



# LISTING INFORMATION

- 1108 W BAKERVIEW ROAD
- PARCEL # 380211475010; 380211482026
- PRICE: \$975,000
- 2.43 ACRES, COMMERCIAL ZONING

PRESENTED BY:

**DAMIAN PRO**  
WINDERMERE COMMERCIAL  
360.303.5072  
DAMIAN@MYPROTEAM.COM

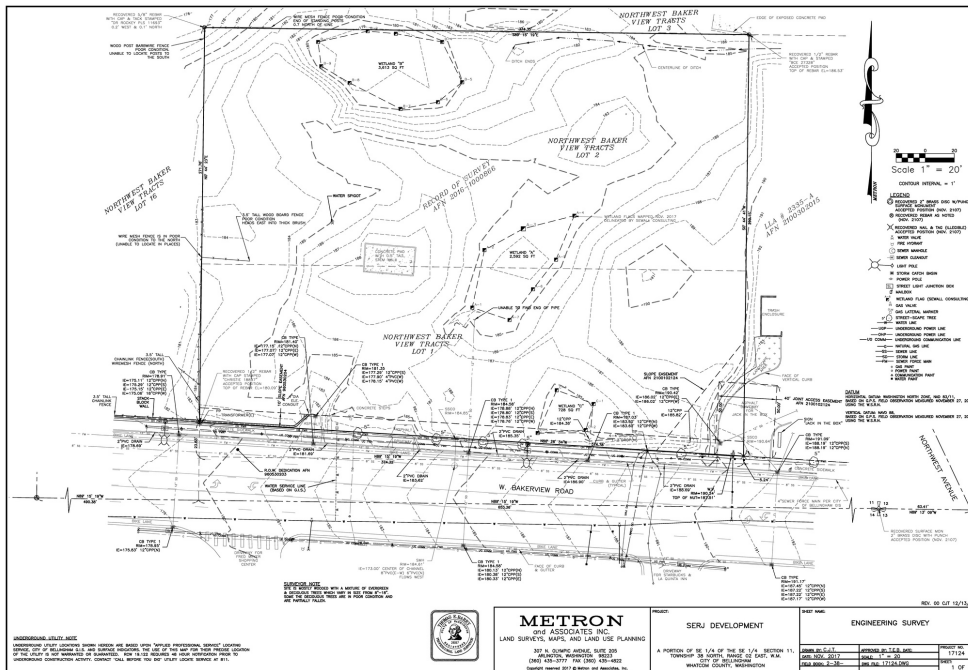
**MIKE KINGSLEY**  
WINDERMERE COMMERCIAL  
360.223.3944  
KINGSLEY@WINDERMERE.COM



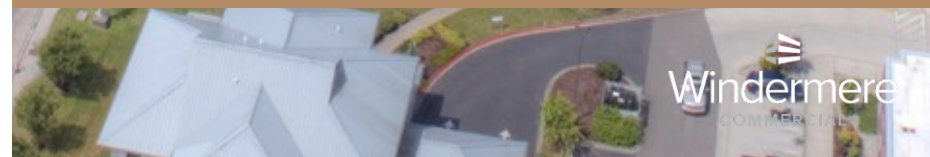
# DETAILS

1108 W BAKERVIEW RD, BELLINGHAM

Prime commercial site on 2.3 acre rectangular lot with high visibility located approx. 550ft east of the main Costco entrance and immediately west of Jack In The Box w/approximately 376ft of road frontage along W Bakerview Rd. The site is level, approx. 8ft above the road grade. Planned commercial zoning with multi-family allowed on the second floor utilizing density bonuses. Access off Bakerview is a shared driveway with Jack in the Box and a second shared access could be available with the property to the west. Currently has right-in, right-out only onto W Bakerview Rd. Critical Areas Report completed July 23' completed. Incredible upside potential for development in Bellingham's gateway to the north.

