

**FOR
SALE**

**OFFERING
MEMORANDUM**



**4040 Meridian Street,
Bellingham, WA 98226**



OFFERING MEMORANDUM DISCLAIMER

EXCLUSIVE REPRESENTATION

Cushman & Wakefield (“C&W”) has been retained as the exclusive representative of the property at 4040 Meridian Street, Bellingham, WA 98226.

Contact Gordon Ahalt for the Seller’s Letter of Intent Template for submitting an offer.

OFFERING STRUCTURE

This Offering Memorandum contains materials for the sale of the structure and the underlying land referred to herein as 4040 Meridian Street, Bellingham, WA 98226 (collectively the “Property”). The Property improvements consist of approximately 504 gross square feet (SF) on a 46,650 SF parcel (1.07 acres).

OFFERS

Offers should be presented in the form of a non-binding Letter of Intent, spelling out the significant terms and conditions of the Purchaser’s offering including, but not limited to: 1) asset pricing, 2) due diligence and closing time frame, 3) earnest money deposit, 4) a description of the debt/equity structure (source of purchase capital), and 5) qualifications to close. Offers should be delivered to the attention of Gordon. J. Ahalt (gordon.ahalt@cushwake.com). Seller and Brokers reserve the right to remove the Property from the market at any time and for any reason. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time, or to extend any deadlines set forth in this Offering Memorandum or otherwise provided to prospective buyers.

FURTHER INQUIRY & UNDERWRITING

All questions pertaining to the Property or regarding the materials provided in this Offering Memorandum must be directed to Gordon J. Ahalt listed hererin. Its employees, agents or members of its Board should not be contacted at any time or for any reason without the prior authorization of Brokers.

PROPERTY TOURS

To schedule a tour, prospective purchasers or their representatives should contact Gordon J. Ahalt at Cushman & Wakefield. Do not conduct tours without being accompanied by a representative of the buyer. Additionally, do not contact Seller or any of its personnel regarding property tours or any other matters related to this Offering.

Gordon J. Ahalt
+1 206 605 5234
gordon.ahalt@cushwake.com

The information contained herein was obtained from sources we believe to be reliable. However, neither Cushman & Wakefield nor the property owner has verified the information and make no representation, warranty or guarantee of its accuracy or completeness. The information provided is for informational purposes only and is provided subject to the possibility of errors, omissions, change in offering terms, withdrawal of offering without notice and to any other special listing conditions. You and your tax, legal and financial advisors agree to conduct an independent investigation.

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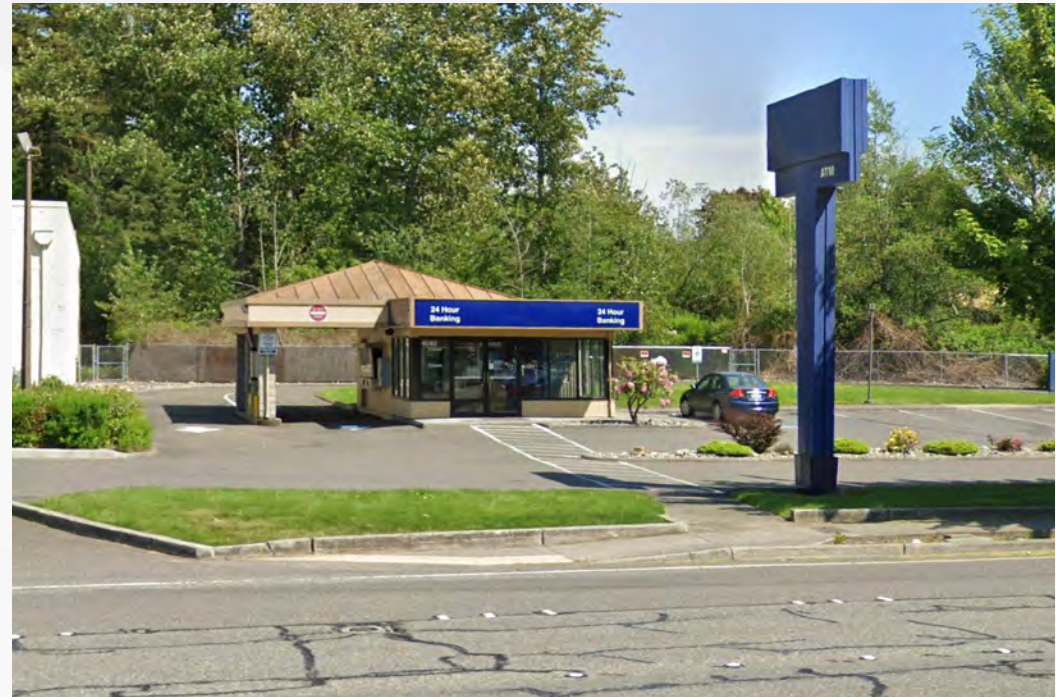
EXECUTIVE SUMMARY

