

3500 MERIDIAN STREET

BELLINGHAM, WASHINGTON



- The Property offers a strategically positioned retail and service business/property in the heart of Bellingham, along the highly traveled Meridian Street corridor and a main arterial road right off I-5 with significant commercial activity.
- The site serves as a regional farm and home supply hub, offering hardware, pet supplies, propane, and agricultural products with ample parking, flexible zoning and an incredible opportunity to buy a well-placed asset with a robust business in place.
- The property benefits from easy access, strong daily traffic volumes and proximity to major retailers, including Costco, Walmart, and numerous other retailers.

PROPERTY OVERVIEW



PROPERTY ADDRESS

3500 Meridian Street,
Bellingham, Washington



PARCEL NUMBER

3803180140790000/61228



PARCEL SIZE

1.37 Acres / 56,628 SF



BUILDING SIZE

18,242 SF



ATM

No



DESCRIPTION OF EXISTING BUSINESS

- Propane: Two Propane Tanks for refill
- Supplied: Farm and home supply hub, offering hardware, pet supplies, propane, and agricultural products.
Clothing and Lawn Supplies.
- Store Hours:
Monday – Saturday: 8:00 AM – 6:00 PM
Sunday: 10:00 AM - 5:00 PM
- Espresso: No, but could be a potential additional revenue source with large site



ASKING PRICE

\$7,000,000



AVG RETAIL STORE SALES/MONTH

\$447,032.67



C STORE/FEED STORE MARGIN

35.30%



ANNUAL GROSS PROFIT (2024)

\$2,003,293

PROPERTY PHOTOS



AERIAL

**3500 MERIDIAN STREET
PARCEL #:
3803180140790000/61228
PARCEL SIZE: 1.37 ACRES**

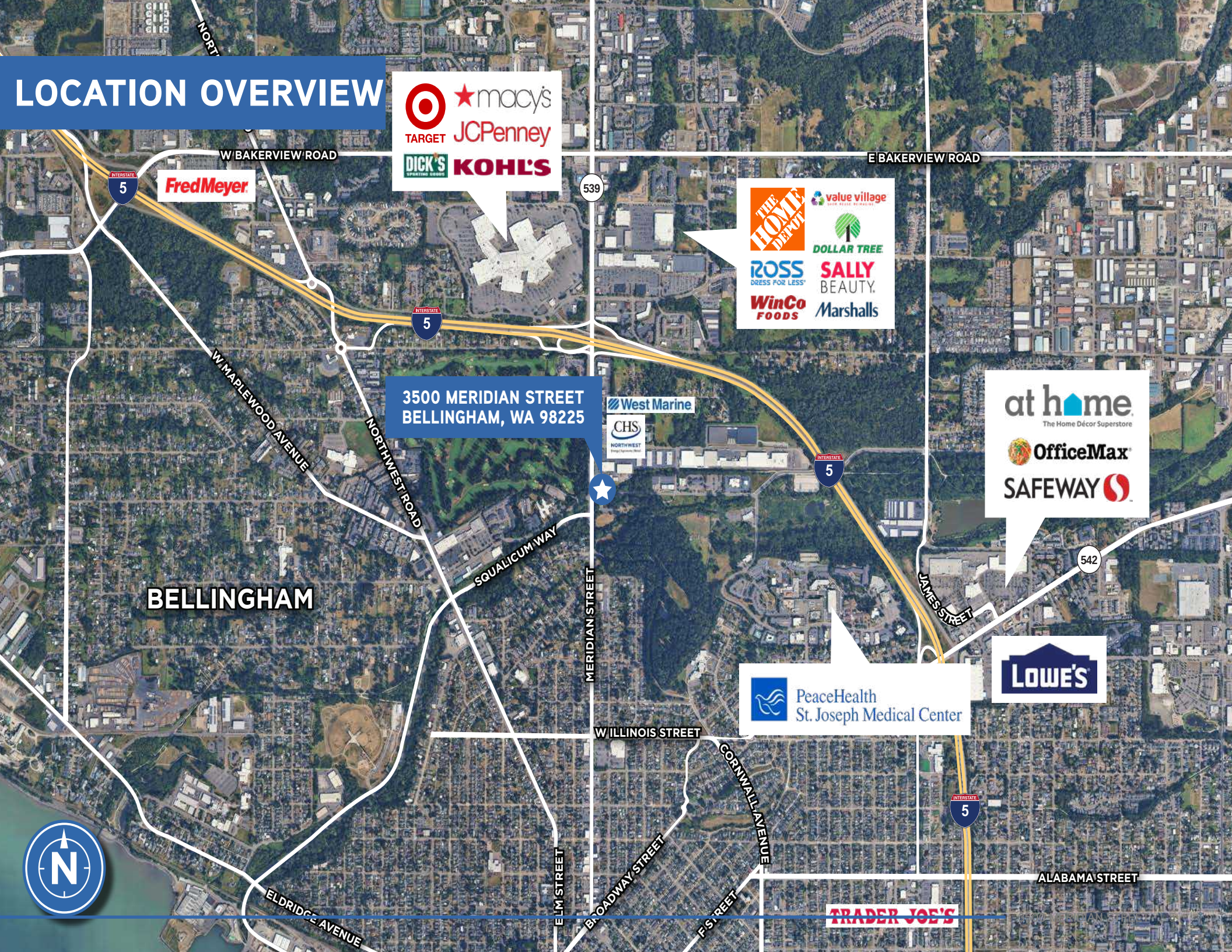
W ORCHARD DR.

