

306 W Holly Street Bellingham, WA



\$25 per SF + NNN

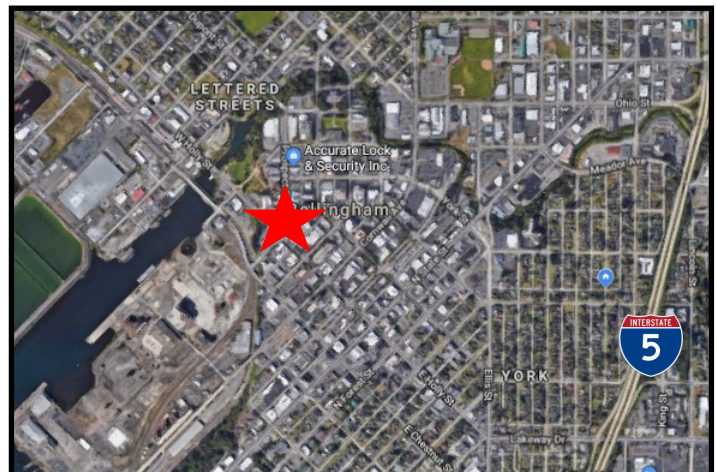
4,495 SF: TI Allowance Negotiable

Ideal location for restaurant/retail/brewery

Visible, high-traffic location

5 On-site parking spaces

Building fascia signage



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Bellingham, WA



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100 Pine Street
 Bellingham, WA 98225
 curt@carpenterarch.com
 (360) 714-1808

BUILDING AREAS

GROUND FLOOR SPACE

RENTABLE AREA:	4,259.5 SF
PROSPECT ST. EXIT STAIR & PORTION OF LOBBY:	235.5 SF
TOTAL AREA:	4,495.0 SF

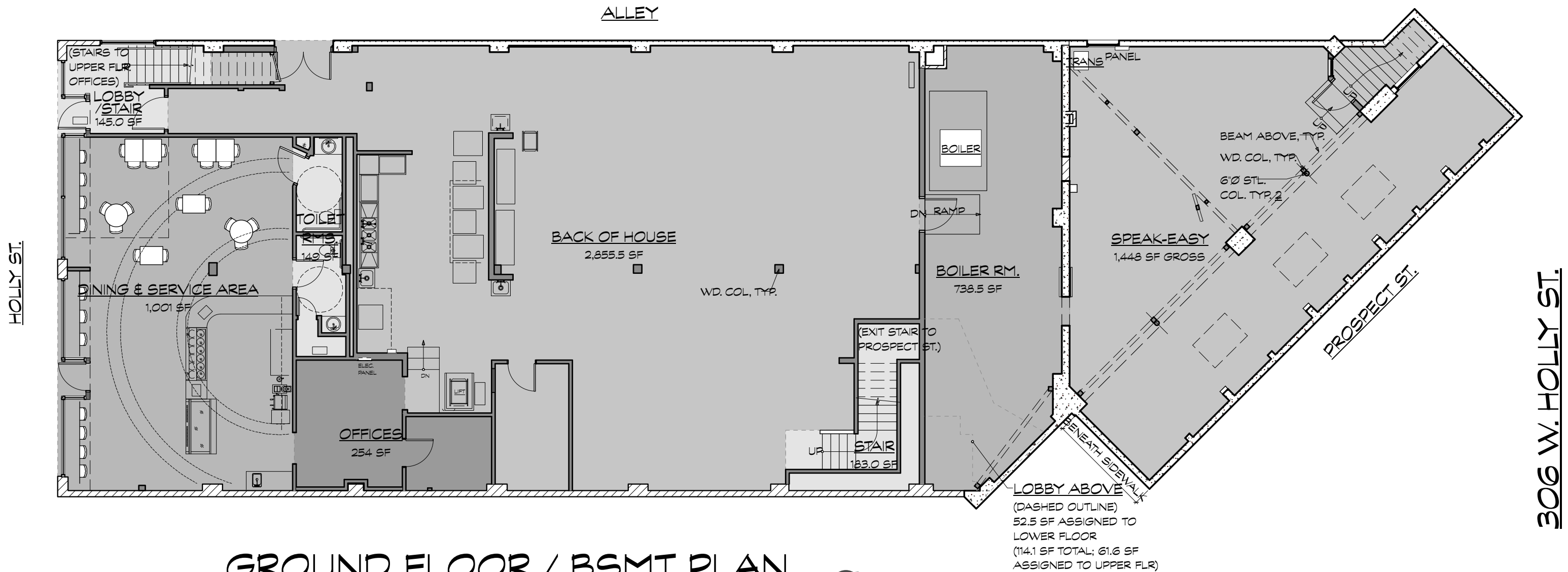
STUDIO SPACE

TOTAL RENTABLE AREA:	1,350.7 SF
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UPPER FLOOR SPACE

