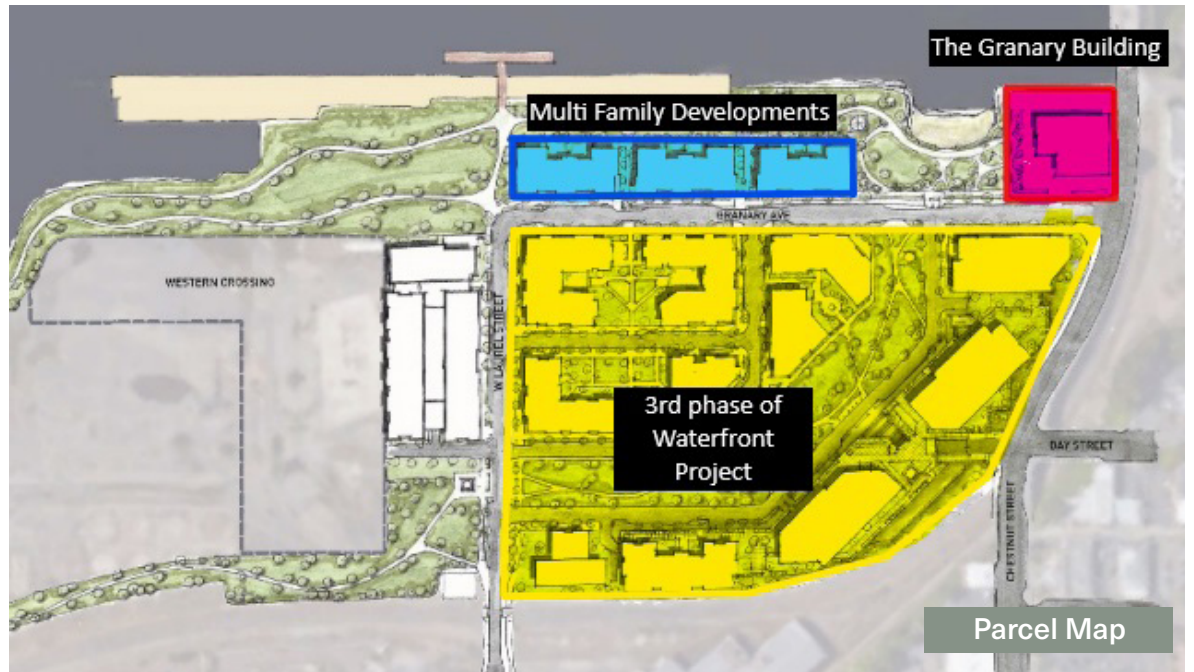
Bellingham, Washington is a vibrant coastal city nestled between the Salish Sea and the North Cascades, about 90 miles north of Seattle. Known for its stunning natural setting and lively college town atmosphere, the city is home to Western Washington University and a thriving community of artists, adventurers and entrepreneurs. Downtown Bellingham and the waterfront buzz with craft breweries, cafes and music venues. Outdoor recreation is a defining part of life here as residents enjoy easy access to Bellingham Bay, Chuckanut Mountain and Mount Baker. Blending small town charm with Pacific Northwest character, Bellingham has become a magnet for people seeking both nature and culture.



