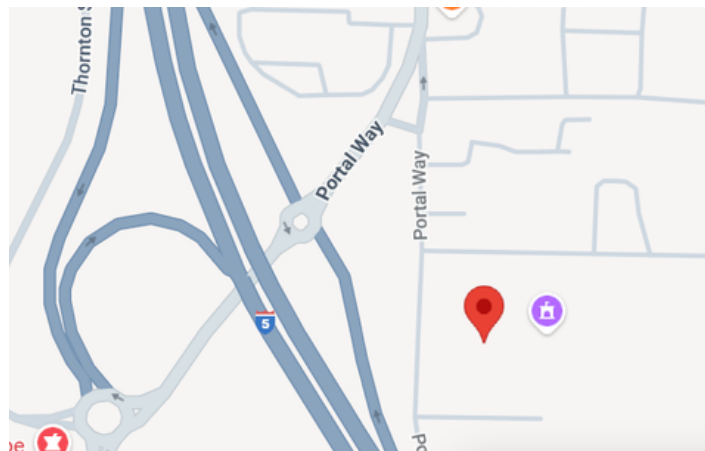


FOR LEASE

5942 PORTAL WAY, FERNDALE



SCHOOL, DAYCARE, OR OFFICE AVAILABLE FOR LEASE

- 5,440 SF OF OFFICE/CLASSROOM ON 1.5 ACRES
- \$3,500/MO. GROSS LEASE
- EASY ACCESS, CLOSE TO I-5



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



FOR LEASE

5942 PORTAL WAY, FERNDALE

OFFERED AT: \$7.72/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 permissible uses
- ✓ Available Now

DAVE REHM

FOR LEASE

5942 PORTAL WAY, FERNDALE

DAVE REHM



BUILDING 1



FOR LEASE

5942 PORTAL WAY, FERNDALE

DAVE REHM



BUILDING 2



FOR LEASE

5942 PORTAL WAY, FERNDALE

DAVE REHM



BUILDING 3



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

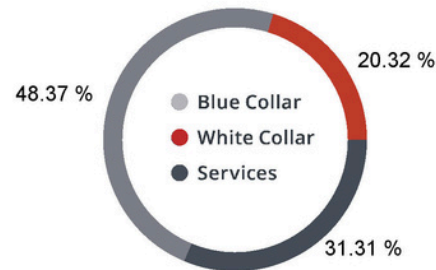
\$51,858

HOME OWNERSHIP

Renters: **4,751**

Owners: **7,435**

EMPLOYMENT



46.79 %
Employed

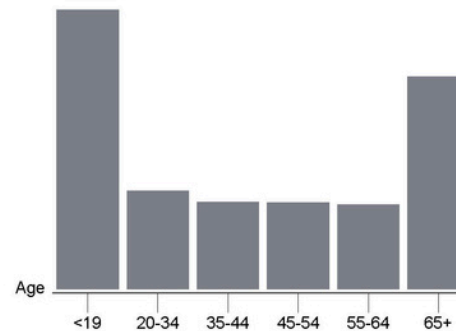
2.34 %
Unemployed

EDUCATION

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

GENDER & AGE

49.49 % **50.51 %**

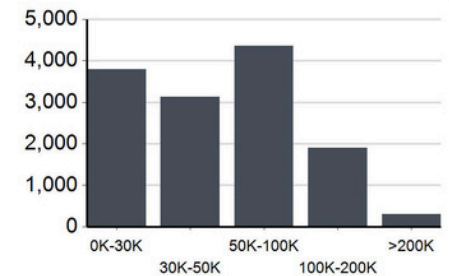


RACE & ETHNICITY

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