RENTABLE AREA:	5,008.5 SF
HOLLY ST. ENTRY & STAIR:	254.2 SF
PROSPECT ST. STAIR & PORTION OF LOBBY:	209.6 SF
TOTAL AREA:	5,472.3 SF

ALLEY



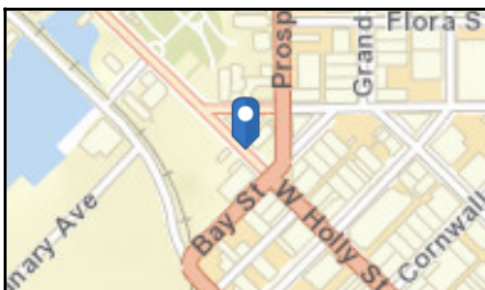
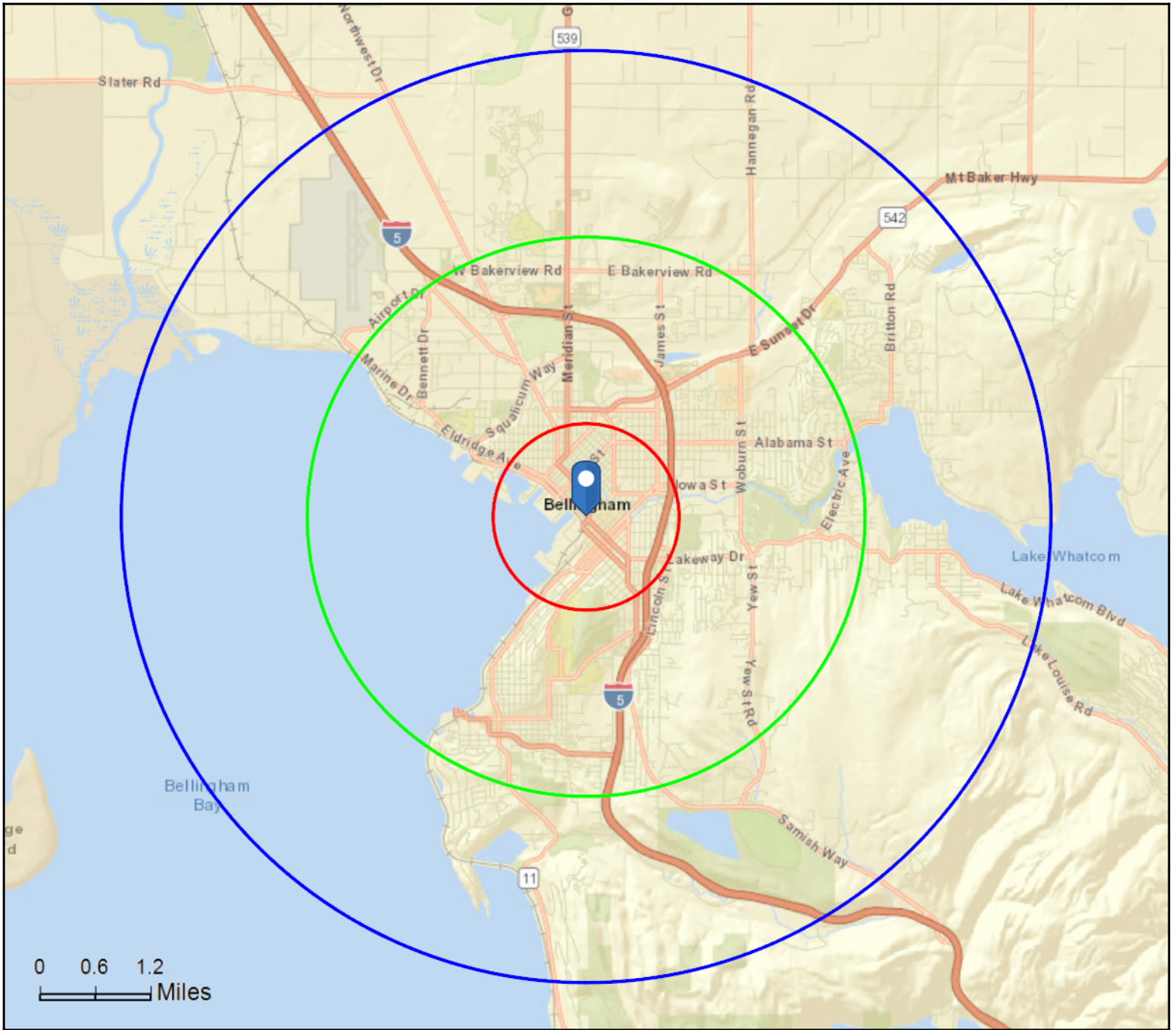
GROUND FLOOR / BSMT PLAN

