

RESTAURANT/BAR
FOR SUBLEASE

SARATOGA

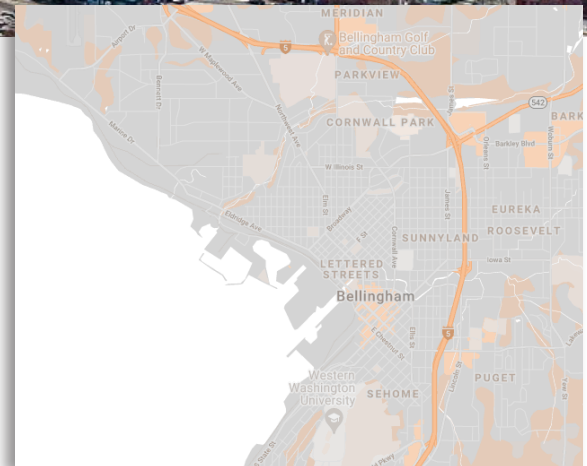
DOWNTOWN RESTAURANT / BAR SUBLEASE

1327 N STATE STREET, BELLINGHAM



PRICE \$18 /SF/MODIFIED GROSS
4,500 SQUARE FEET

- Upgraded kitchen supports venue of this size
- 12-tap beer unit
- 300 SF outdoor walk-in
- Patio for year round events



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DOWNTOWN RESTAURANT / BAR SUBLEASE

1327 N STATE STREET, BELLINGHAM

Prime downtown Bellingham location. The current tenants have updated the kitchen to optimize workflow and efficiency. A state of the art 12-foot type 1 hood was added to a kitchen with an already existing 12-foot type 1 hood. This created a prep area/cookline separate for a makeline where dishes are cooked to order. The makeline consists of 2 full size fryers, a 48' flattop griddle with refrigerated chef base and a double stack gas convection oven.

A 4-pan steam well allows for quick service of prepared foods and a 60' sandwich prep station has everything needed for making appetizers, pizzas, sandwiches and salads. The prep line consists of new plumbing for all sinks, dishwashing machines and hand washing stations which were added by the tenant. The kitchen is built to easily meet the demands of a large restaurant with high output during peak times and minimal labor. Ample refrigeration and dry storage throughout the space makes this very suitable for a bar/beer focused concept. A 300 square foot outdoor walk in was built to accommodate business levels and 3 smaller walk-in coolers are easily accessible inside the space. In addition, a 12-tap beer system was overhauled and a new glycol unit was added to ensure minimal pour loss and cold beer for patrons.

DEMOGRAPHIC SUMMARY

Downtown Bellingham
Ring of 1 mile

KEY FACTS

11,458

Population



5,080

Households

29.8

Median Age

\$52,143

Median Disposable Income

EDUCATION

2%

No High School Diploma



8%

High School Graduate



22%

Some College



68%

Bachelor's/Grad/Prof Degree

INCOME



\$60,548

Median Household Income



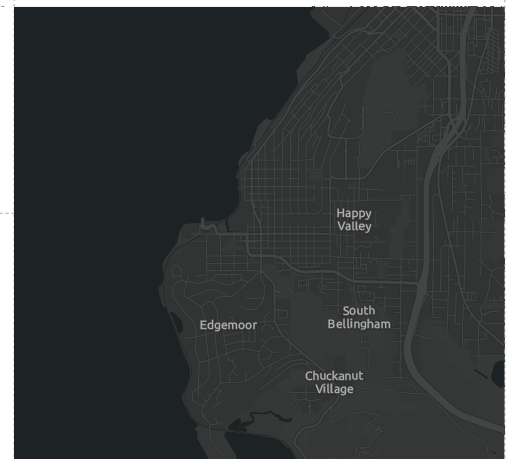
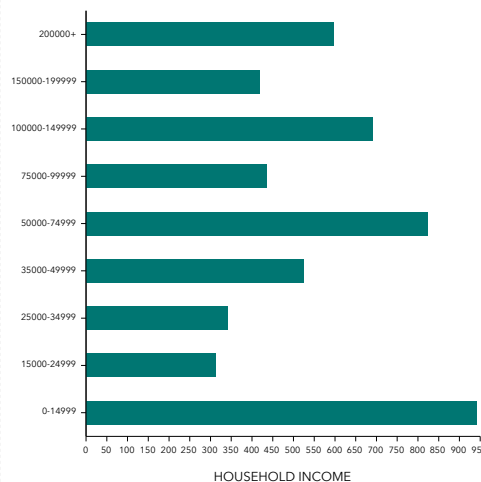
\$47,246

