



### Features

\$2,300,000

2.37 Acre Multifamily Development Site

Up to 115 units (proforma)

Construction ready

City Utilities: storm, water, sewer



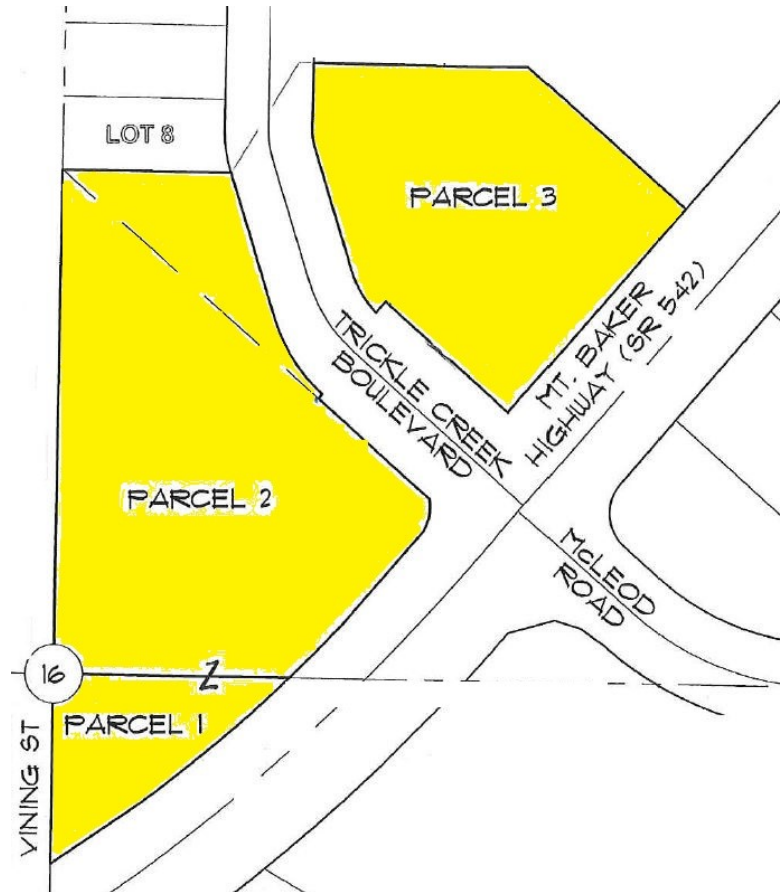
### Contact

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**Richard Eggemeyer** 360-676-4866 (office) [reggemeyer@gmail.com](mailto:reggemeyer@gmail.com)

## Property Facts

|                      |                                     |
|----------------------|-------------------------------------|
| <b>Address:</b>      | Trickle Creek Blvd                  |
| <b>Site:</b>         | 2.37 Acres                          |
| <b>Zoning:</b>       | Planned Commercial                  |
| <b>Topography:</b>   | Flat                                |
| <b>Density:</b>      | Final density determined by parking |
| <b>Intersection:</b> | McLeod and Sunset Highway           |

