

# SARATOGA

commercial real estate

*FUTURE DEVELOPMENT WITH CURRENT INCOME*

*4777-4781 GUIDE MERIDIAN, BELLINGHAM, WA*

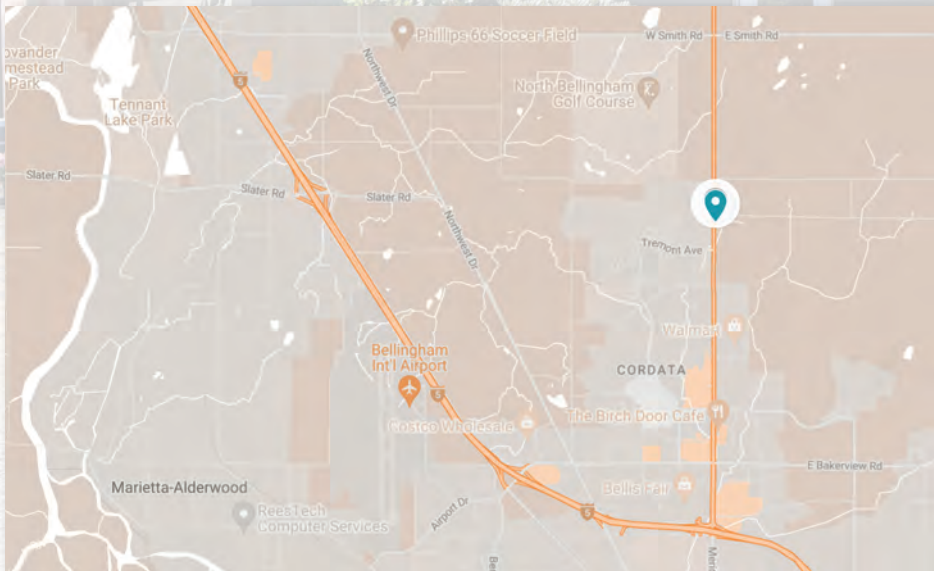


# FUTURE DEVELOPMENT WITH CURRENT INCOME

## 4777-4781 GUIDE MERIDIAN, BELLINGHAM, WA

**LISTING PRICE: \$2,900,000**

- 9.8 acre property within bellingham city limits
- Two curb cutouts
- Views of Mount Baker
- Potential \$170,000 gross income as is
- 3 homes, 2 shop spaces, 1 retail showroom, 1 "barn"



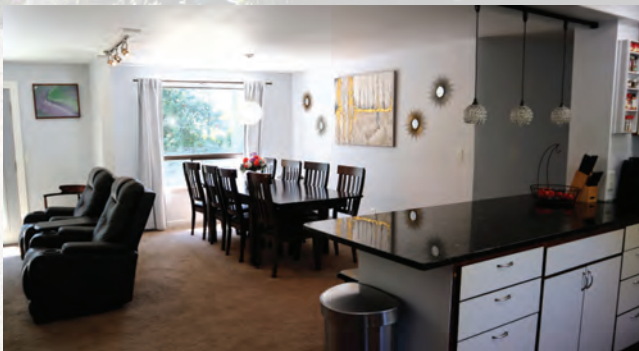
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228 E CHAMPION, STE 102, BELLINGHAM, WA 98225  
INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE,  
BUT NOT GUARANTEED. BUYER TO VERIFY.

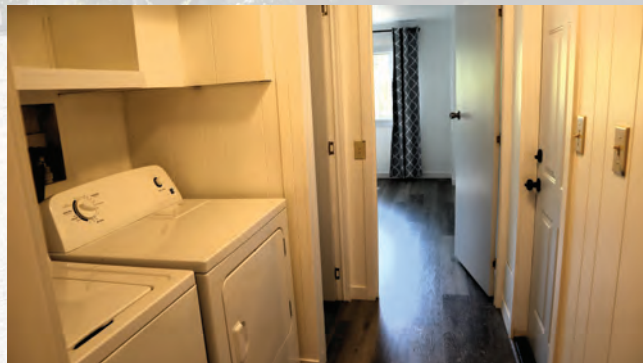
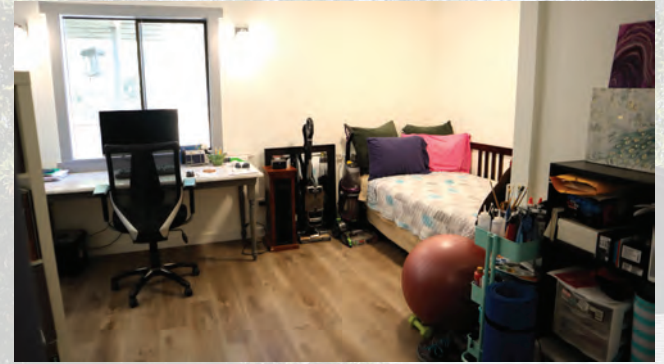
THIS PROPERTY IS AN EXCELLENT INVESTMENT OPPORTUNITY WITH A WORKING STOREFRONT. THE PROPERTY HAS THE BENEFIT OF TWO CURB CUTOUTS, 336 FEET OF FRONTAGE, UP TO DATE SEPTIC, AND WATER RIGHTS TO DEER CREEK WATER ASSOCIATION. THE SEWER IS DRY LINED TO THE STREET FOR WHEN CITY OF BELLINGHAM ADDS THIS ANNEX TO THE COB SEWER SYSTEM. PRO FORMA CAP RATE OF 5.5%