BIRCHWOOD AVE.

MERIDIAN ST.



LOCATION OVERVIEW



 
TARGET JCPenney
 **KOHL'S**

 
DOLLAR TREE
 
WinCo FOODS **Marshalls**

**3500 MERIDIAN STREET
BELLINGHAM, WA 98225**


The Home Décor Superstore

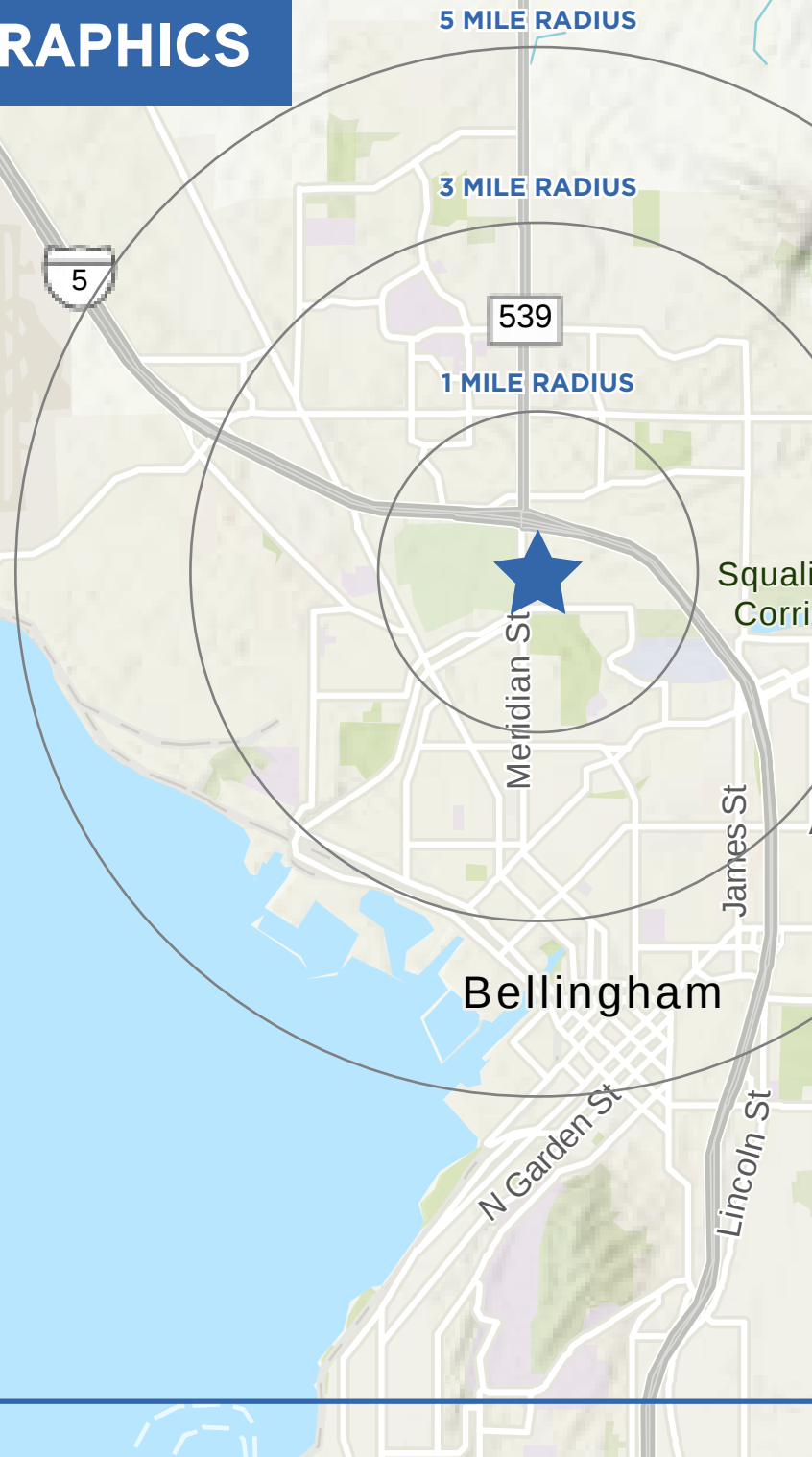
SAFeway

 **PeaceHealth
St. Joseph Medical Center**



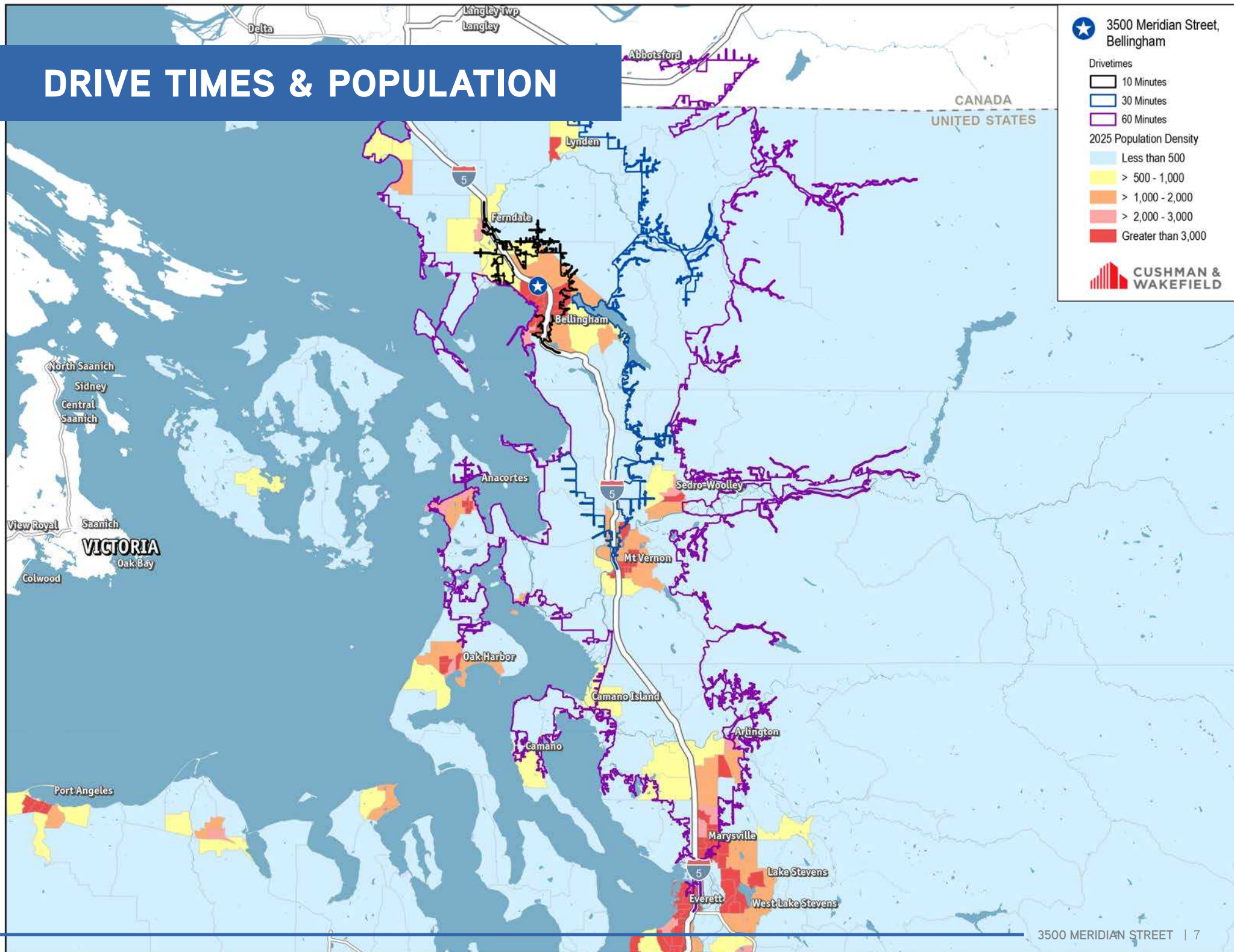
TRADER JOE'S

DEMOGRAPHICS

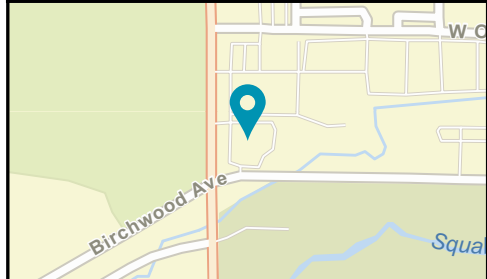


Population & Households	1 Mile	3 Mile	5 Mile
2025 Total Population	12,934	71,579	114,626
