

RETAIL / INDUSTRIAL  
FOR LEASE OR SALE

# SARATOGA

**HIGH EXPOSURE BUILDING**

**2331 JAMES STREET, BELLINGHAM**

**FOR LEASE OR SALE**

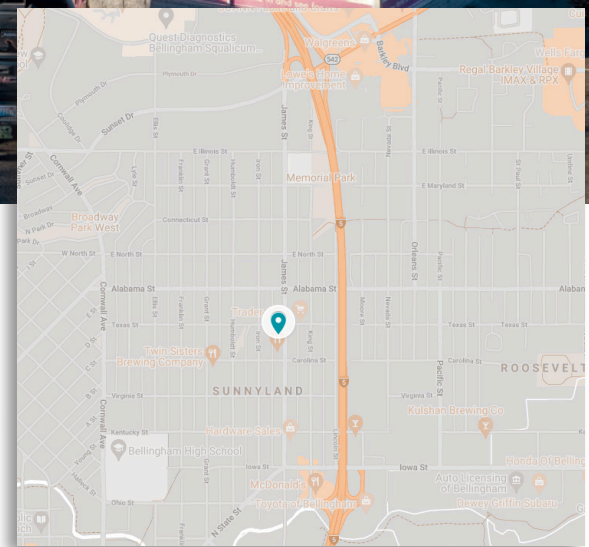


**FOR LEASE AT \$0.80/SF/MONTH + NNN**  
**FOR SALE AT \$2,250,000**  
**13,308 SQUARE FEET**

- Grade-level rollup door
- 2<sup>nd</sup> floor mezzanine storage with stair access
- High visibility from James Street
- 15 On-site parking spaces
- Neighborhood Commercial Zoning allows for a wide variety of uses