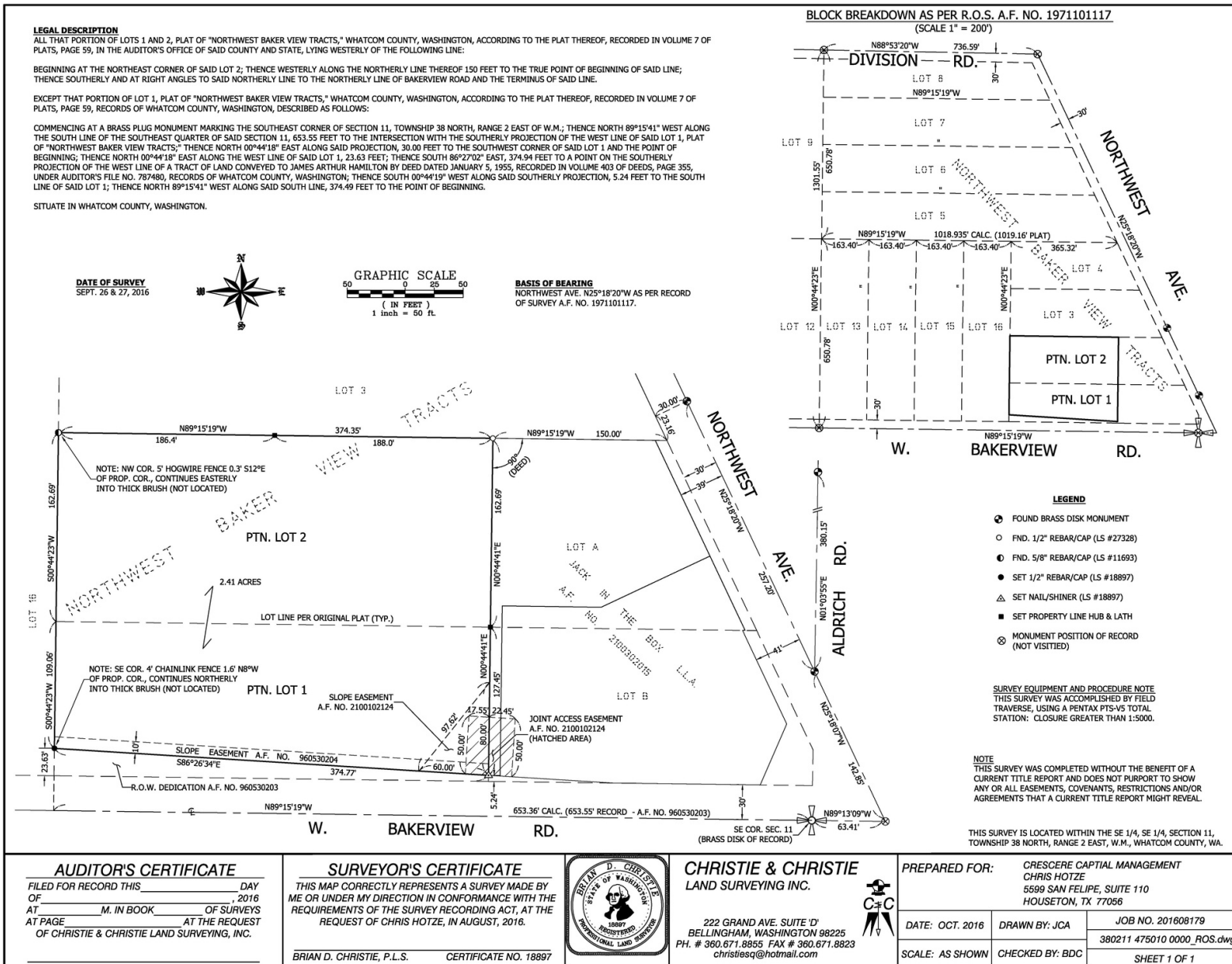


- Close Proximity to:
  - I-5
  - Bellingham International Airport
  - National Grocers
  - Costco
  - National Food Chains
- Daily Traffic Count: 24,773
- Completed 2023 Critical Areas Report
- Zoning: Commercial w/Multi-Family Possibility
- Contact Brokers for More Information



# SURVEY

1108 W BAKERVIEW RD, BELLINGHAM



# RETAILER MAP



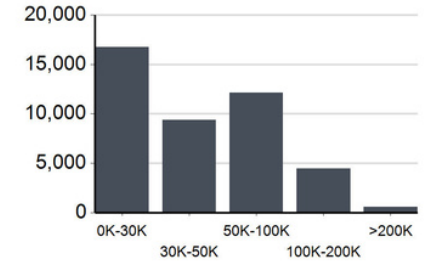
# AREA DEMOGRAPHICS

10 MINUTE DRIVE FROM SUBJECT LOCATION

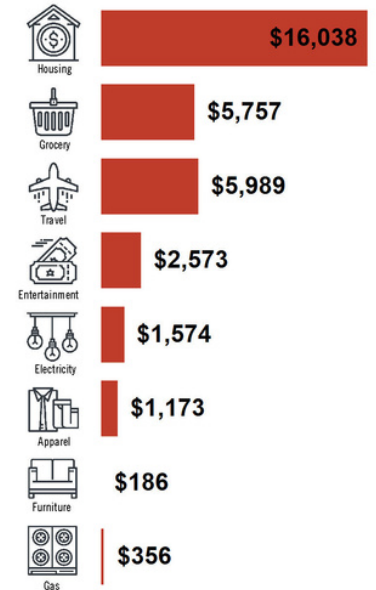
## Location Facts & Demographics



### INCOME BY HOUSEHOLD



### HH SPENDING



### CITY, STATE

**Bellingham, WA**

### POPULATION

**95,286**

### AVG. HHSIZE

**2.36**

### MEDIAN HH INCOME

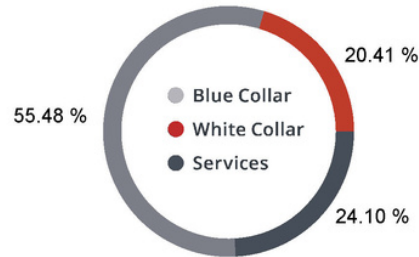
**\$48,115**

### HOME OWNERSHIP

Renters: **21,113**

Owners: **18,440**

### EMPLOYMENT



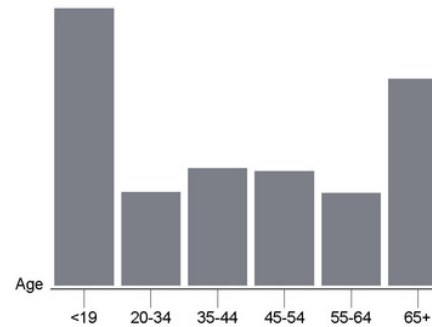
**49.57 %** Employed  
**2.41 %** Unemployed

### EDUCATION

High School Grad: **25.67 %**  
Some College: **24.87 %**  
Associates: **9.48 %**  
Bachelors: **29.93 %**

### GENDER & AGE

**48.54 %** **51.46 %**



### RACE & ETHNICITY

White: **72.39 %**  
Asian: **5.40 %**  
Native American: **0.81 %**  
Pacific Islanders: **0.08 %**  
African-American: **0.71 %**  
Hispanic: **11.36 %**  
Two or More Races: **9.26 %**

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