# PROPERTY PHOTOS



# PROPERTY DETAILS





## DEMOGRAPHIC SUMMARY

4781 Guide Meridian, Bellingham, Washington, 98226

Ring of 3 miles

### KEY FACTS

26,880

Population



11,991

Households

38.7

Median Age

\$51,252

Median Disposable Income

### EDUCATION

5%

No High School Diploma



24%

High School Graduate



34%

Some College



36%

Bachelor's/Grad/Prof Degree

### INCOME



\$59,646

Median Household Income



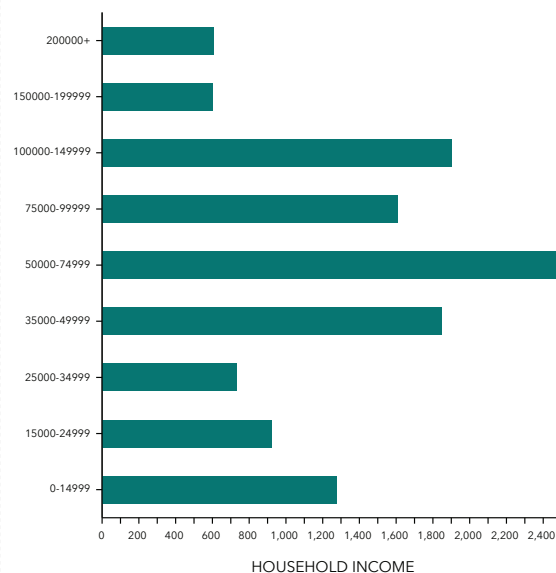
\$37,510

Per Capita Income

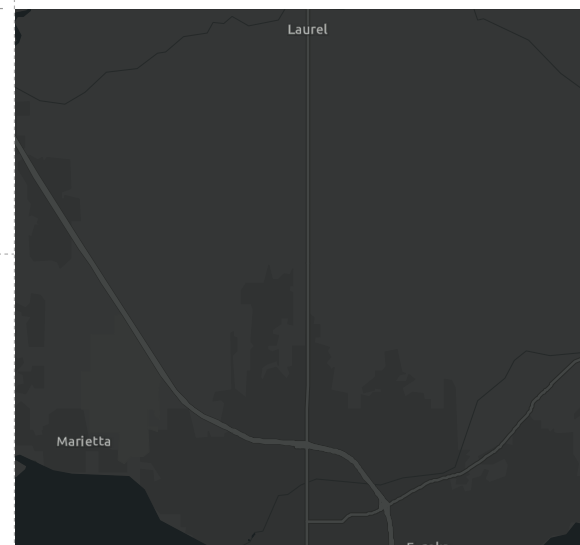


\$67,764

Median Net Worth



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### EMPLOYMENT



White Collar

57%



Blue Collar

27%



Services

21%

4.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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Source: This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