## TRAFFIC COUNTS

- Alabama: 19,700
- James St: 13,000
- I-5: 83,000

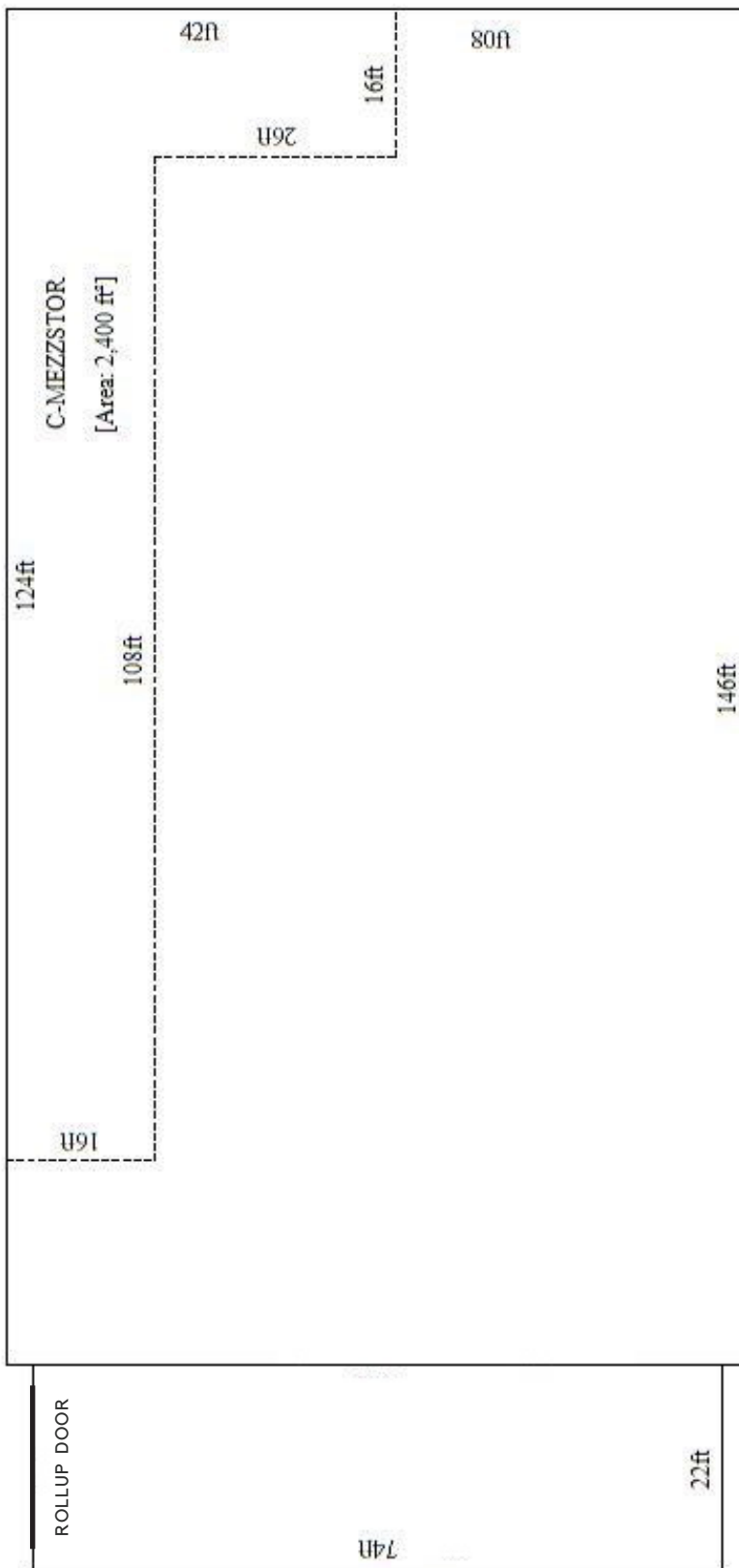


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## RETAIL/INDUSTRIAL SPACE FOR LEASE OR SALE

### 5 MILE DEMOGRAPHICS

#### KEY FACTS

112,548

Population



Average Household Size

35.3

Median Age

\$61,086

Median Household Income

#### EDUCATION

5%

No High School Diploma



18%

High School Graduate



32%

Some College



45%

Bachelor's/Grad/Pr of Degree

#### BUSINESS



5,126

Total Businesses



60,592

Total Employees

#### EMPLOYMENT



68%

White Collar



17%

Blue Collar



15%

Services

5.7%

Unemployment Rate

#### INCOME



\$61,086

Median Household Income



\$33,926

Per Capita Income



\$88,010

Median Net Worth

#### Households By Income

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$200,000+ (4.9%)

