

FOR SALE

Fully-Leased Dental Office



ASSET SUMMARY

3136 SQUALICUM PKWY #A

BELLINGHAM, WA 98225

COUNTY: Whatcom

MARKET: North Counties

USE: Medical

APN#: 3803194524440002

OCCUPANCY: Leased through December 2035

SUITE SIZE: 2,000 SF

YEAR BUILT: 1996

OF PARKING: 20

LOT SIZE: .11 Acres

RENT: \$5,000/mo +NNN w/ 3% Annual Increases

BUILDING CLASS: A

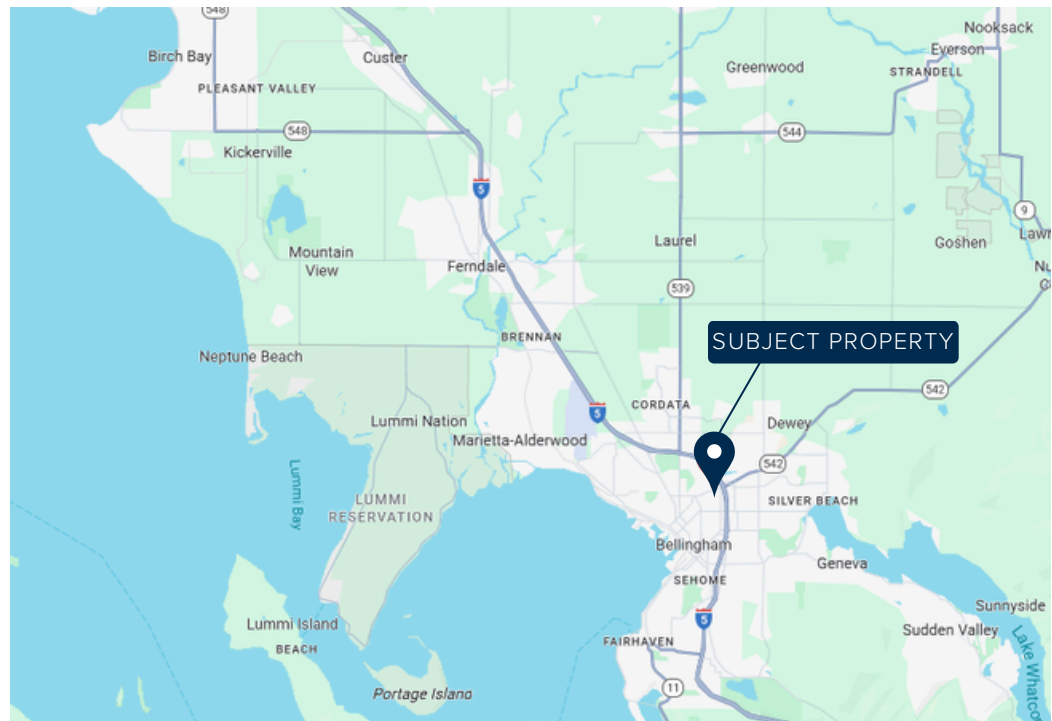
ROOF: Metal

HEAT: Forced Air; Heat Pump

BUILDING: Stone, Wood

OF RESTROOMS: 2

PRICE: \$1,100,000



PROPERTY OVERVIEW

A rare chance to acquire a fully turnkey dental office backed by a well-established practice and a brand-new 10-year lease, featuring two (2) additional five-year options and 3% annual rent increases. This exceptionally maintained property offers stable, long-term income in one of Bellingham's most desirable locations. Recently refreshed with new flooring and wall coverings, the space presents a modern, welcoming environment for patients and staff alike.

