

2211 RIMLAND DRIVE

LEASING INFORMATION



Barkley
VILLAGE



- AVAILABLE SPACES
- GENERAL BARKLEY VILLAGE INFORMATION
- AREA DEMOGRAPHICS

 Windermere
COMMERCIAL

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BARKLEY AREA SUMMARY

Barkley Village is a vibrant mixed use urban village that combines the best of urban design – accessibility, sustainability, and walkability – with the warmth, community and charm of a bustling small town center. Nestled between Mt. Baker National Forest and Bellingham Bay in beautiful Bellingham, Washington, we provide a thoughtful, intentional, and functional alternative to other city neighborhoods, bringing together the very best of business, residential and recreation.

Stocked with some of Bellingham's best restaurants, shops, and entertainment, Barkley Village is a local favorite when it comes to fun. Its growing network of walking and bike trails, parks and public space connect us to the surrounding neighborhoods.

Major commercial employers in the village include: Haggen Food & Pharmacy, Regal Cinemas, Janicki Industries, Peoples Bank Headquarters, Regus Coworking Space, the Bellingham Public School Administration Office, among others.

OFFICE & RETAIL SQFT

1,000,000+

TOTAL ACRES

250

SERVICES

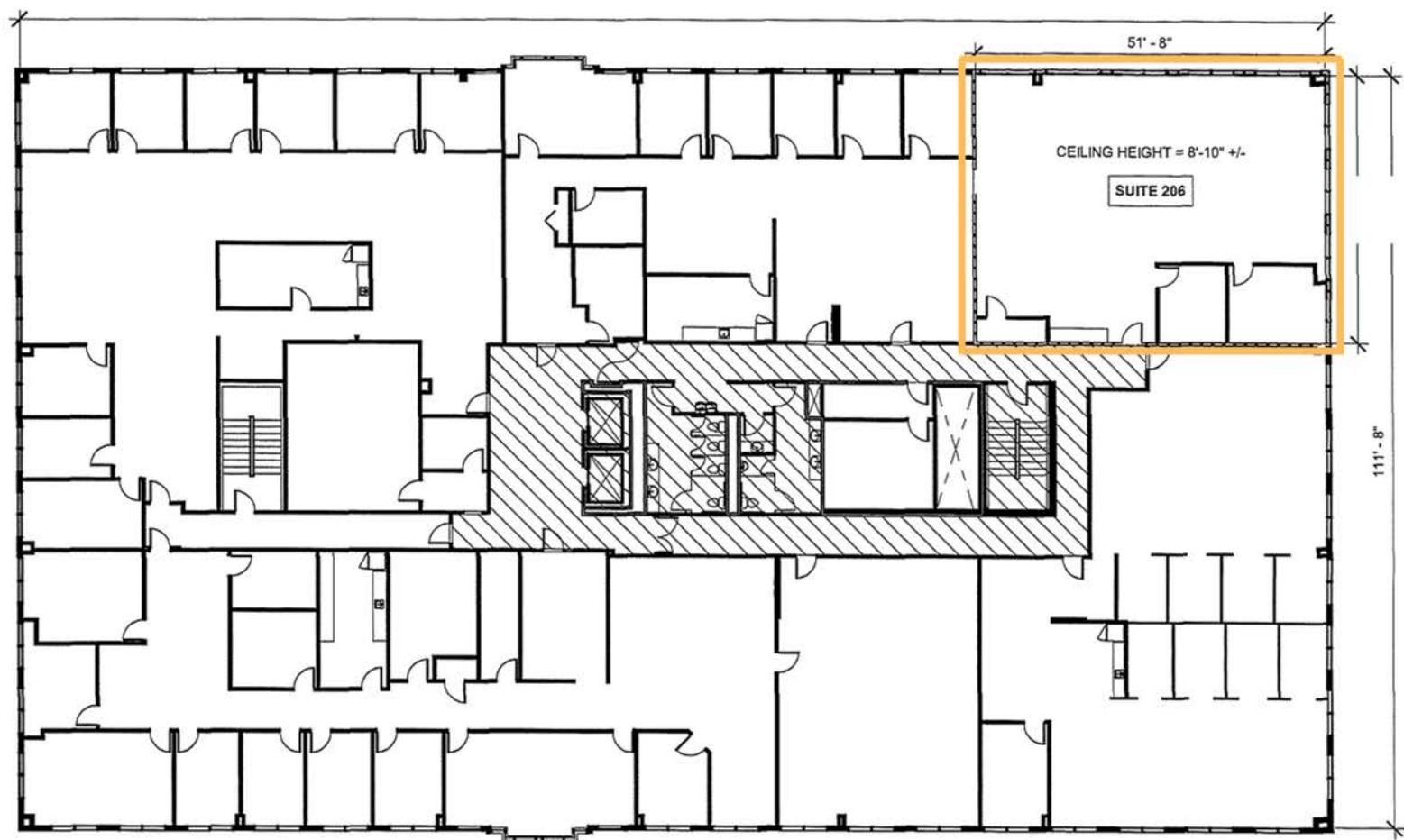
Grocery store, retail shopping street, salon/spa, fitness, parcel shipping, library, movie theater, medical, dental, financial