Exceptionally well located redevelopment site located in the heart of the Meridian Street Retail/Commercial Corridor of Bellingham, WA approximately 1/3rd of a mile from the I-5/Meridian Street Interchange and across from Bellis Fair Mall. Excellent opportunity to redevelop this parcel with new stand-alone retail, commercial services, or office.

Bellingham's Commercial/Planned Zoning (C) permits a wide range of commercial services, retail, restaurant, medical, professional offices, educational, and light industrial uses.

DEMOGRAPHIC HIGHLIGHTS

	1-MILE	3-MILES	5-MILES
2023 Population	10,898	55,681	105,744
5 Year Growth	3.1%	1.6%	1.2%
Median HH Income	\$53,938	\$58,748	\$62,314
Average HH Income	\$60,617	\$72,734	\$82,390
Median Age	37	37	36



THE OFFERING

For Sale "As Is". All cash to the Seller
One floor totaling approximately 504 SF.

UNPRICED
ASKING PRICE

1987
YEAR BUILT

46,650 SF
LAND AREA

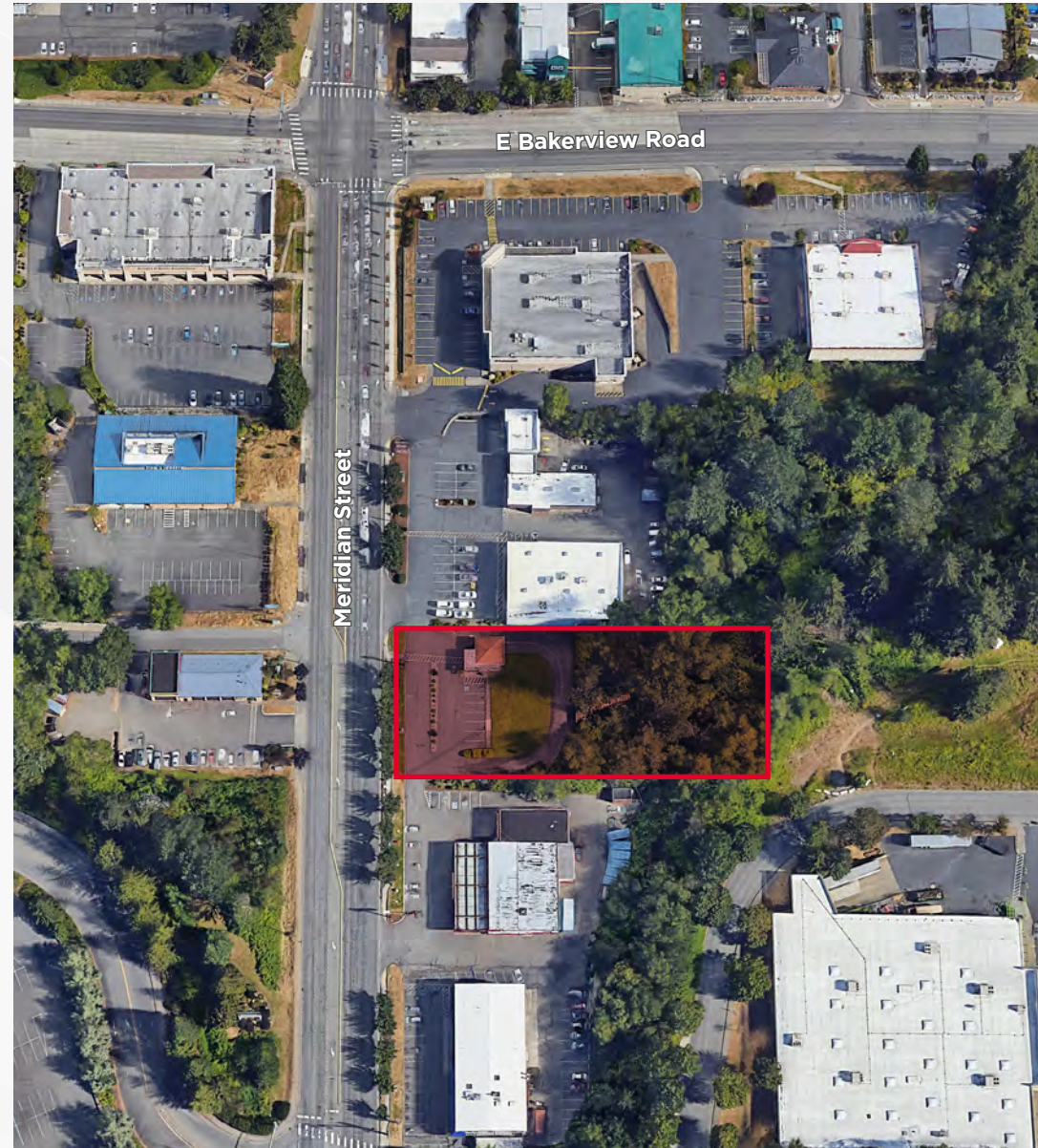
504 GSF
BUILDING AREA

±30,000 SF
BUILDABLE SITE PAD

9 MINUTES
TO BELLINGHAM
AIRPORT

15 MINUTES
TO CENTRAL
BUSINESS DISTRICT

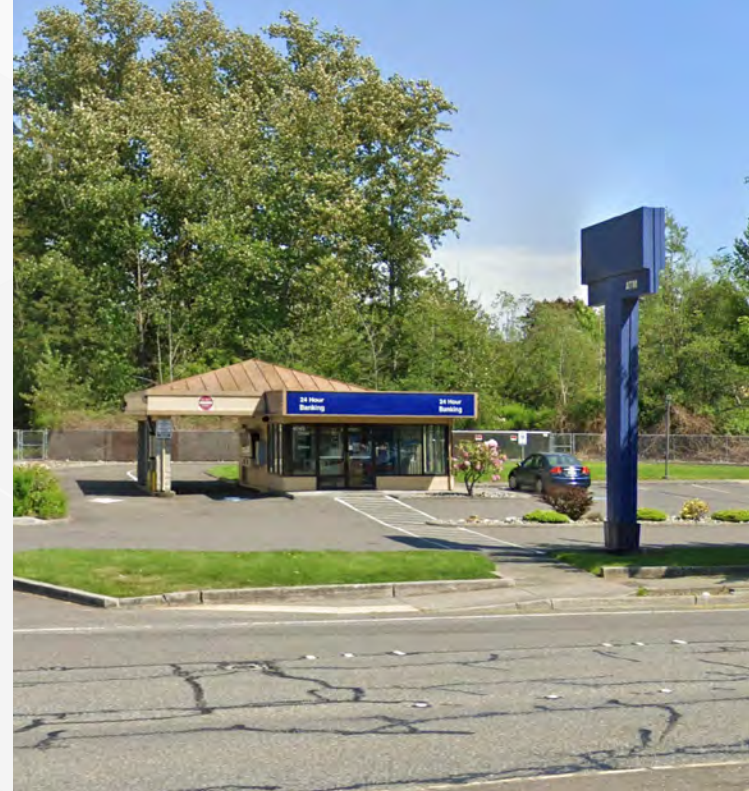
42,678
AVG. DAILY TRAFFIC COUNT
(MERIDIAN STREET & E BAKERVIEW RD N)