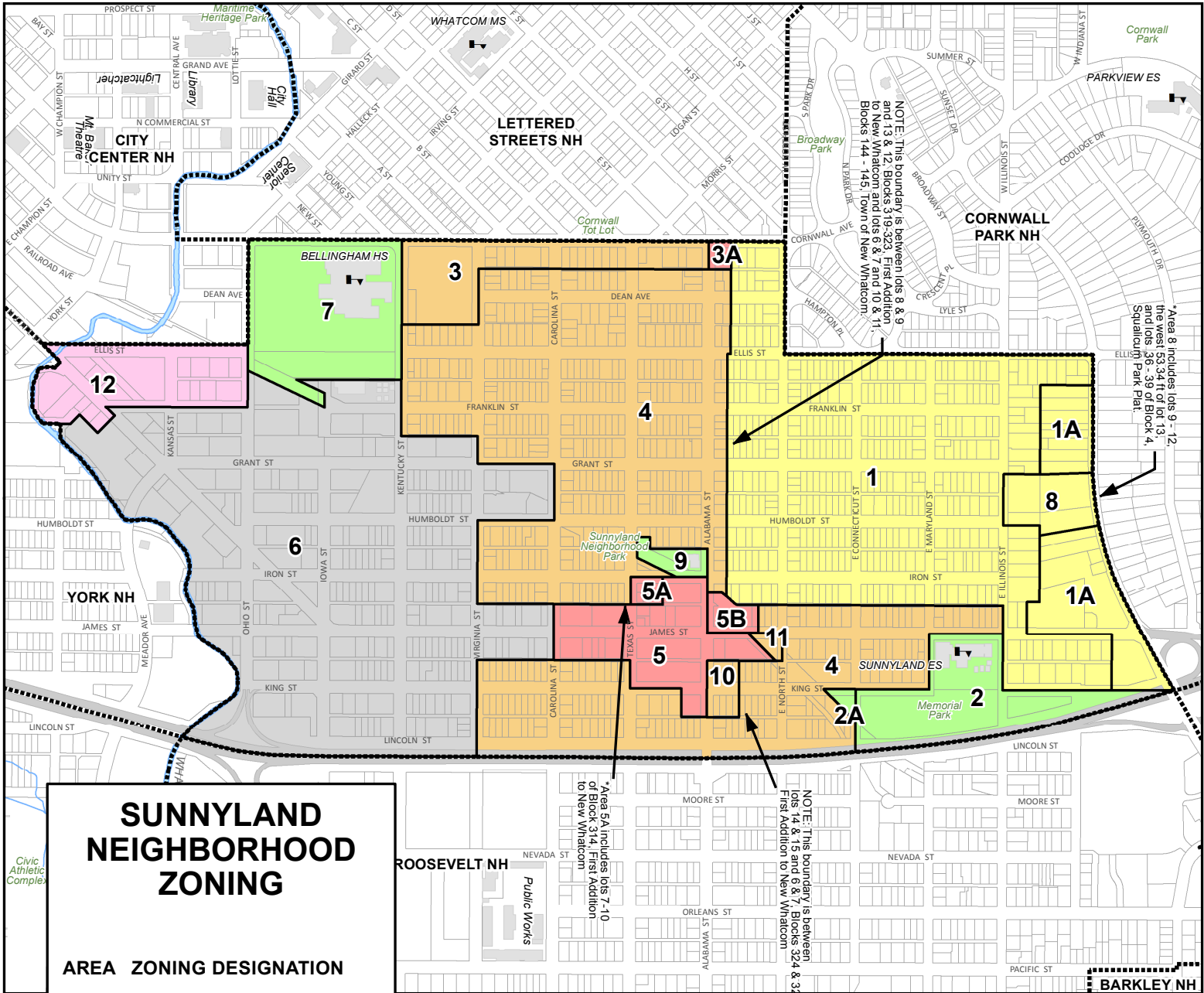
Indicator ▲	Value	Diff	
<\$15,000	10.7%	+2.3%	
\$15,000 - \$24,999	9.5%	+1.4%	
\$25,000 - \$34,999	9.7%	+1.1%	
\$35,000 - \$49,999	9.5%	+0.1%	
\$50,000 - \$74,999	19.5%	0	
\$75,000 - \$99,999	14.6%	-1.8%	
\$100,000 - \$149,999	14.9%	-3.1%	
\$150,000 - \$199,999	6.6%	-0.2%	
\$200,000+	4.9%	+0.2%	

Bars show deviation from Whatcom County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

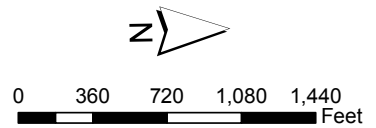
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### SUNNYLAND NEIGHBORHOOD ZONING

AREA	ZONING DESIGNATION
1	Residential Single
1A	Residential Single
2	Public, Park/School
2A	Public, Housing
3	Res. Multi, Mixed/Multiple
3A	Commercial, Neighborhood/Planned
4	Residential Multi, Duplex
5	Commercial, Neighborhood
5A	Commercial, Neighborhood/Planned
5B	Commercial, Neighborhood/Planned
6	Industrial, Light
7	Public, Recreation/School
8	Residential Single
9	Public, Govt. Svcs.
10	Res. Multi, Mixed/Planned
11	Res. Multi, Mixed/Multiple
12	Downtown District Urban Village



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7/15/2015, kn



# 2331 JAMES ST., BELLINGHAM

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