EATERIES

14

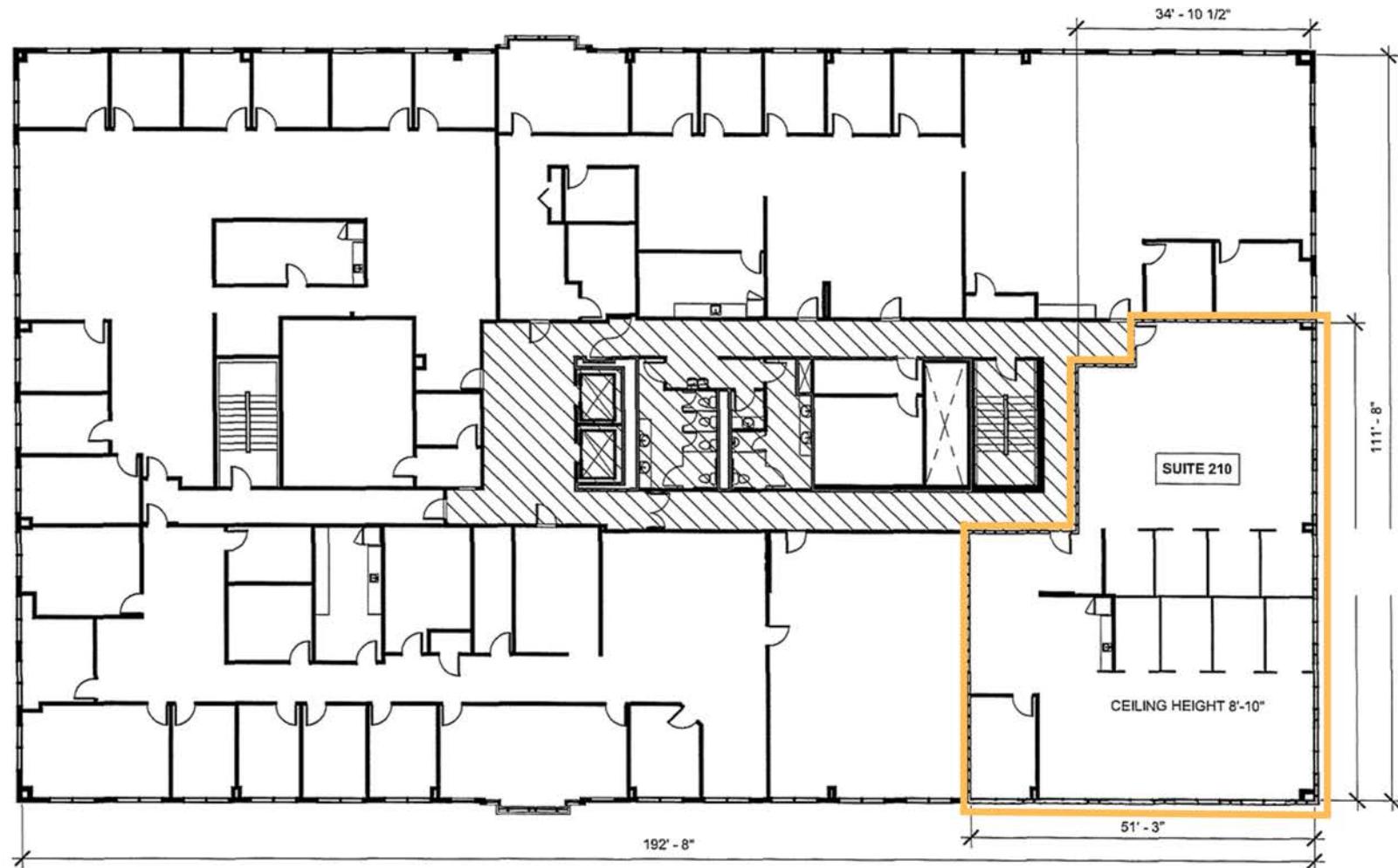


AVAILABLE SPACE: 2211 RIMLAND DR. SUITE 206



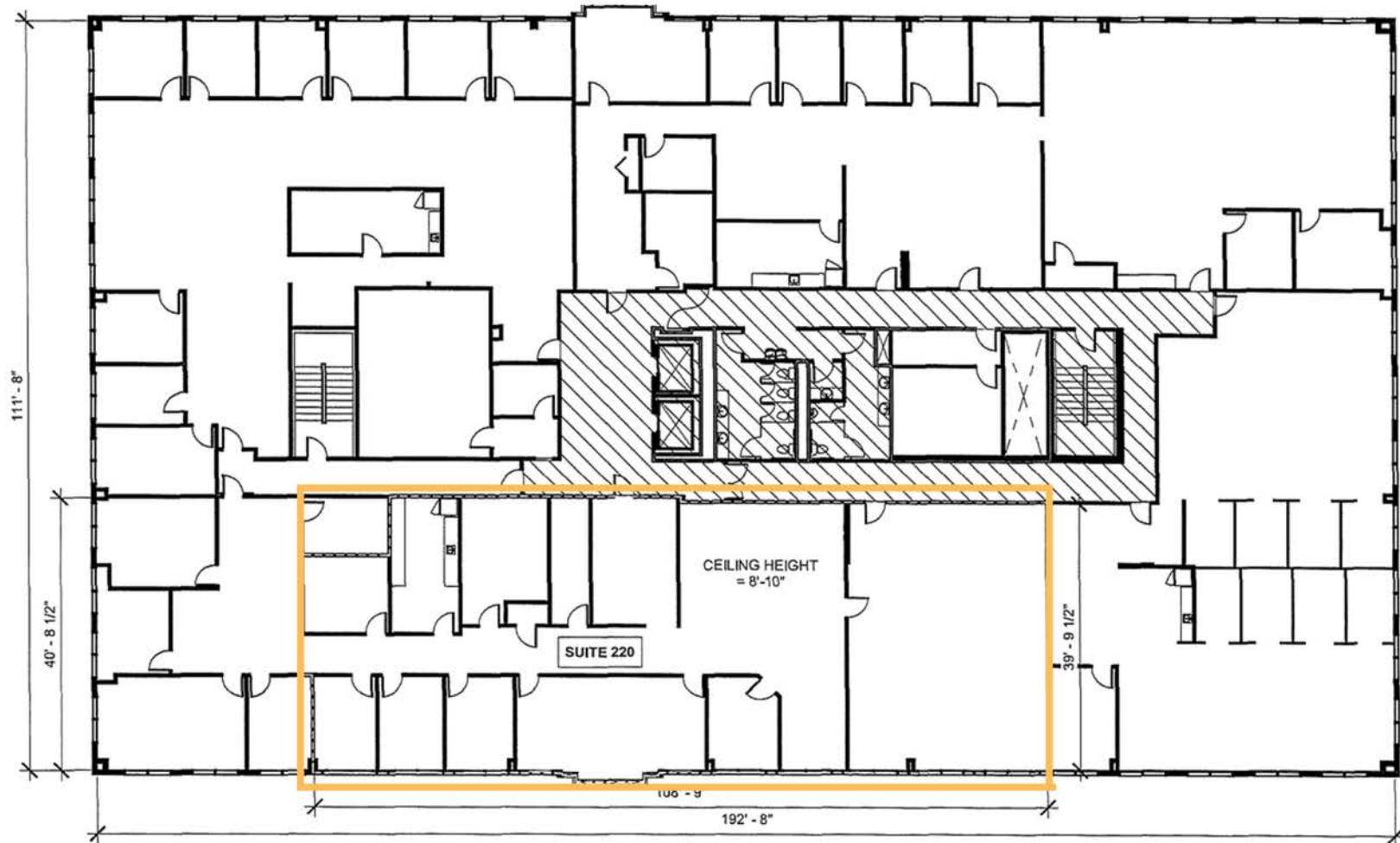
- 2,114 SF
- 2ND FLOOR CORNER SUITE
- LOBBY ELEVATOR AND STAIR ACCESS