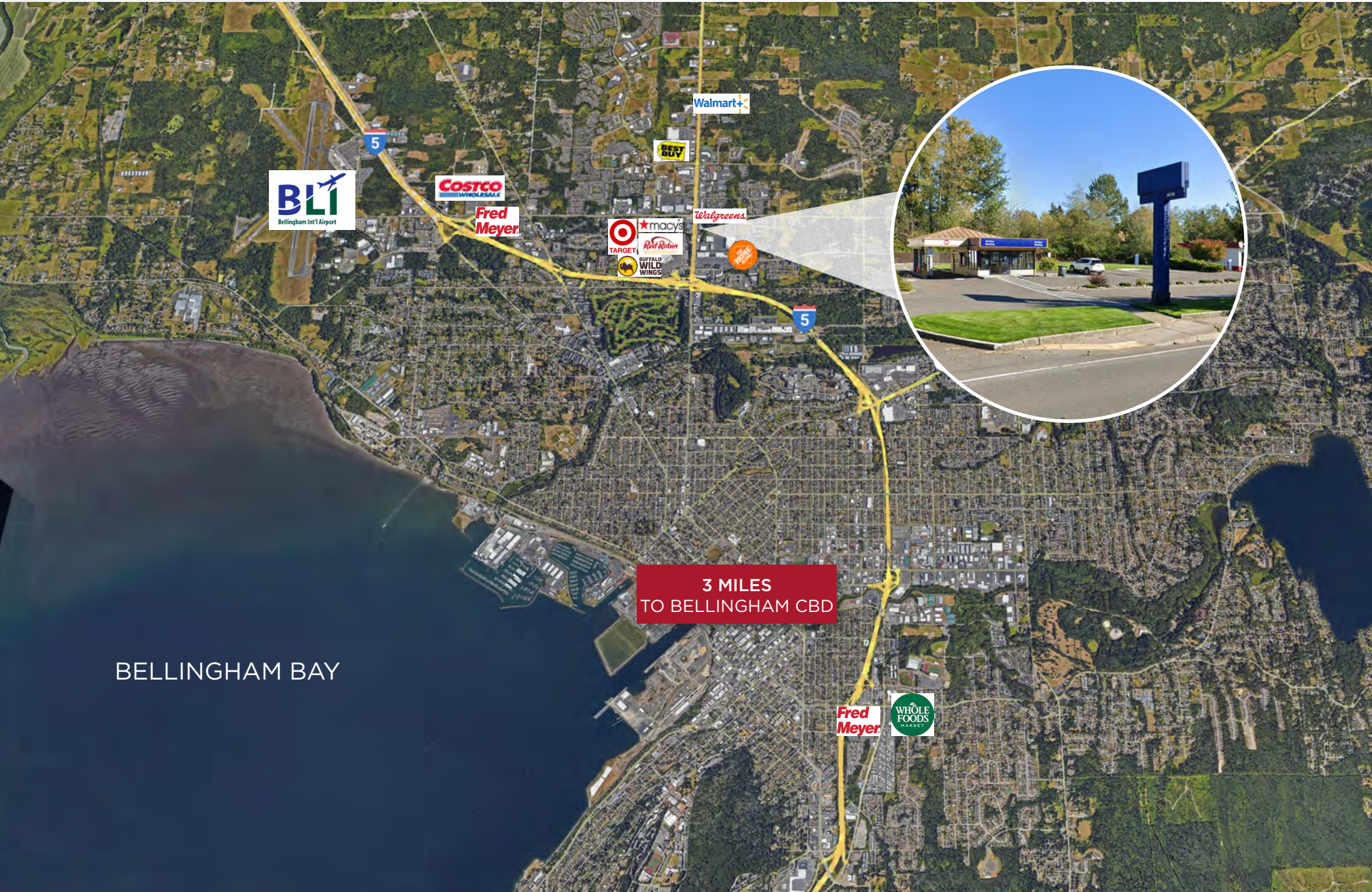
PROPERTY DESCRIPTION

SALIENT FACTS

Parcel ID	61255
Address	4040 Meridian St, Bellingham, WA
County	Whatcom
Land Area	46,650 SF
Building Area	504 SF
# of Stories	1
Year Built	1987
Utilities	Public
Zoning	Commercial/Planned
Tax Evaluation (2024)	\$1,505,202 (\$126,778 land / \$1,378,424 improvements)