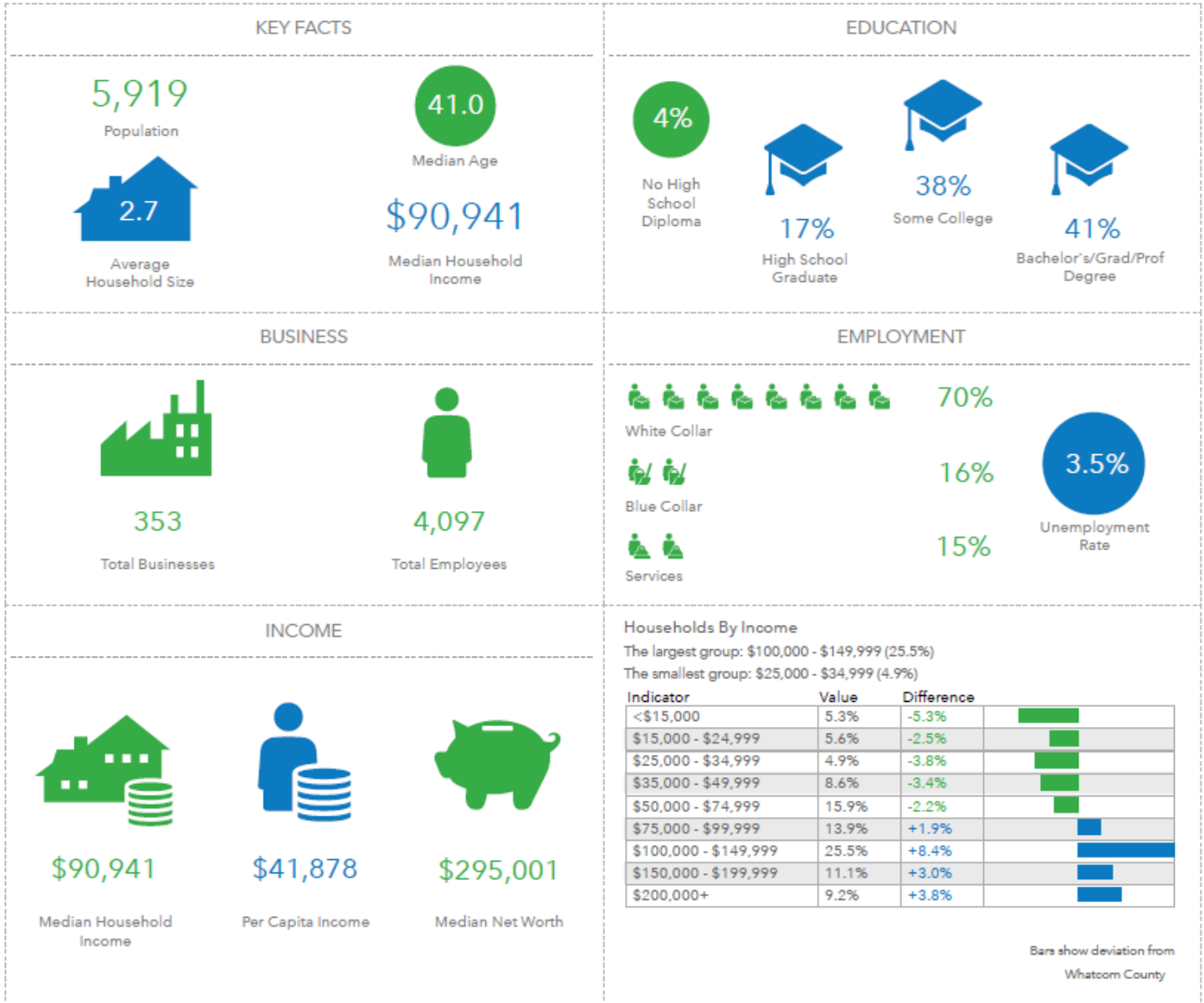


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## 0-1 Miles from Site



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## 1-3 Miles from Site

### KEY FACTS

45,200

Population



2.3

Average Household Size

37.0

Median Age

\$56,789

Median Household Income

### EDUCATION

6%

No High School Diploma



21%

High School Graduate



33%

Some College



40%

Bachelor's/Grad/Prof Degree

### BUSINESS



2,323

Total Businesses



28,318

Total Employees

### EMPLOYMENT



62%

White Collar



18%

Blue Collar



20%

Services

3.8%

Unemployment Rate

### INCOME



\$56,789

Median Household Income



\$33,065

Per Capita Income



\$65,193

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$200,000+ (4.6%)

| Indicator             | Value | Difference |  |
|-----------------------|-------|------------|--|
| <\$15,000             | 10.5% | -0.1%      |  |
| \$15,000 - \$24,999   | 8.7%  | +0.6%      |  |
| \$25,000 - \$34,999   | 10.3% | +1.6%      |  |
| \$35,000 - \$49,999   | 13.9% | +1.9%      |  |
| \$50,000 - \$74,999   | 18.4% | +0.3%      |  |
| \$75,000 - \$99,999   | 13.0% | +1.0%      |  |
| \$100,000 - \$149,999 | 12.9% | -4.2%      |  |
| \$150,000 - \$199,999 | 7.8%  | -0.3%      |  |
| \$200,000+            | 4.6%  | -0.8%      |  |