- SHARED BATHROOMS

AVAILABLE SPACE: 2211 RIMLAND DR. SUITE 210



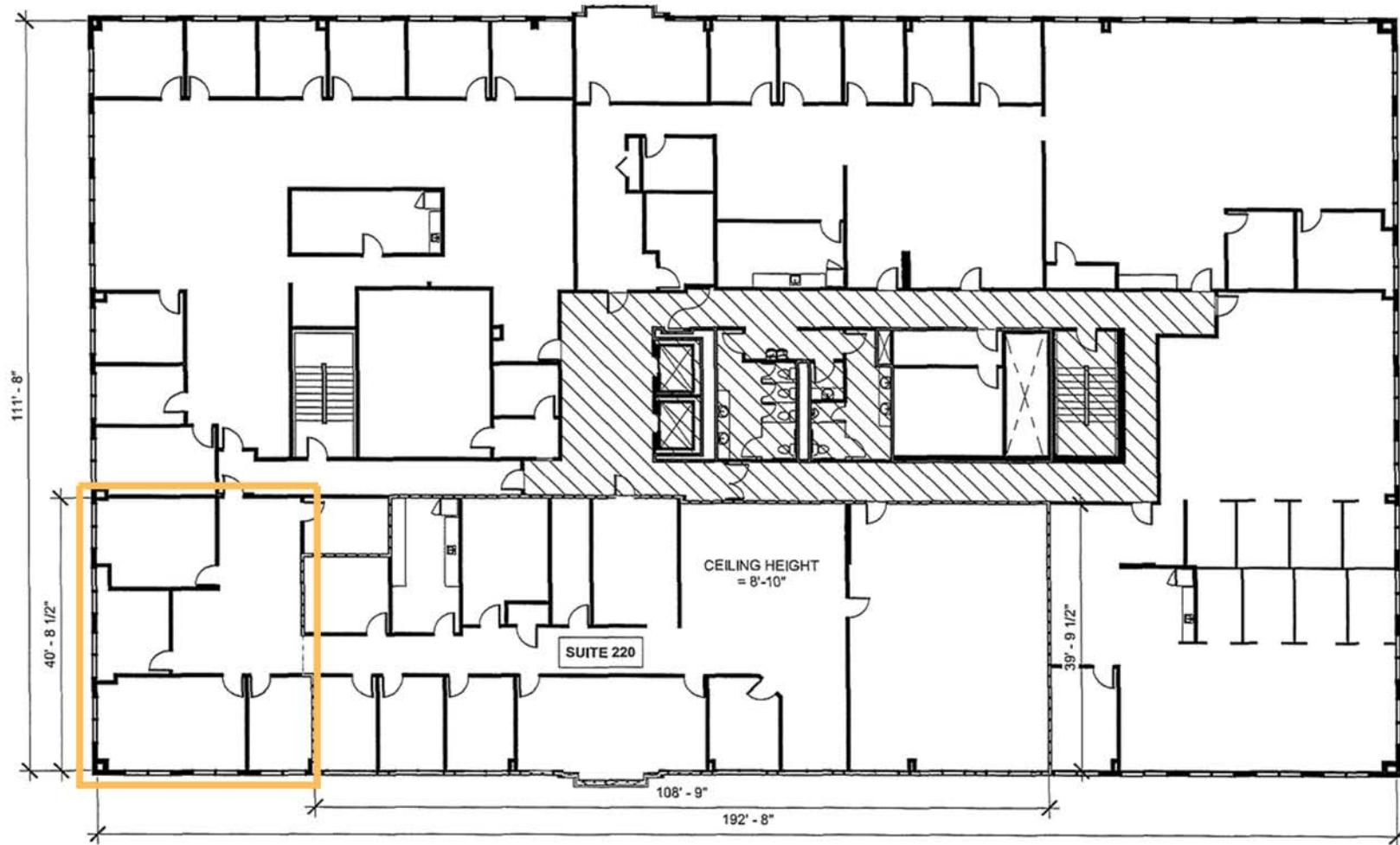
- **3,164 SF**
- **2ND FLOOR CORNER SUITE**
- **KITCHENETTE**
- **LOBBY ELEVATOR AND STAIR ACCESS**
- **SHARED BATHROOMS**