PROPERTY LOCATION & ACCESS



BLI
Bellingham Int'l Airport

COSTCO
WHOLESALE

Fred Meyer

TARGET
WILD WINGS

macys
ROSE ROBIN

Walmart+

BEST BUY

Walgreens

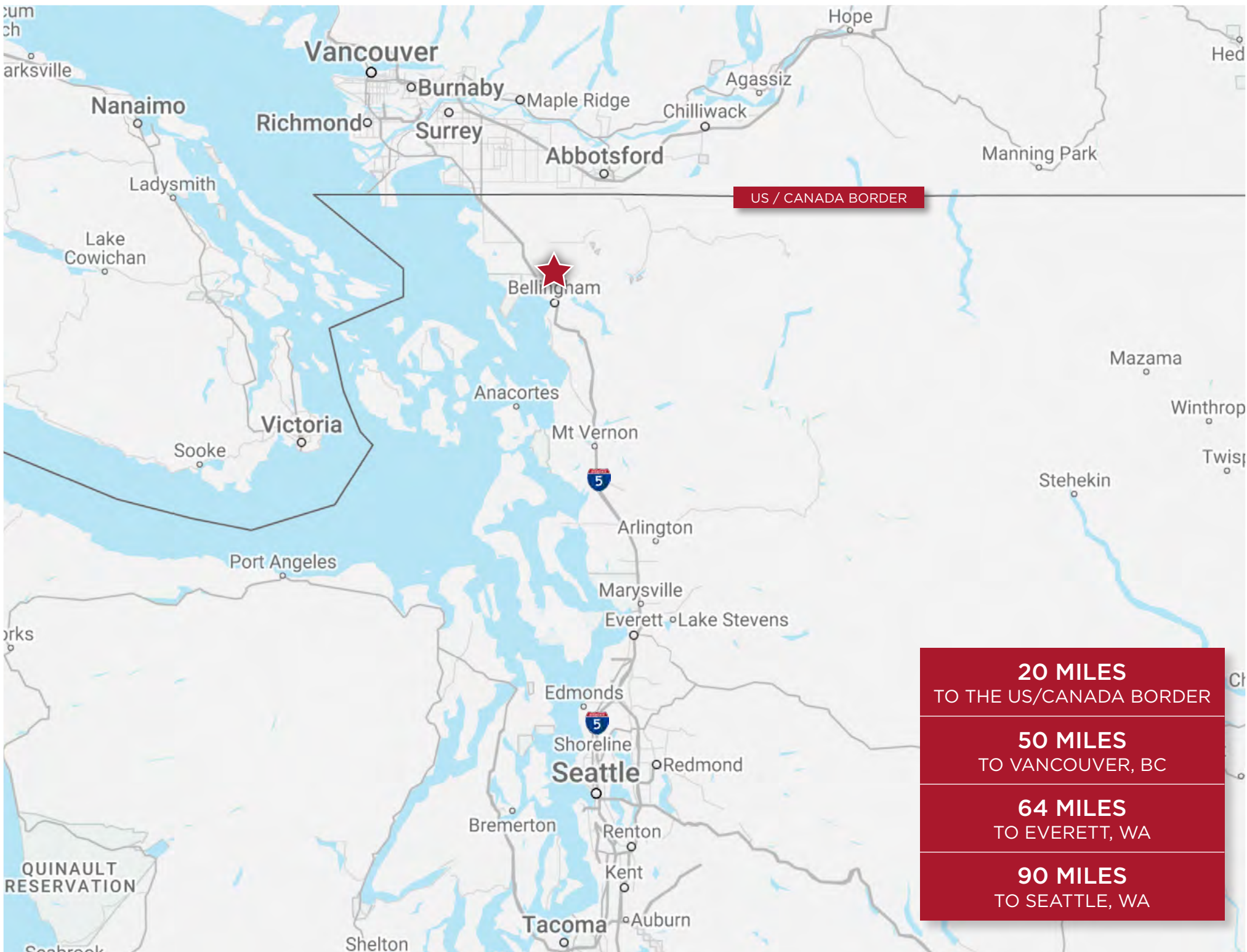
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**3 MILES
TO BELLINGHAM CBD**

BELLINGHAM BAY

Fred Meyer

**WHOLE FOODS
MARKET**



US / CANADA BORDER

- 20 MILES**
TO THE US/CANADA BORDER
- 50 MILES**
TO VANCOUVER, BC
- 64 MILES**
TO EVERETT, WA
- 90 MILES**
TO SEATTLE, WA

4040 Meridian Street,
Bellingham, WA 98226



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