Features:

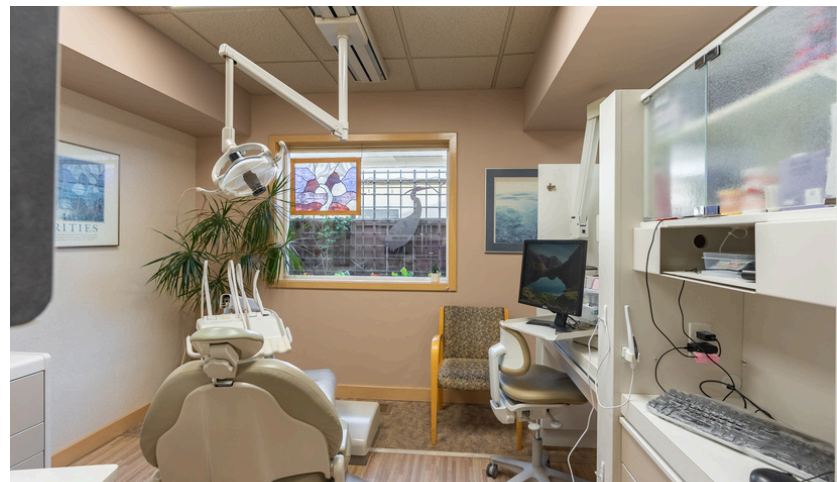
- 6 Total Operatories (3 hygiene and 3 restorative)
- Beautiful reception and waiting area
- Dedicated X-Ray room
- Separate lab and sterilization rooms
- Staff and client restrooms
- Staff lunchroom
- Basement space with washer/dryer and mechanical systems
- Landscaped grounds



OFFICE RECEPTION



DENTAL PRACTICE



OUTSIDE GARDENS





Location Facts & Demographics

Bellingham, WA 98226 based on data from CoStar acquired from the U.S. Census



CITY, STATE

BELLINGHAM, WA

POPULATION

170,114

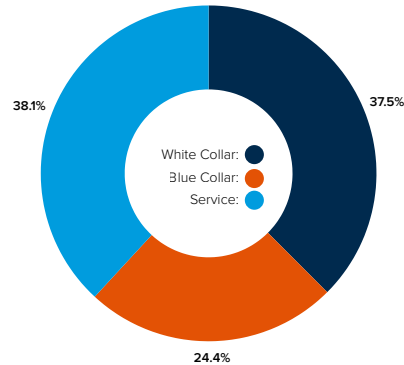
MEDIAN HH INCOME

\$72,043

AVG. HH SIZE

2.4

EMPLOYMENT



60.2%
Employed

3.5%
Unemployed

RACE & ETHNICITY

White: **76.3%**
Asian: **5.41%**
Native American: **.93%**
Pacific Islanders: **.26%**
African-American: **1.25%**
Hispanic: **6.42%**
Two or More Races: **9.43%**

EDUCATION

High School Grad: **19%**
Some College: **31%**
Associates: **8%**
Bachelors: **23%**
Advanced Degree: **13%**

HOME OWNERSHIP



AVG. HH SPENDING



Housing

\$31,440



Daycare/Education

\$14,544



Grocery

\$8,844



Transportation

\$5,628



Entertainment

\$5,333



Utilities

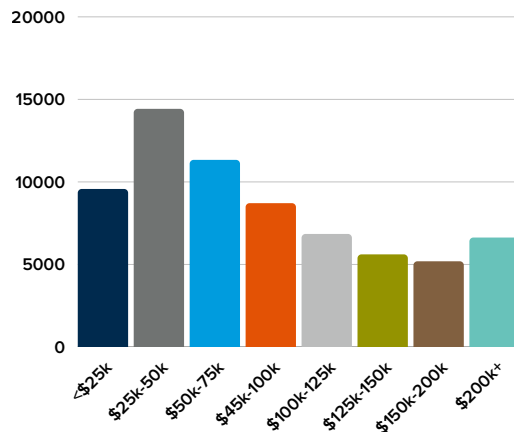
\$4,392



Apparel

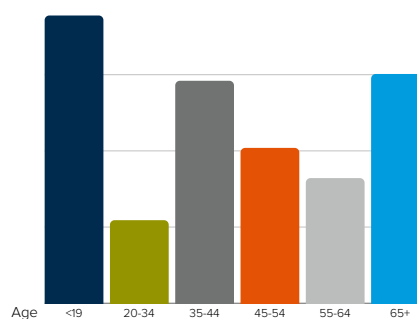
\$1,642

INCOME BY HOUSEHOLD



GENDER & AGE

51.5%  **48.5%** 



LOCATION & DEMOGRAPHICS



EXCLUSIVELY LISTED BY:



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