AVAILABLE SPACE: 2211 RIMLAND DR. SUITE 220



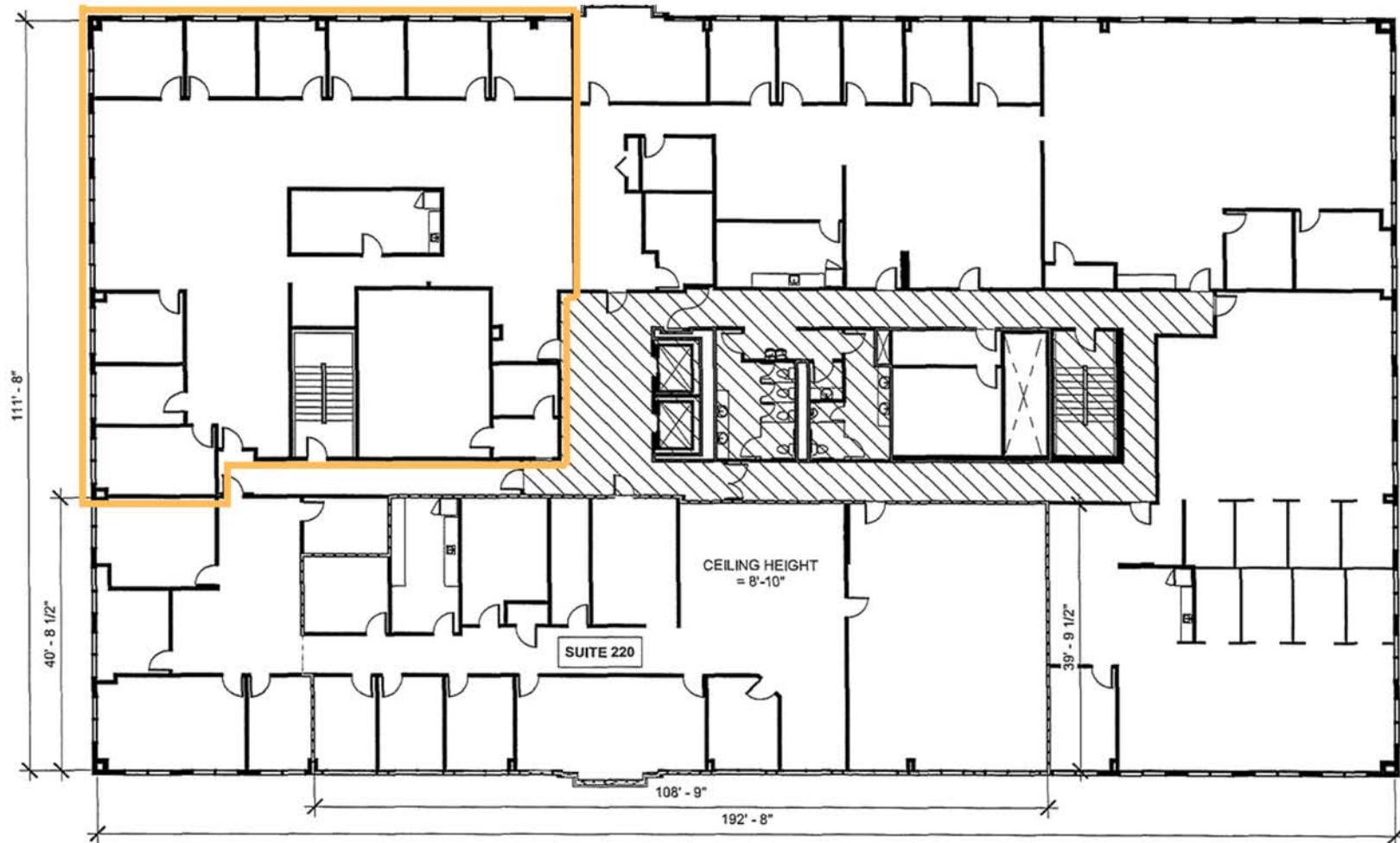
- **4,401 SF**
- **2ND FLOOR SUITE**
- **KITCHEN**
- **LOBBY ELEVATOR AND STAIR ACCESS**
- **SHARED BATHROOMS**