Bars show deviation from Whatcom County

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## Housing Profile

3940 Trickle Creek Blvd, Bellingham, Washington, 98226  
 Ring Band: 0 - 1 mile radius

Prepared by Esri  
 Latitude: 48.78342  
 Longitude: -122.43103

| Population            |       | Households                   |           |
|-----------------------|-------|------------------------------|-----------|
| 2010 Total Population | 5,412 | 2019 Median Household Income | \$90,941  |
| 2019 Total Population | 5,919 | 2024 Median Household Income | \$103,720 |
| 2024 Total Population | 6,253 | 2019-2024 Annual Rate        | 2.66%     |
| 2019-2024 Annual Rate | 1.10% |                              |           |

| Housing Units by Occupancy Status and Tenure | Census 2010 |         | 2019   |         | 2024   |         |
|--|-------------|---------|--------|---------|--------|---------|
|  | Number      | Percent | Number | Percent | Number | Percent |
| Total Housing Units                          | 2,084       | 100.0%  | 2,233  | 100.0%  | 2,346  | 100.0%  |
| Occupied                                     | 2,014       | 96.6%   | 2,179  | 97.6%   | 2,298  | 98.0%   |
| Owner  | 1,514       | 72.6%   | 1,663  | 74.5%   | 1,780  | 75.9%   |
| Renter                                       | 500         | 24.0%   | 516    | 23.1%   | 518    | 22.1%   |
| Vacant                                       | 70          | 3.4%    | 54     | 2.4%    | 48     | 2.0%    |

| Owner Occupied Housing Units by Value | 2019      |         | 2024      |         |
|---------------------------------------|-----------|---------|-----------|---------|
|                                       | Number    | Percent | Number    | Percent |
| Total                                 | 1,663     | 100.0%  | 1,779     | 100.0%  |
| <\$50,000                             | 11        | 0.7%    | 5         | 0.3%    |
| \$50,000-\$99,999                     | 4         | 0.2%    | 2         | 0.1%    |
| \$100,000-\$149,999                   | 11        | 0.7%    | 3         | 0.2%    |
| \$150,000-\$199,999                   | 18        | 1.1%    | 6         | 0.3%    |
| \$200,000-\$249,999                   | 67        | 4.0%    | 23        | 1.3%    |
| \$250,000-\$299,999                   | 206       | 12.4%   | 83        | 4.7%    |
| \$300,000-\$399,999                   | 537       | 32.3%   | 309       | 17.4%   |
| \$400,000-\$499,999                   | 274       | 16.5%   | 262       | 14.7%   |
| \$500,000-\$749,999                   | 380       | 22.9%   | 697       | 39.2%   |
| \$750,000-\$999,999                   | 75        | 4.5%    | 220       | 12.4%   |
| \$1,000,000-\$1,499,999               | 22        | 1.3%    | 60        | 3.4%    |
| \$1,500,000-\$1,999,999               | 0         | 0.0%    | 0         | 0.0%    |
| \$2,000,000+                          | 58        | 3.5%    | 109       | 6.1%    |
| Median Value                          | \$395,810 |         | \$570,481 |         |
| Average Value                         | \$510,643 |         | \$676,855 |         |

| Census 2010 Housing Units | Number | Percent |
|---------------------------|--------|---------|
| Total                     | 2,084  | 100.0%  |
| In Urbanized Areas        | 2,060  | 98.8%   |
| In Urban Clusters         | 0      | 0.0%    |
| Rural Housing Units       | 24     | 1.2%    |

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BLUE: COB WATER GREEN: SEWER PINK: STORM WATER

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