## DEMOGRAPHIC SUMMARY

4781 Guide Meridian, Bellingham, Washington, 98226

Ring of 5 miles

### KEY FACTS

80,971

Population



34,646

Households

37.0

Median Age

\$56,010

Median Disposable Income

### EDUCATION

5%

No High School Diploma



21%

High School Graduate



32%

Some College



42%

Bachelor's/Grad/Prof Degree

### INCOME



\$67,142

Median Household Income



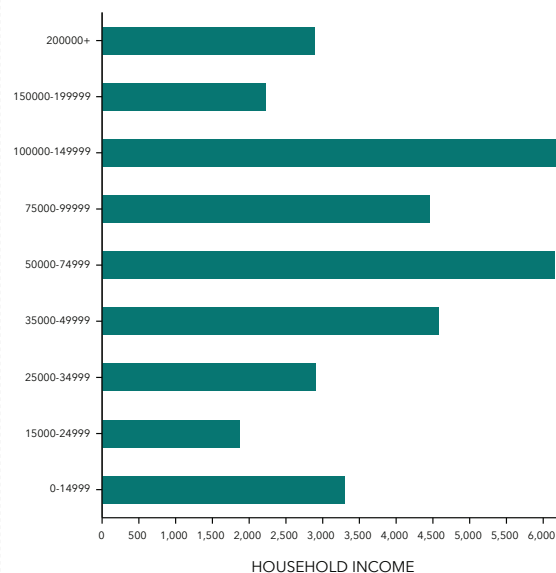
\$41,326

Per Capita Income

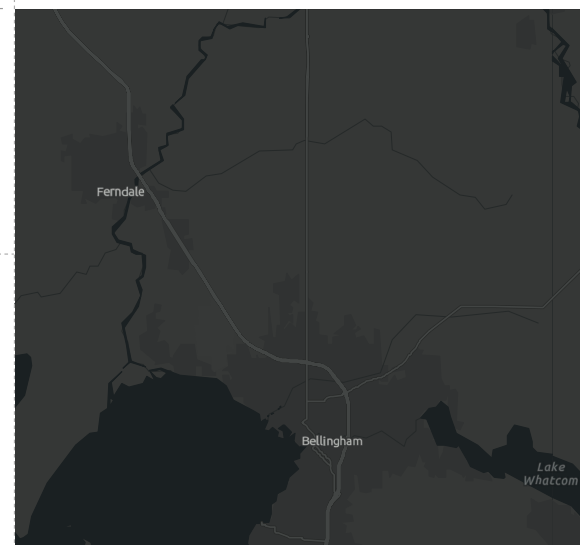


\$97,166

Median Net Worth



SARATOGA  
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### EMPLOYMENT



White Collar

62%



Blue Collar

23%



Services

19%

4.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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Source: This infographic contains data provided by Esri. The vintage of the data is 2023, 2028.

## DEMOGRAPHIC SUMMARY

4781 Guide Meridian, Bellingham, Washington, 98226

Ring of 10 miles

### KEY FACTS

178,272

Population



71,583

Households

37.6

Median Age

\$60,418

Median Disposable Income

### EDUCATION

5%

No High School Diploma



20%

High School Graduate



32%

Some College



43%

Bachelor's/Grad/Prof Degree

### INCOME



\$74,357

Median Household Income



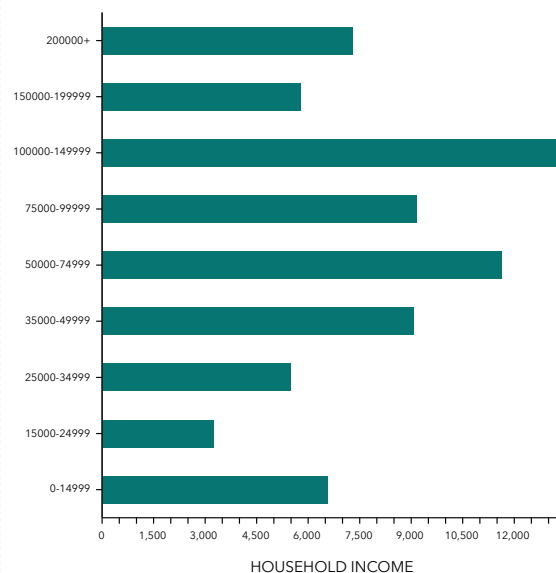
\$42,800

Per Capita Income

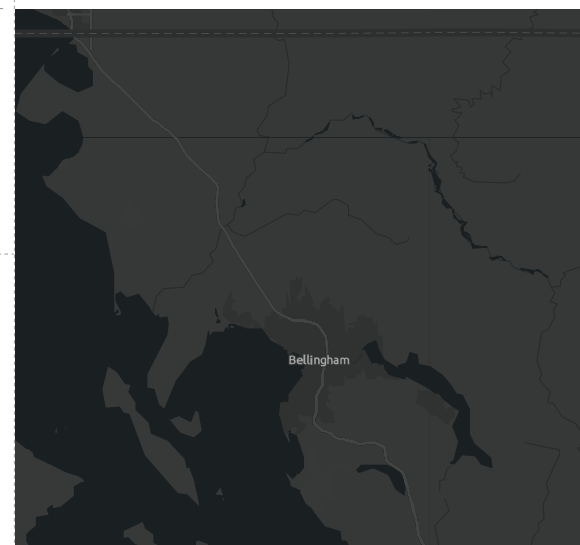


\$153,254

Median Net Worth



SARATOGA  
commercial real estate



### EMPLOYMENT



White Collar

63%



Blue Collar

22%



Services

18%

5.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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