AVAILABLE SPACE: 2211 RIMLAND DR. SUITE 222



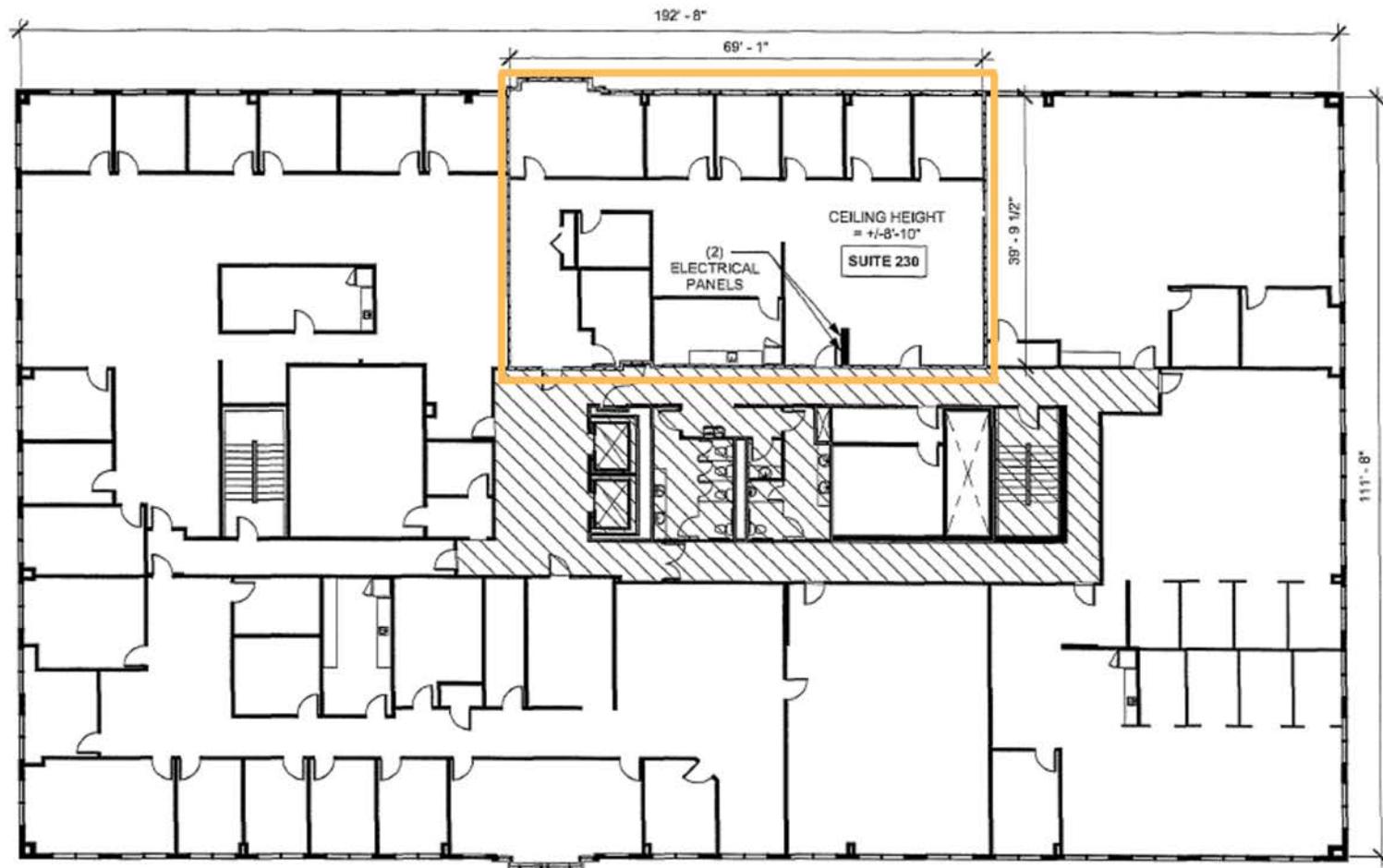
- 1,417 SF
- 2ND FLOOR CORNER SUITE
- LOBBY ELEVATOR AND STAIR ACCESS
- SHARED BATHROOMS