Est. 2030 Total Population	13,399	74,190	118,567
Median Age	39.9	34.7	36.4
2025 Households	5,983	31,152	48,844
Median Home Value 2025	\$640,436	\$648,727	\$693,614
Owner Occupied Housing Units	40.5%	39.4%	47.0%
Renter Occupied Housing Units	55.6%	55.9%	48.2%
Vacant Housing Units	3.8%	4.7%	4.7%
Business & Employees	1 Mile	3 Mile	5 Mile
Avg Household Income	\$86,004	\$87,288	\$101,932
Workers	14,236	57,658	70,076
Residents	6,119	35,547	57,888
White Collar	57.2%	57.0%	60.9%
Blue Collar	20.8%	19.5%	18.7%

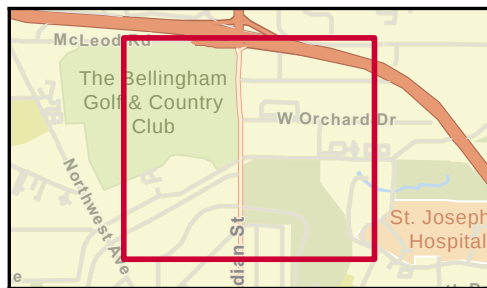
DRIVE TIMES & POPULATION



TRAFFIC COUNTS



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

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JIM REED

Executive Managing Director
+1 206 215 9815
jim.reed@cushwake.com

SABA MODARES

Brokerage Specialist
+1 206 215 9824
saba.modares@cushwake.com

LUKE SCHAMMEL

Senior Associate
+1 312 424 8098
luke.schammel@cushwake.com

ADAM MCCOSTLIN

Managing Director
+1 312 424 8034
adam.mccostlin@cushwake.com

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