SCALE: 3/32" = 1'-0"

APRIL 10, 2019

306 W Holly St, Bellingham, Washington, 98225
Rings: 1, 3, 5 mile radii

306 W Holly
Latitude: 48.75140
Longitude: -122.48166





Executive Summary

306 W Holly St, Bellingham, Washington, 98225
Rings: 1, 3, 5 mile radii

306 W Holly
Latitude: 48.75140
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	1 mile	3 miles	5 miles
Population			
2000 Population	12,407	64,959	81,212
2010 Population	14,478	74,918	96,224
2019 Population	16,066	83,688	107,696
2024 Population	17,090	88,910	114,624
2000-2010 Annual Rate	1.56%	1.44%	1.71%
2010-2019 Annual Rate	1.13%	1.20%	1.23%
2019-2024 Annual Rate	1.24%	1.22%	1.25%
2019 Male Population	51.8%	49.5%	49.4%
2019 Female Population	48.2%	50.5%	50.6%
2019 Median Age	28.4	32.7	34.8

In the identified area, the current year population is 107,696. In 2010, the Census count in the area was 96,224. The rate of change since 2010 was 1.23% annually. The five-year projection for the population in the area is 114,624 representing a change of 1.25% annually from 2019 to 2024. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 28.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	85.1%	81.8%	82.3%
2019 Black Alone	1.8%	1.6%	1.5%
2019 American Indian/Alaska Native Alone	2.2%	1.5%	1.4%
2019 Asian Alone	3.5%	6.1%	6.3%
2019 Pacific Islander Alone	0.2%	0.2%	0.3%
2019 Other Race	1.9%	3.6%	3.3%
2019 Two or More Races	5.3%	5.1%	5.0%
2019 Hispanic Origin (Any Race)	7.6%	9.1%	8.5%

Persons of Hispanic origin represent 8.5% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 42.4 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	48	74	87
2000 Households	5,694	27,127	33,407
2010 Households	6,292	32,066	40,725
2019 Total Households	7,089	35,717	45,367
2024 Total Households	7,582	37,977	48,288
2000-2010 Annual Rate	1.00%	1.69%	2.00%
2010-2019 Annual Rate	1.30%	1.17%	1.17%
2019-2024 Annual Rate	1.35%	1.23%	1.26%
2019 Average Household Size	2.02	2.20	2.25

The household count in this area has changed from 40,725 in 2010 to 45,367 in the current year, a change of 1.17% annually. The five-year projection of households is 48,288, a change of 1.26% annually from the current year total. Average household size is currently 2.25, compared to 2.23 in the year 2010. The number of families in the current year is 22,552 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	41.7%	36.9%	34.8%
Median Household Income			
2019 Median Household Income	\$39,808	\$50,952	\$55,341
2024 Median Household Income	\$45,645	\$57,617	\$63,780
2019-2024 Annual Rate	2.77%	2.49%	2.88%
Average Household Income			
2019 Average Household Income	\$61,326	\$72,176	\$78,604
2024 Average Household Income	\$70,749	\$83,860	\$91,837
2019-2024 Annual Rate	2.90%	3.05%	3.16%
Per Capita Income			
2019 Per Capita Income	\$26,769	\$30,774	\$33,219
2024 Per Capita Income	\$31,012	\$35,723	\$38,769
2019-2024 Annual Rate	2.99%	3.03%	3.14%

Households by Income

Current median household income is \$55,341 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$63,780 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$78,604 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$91,837 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$33,219 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$38,769 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	58	65	69
2000 Total Housing Units	5,998	28,561	35,173
2000 Owner Occupied Housing Units	1,878	12,963	17,664
2000 Renter Occupied Housing Units	3,816	14,164	15,743
2000 Vacant Housing Units	304	1,434	1,766
2010 Total Housing Units	6,607	33,968	43,157
2010 Owner Occupied Housing Units	1,960	14,127	20,393
2010 Renter Occupied Housing Units	4,332	17,939	20,332
2010 Vacant Housing Units	315	1,902	2,432
2019 Total Housing Units	7,376	37,483	47,635
2019 Owner Occupied Housing Units	2,213	16,096	23,171
2019 Renter Occupied Housing Units	4,876	19,621	22,196
2019 Vacant Housing Units	287	1,766	2,268
2024 Total Housing Units	7,855	39,684	50,482
2024 Owner Occupied Housing Units	2,389	17,512	25,134
2024 Renter Occupied Housing Units	5,193	20,465	23,154
2024 Vacant Housing Units	273	1,707	2,194

Currently, 48.6% of the 47,635 housing units in the area are owner occupied; 46.6%, renter occupied; and 4.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 43,157 housing units in the area - 47.3% owner occupied, 47.1% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 4.49%. Median home value in the area is \$393,778, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 6.04% annually to \$527,957.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.