AVAILABLE SPACE: 2211 RIMLAND DR. SUITE 224



- **3,897 SF**
- **2ND FLOOR CORNER SUITE**
- **KITCHEN**
- **LOBBY ELEVATOR AND STAIR ACCESS**
- **SHARED BATHROOMS**

AVAILABLE SPACE: 2211 RIMLAND DR. SUITE 230



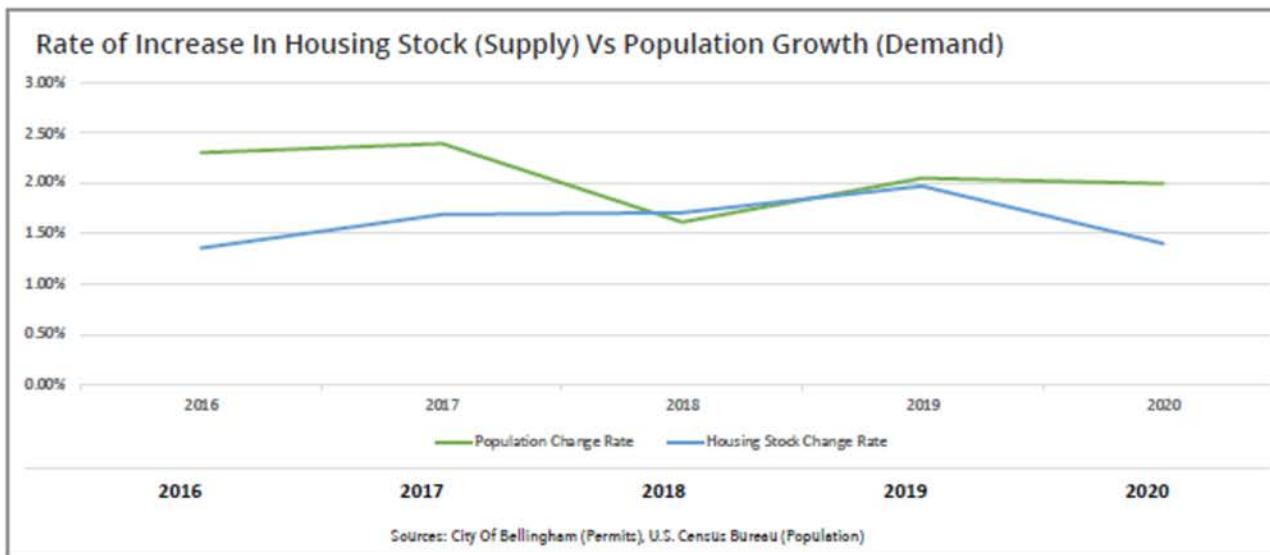
- **2,834 SF**
- **2ND FLOOR SUITE**
- **KITCHEN**
- **LOBBY ELEVATOR AND STAIR ACCESS**
- **SHARED BATHROOMS**

BARKLEY AREA MAP



MARKET OVERVIEW - POPULATION GROWTH

BELLINGHAM METROPOLITAN AREA



Since 2016 Bellingham's Population Has Grown 53% Faster Than The Housing Supply

Since 2016, Bellingham's population has increased average annual rate of 2.07 percent per year. This is a significantly faster pace than both the previous 5-year projections made by the City of Bellingham of 1.59 percent per year (2016), and WA Office of Financial Management of 1.42 percent per year (2015). Based on Bellingham's average household size of 2.28 persons, the discrepancy between growth in housing units* relative to population growth is an additional 1,219 unit shortfall across both the sales and rental markets. Should the population continue to grow at it's current rate, RJJ projects Bellingham will need an additional 4,445 housing units* by 2026 to simply maintain the current market conditions, and upwards of 7,500 additional housing units* to achieve "balanced" housing market conditions.

*Limited To Single/Double Family & Multifamily Units Only

Bellingham Housing Units Permitted Versus Population Growth

	New Units	New Residents
2016	445	1,956
2017	564	2,077
2018	579	1,433
2019	680	1,850
2020	493	1,846
TOTAL	2,762	9,162

Source: City Of Bellingham, U.S. Census Bureau

INCOME DEMOGRAPHICS

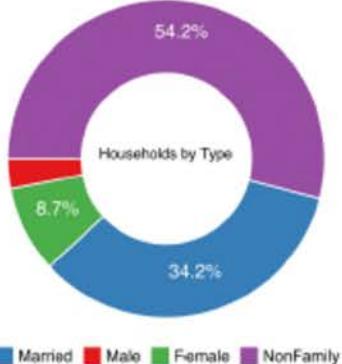
BELLINGHAM METROPOLITAN AREA

Households

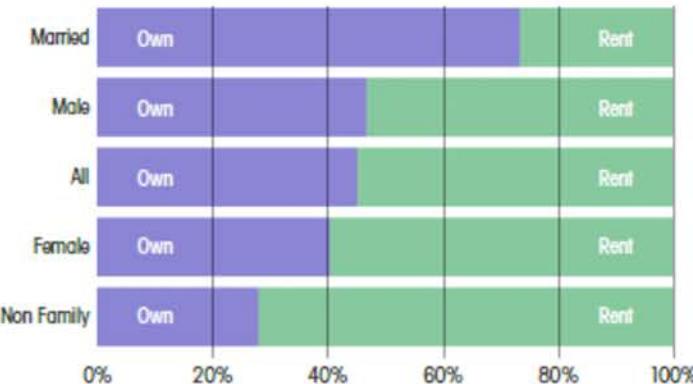
Type	Count	Average Size	Owned
All	36,864	2.28	45.4
Non Family	19,991	1.67	28.3
Married	12,596	2.96	73.5
Female	3,205	3	40.6
Male	1,072	3.52	47