Low Aerial Photo

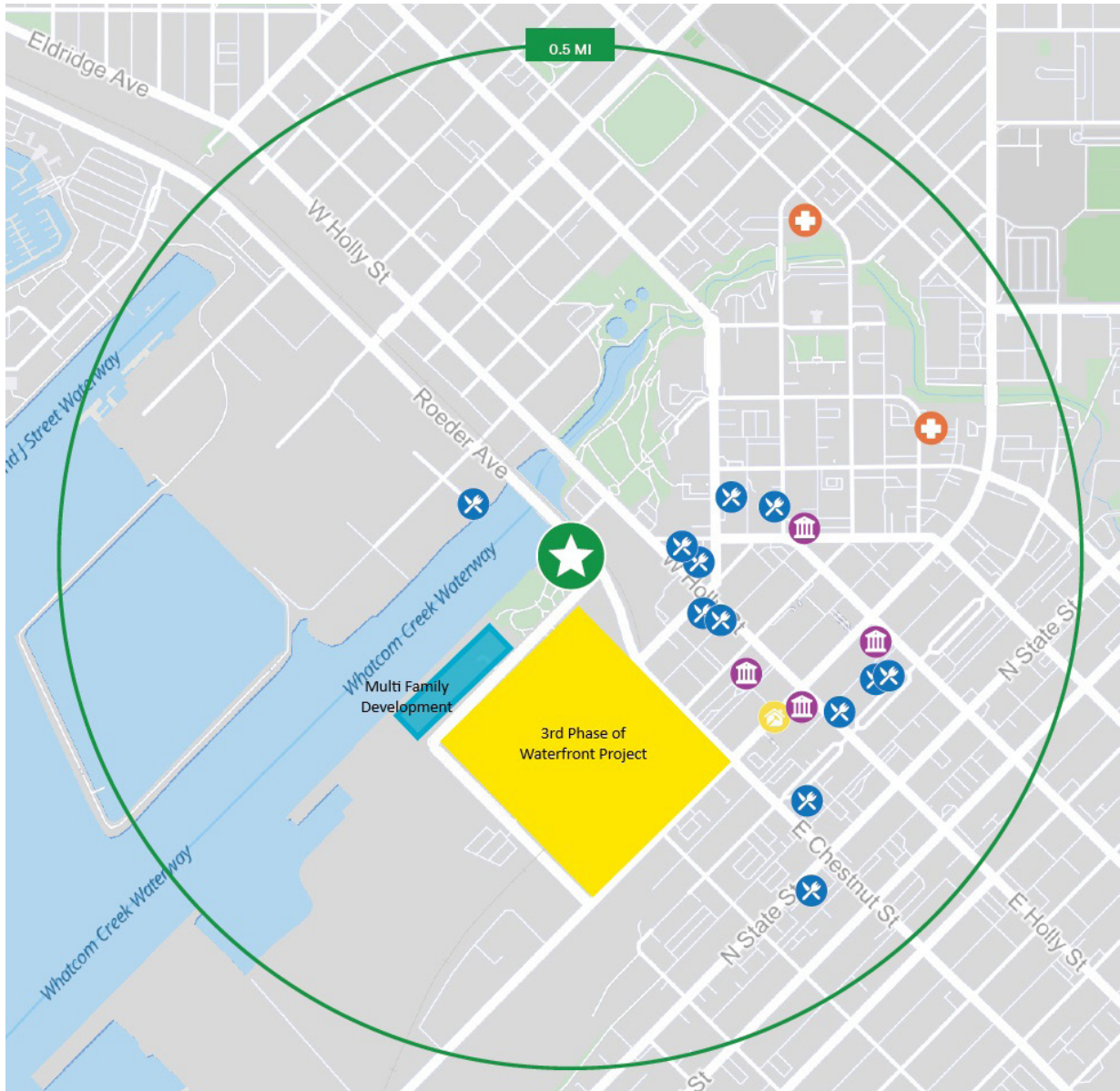
BELLINGHAM'S WATERFRONT

Bellingham's central waterfront is in a state of transition from its long history as an active industrial area to a new and vibrant mixed-use neighborhood. Over the past several decades, the Port and City of Bellingham have worked together to create a vision and path to enable this transformation. While the Granary building is an important and integral part of this vision, it represents only a small portion of the longer-term area plan. The substantial planning and public/private investment involved bodes extremely well for the long-term viability of the asset.



Parcel Map

AMENITY MAP



The Granary

- ★ 1211 Granary Ave
Bellingham, WA, 98225

Dining

- ✕ Cheba Hut Subs
306 W Holly St
Bellingham, WA, 98225
- ✕ Baglery
1319 Railroad Ave
Bellingham, WA, 98225
- ✕ Old Town Cafe
316 W Holly St
Bellingham, WA, 98225
- ✕ Jimmy Johns
1204 Railroad Ave
Bellingham, WA, 98225
- ✕ Seashells Coffee Co.
1100 C St
Bellingham, WA, 98225
- ✕ Camber Coffee
221 W Holly St
Bellingham, WA, 98225
- ✕ Black Sheep Bellingham
211 W Holly St
Bellingham, WA, 98225
- ✕ Storia Cucina
109 Grand Ave
Bellingham, WA, 98225
- ✕ Cafe Rumba
1140 N State St
Bellingham, WA, 98225
- ✕ Horseshoe Cafe
113 E Holly St
Bellingham, WA, 98225

- ✕ Banter
114 Prospect St
Bellingham, WA, 98225

- ✕ Bantam
1327 Railroad Ave
Bellingham, WA, 98225

Hotels

- 🏠 Hotel Leo
1224 Cornwall Avenue
Bellingham, WA, 98225

Hospital & Health

- 🏥 Whatcom County Health
509 Girard St
Bellingham, WA, 98225
- 🏥 Unity Care NW Pharmacy
218 Unity St
Bellingham, WA, 98225

Banks

- 🏦 US Bank
121 W Holly St
Bellingham, WA, 98225
- 🏦 Chase Bank
1336 Cornwall Ave
Bellingham, WA, 98225
- 🏦 Bank of America
112 E Holly St
Bellingham, WA, 98225
- 🏦 Bank of the Pacific
100 Grand Ave
Bellingham, WA, 98225

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