2.88 Average Family Size

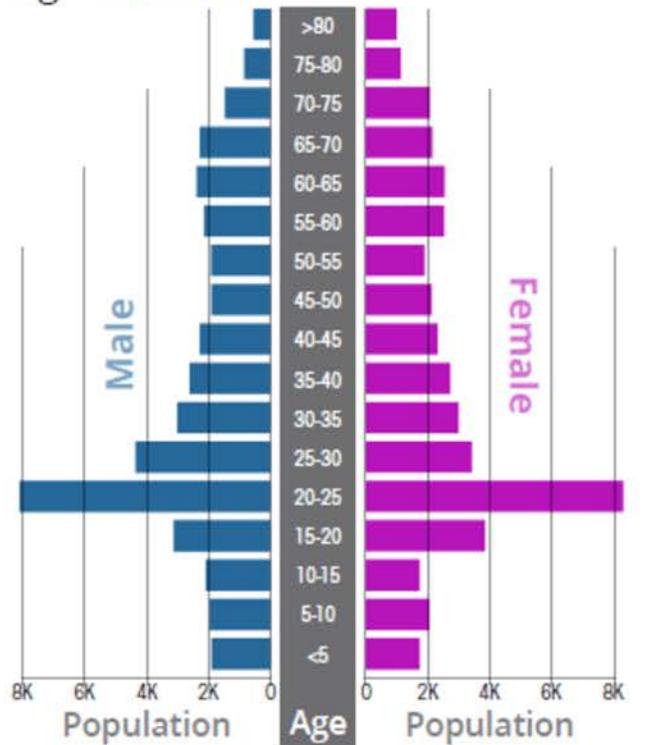
2.28 Average Household Size



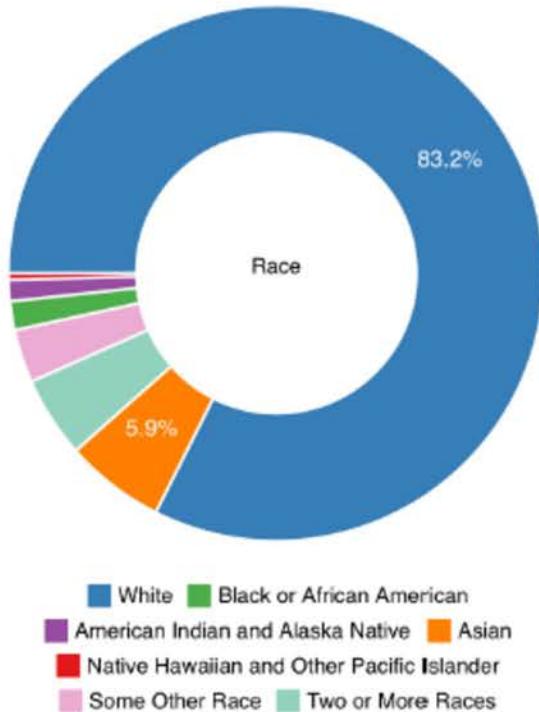
Renter vs Owner Occupied



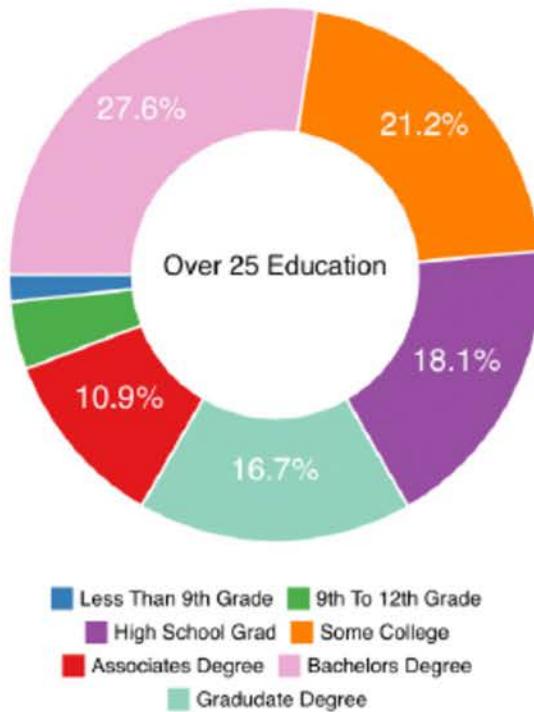
Age / Gender



Race



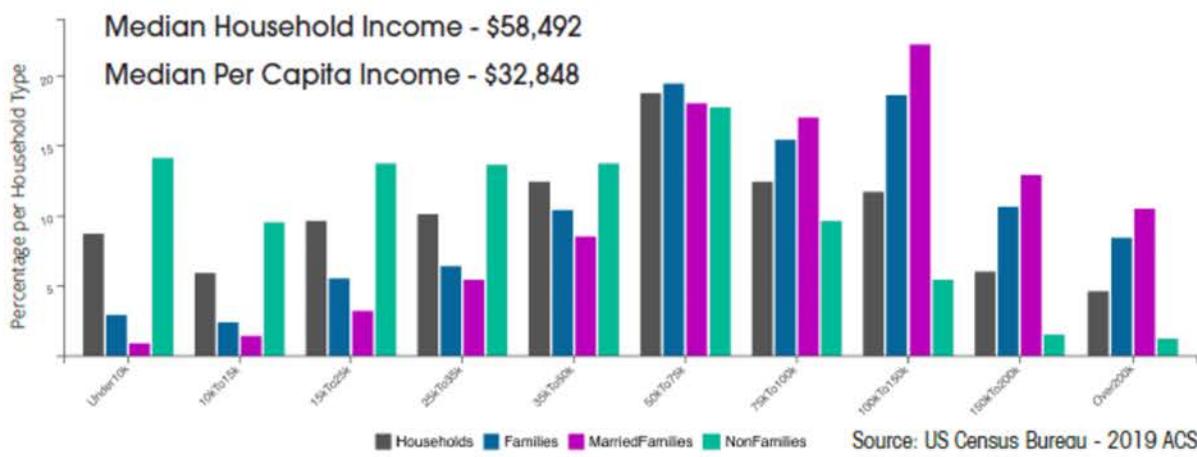
Education



INCOME DEMOGRAPHICS

BELLINGHAM METROPOLITAN AREA

Income By Household Type

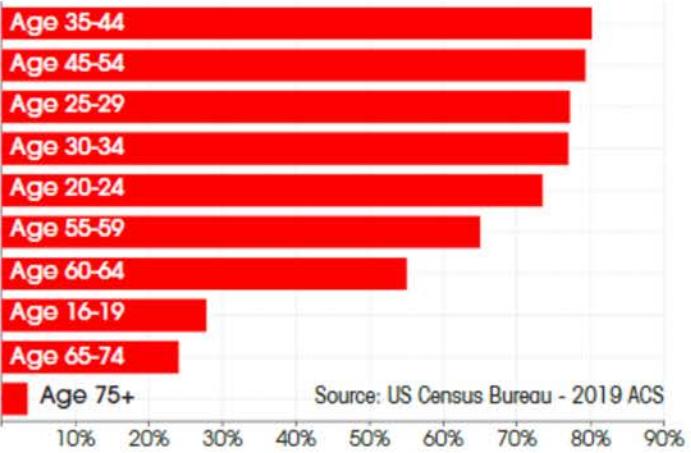


Employment

Labor Force Participation - 64.3%
Employment Rate - 60.2%
Unemployment Rate - 6.2%

*Labor Force Participation rate represents the number of people in the labor force as a percentage of the civilian non-Institutional population. In other words, the participation rate is the percentage of the population that is either working or actively looking for work.

Employment Rate by Age Group



Bellingham

Area Industries Paying Above The National Average

Occupation Difference

Commercial Fishing +41%

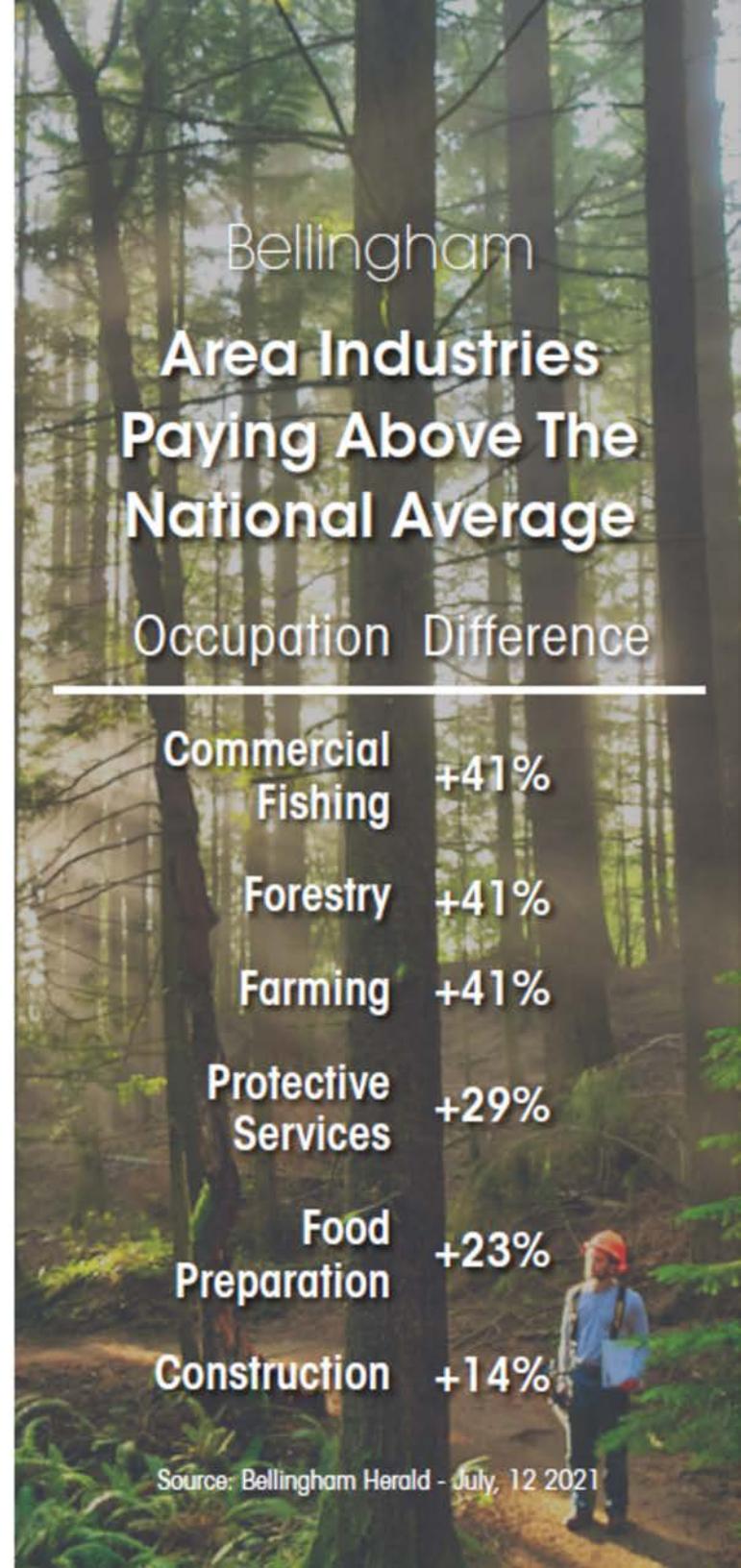
Forestry +41%

Farming +41%

Protective Services +29%

Food Preparation +23%

Construction +14%



Source: Bellingham Herald - July, 12 2021