Per Capita Income



\$56,140

Median Net Worth



EMPLOYMENT



White Collar

73%



Blue Collar

13%



Services

17%

6.1%

Unemployment Rate

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

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DOWNTOWN RESTAURANT / BAR SUBLEASE

1327 N STATE STREET, BELLINGHAM

DEMOGRAPHIC SUMMARY

Downtown Bellingham
Ring of 3 miles

KEY FACTS

44,534

Population



19,107

Households

30.9

Median Age

\$50,747

Median Disposable Income

EDUCATION

3%

No High School Diploma



13%

High School Graduate



27%

Some College



57%

Bachelor's/Grad/Prof Degree

INCOME



\$59,220

Median Household Income



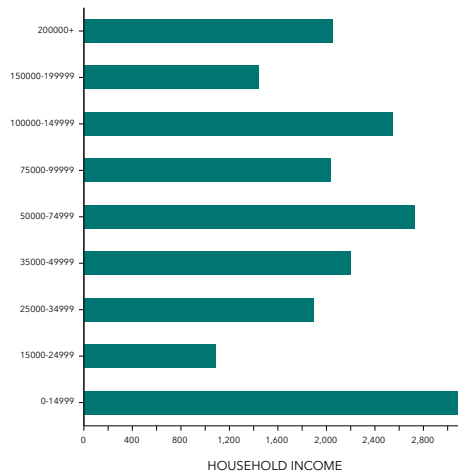
\$42,908

Per Capita Income



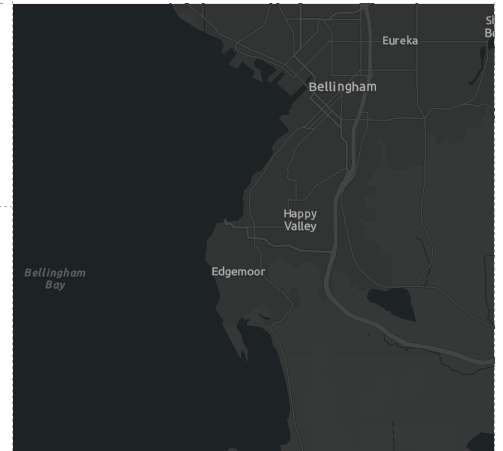
\$53,743

Median Net Worth



HOUSEHOLD INCOME

SARATOGA
commercial real estate



EMPLOYMENT



White Collar

65%



Blue Collar

16%



Services

21%

7.3%

Unemployment Rate

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

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DEMOGRAPHIC SUMMARY

Downtown Bellingham
Ring of 5 miles

KEY FACTS

88,834

Population



38,490

Households

34.3

Median Age

\$53,587

Median Disposable Income

EDUCATION

5%

No High School Diploma



17%

High School Graduate



28%

Some College



50%

Bachelor's/Grad/Prof Degree

INCOME



\$63,421

Median Household Income



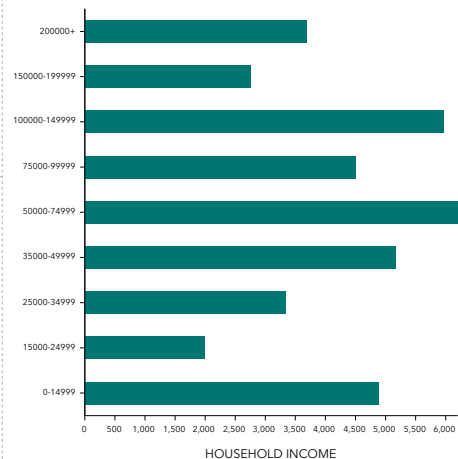
\$42,918

Per Capita Income



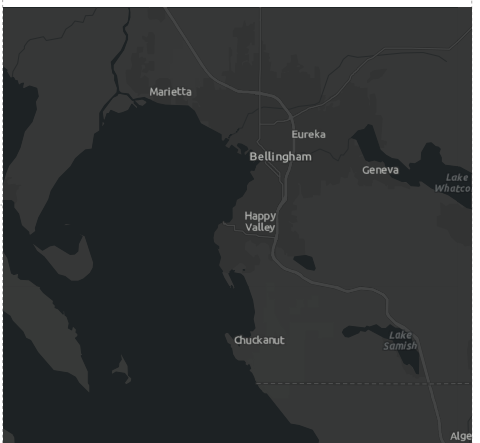
\$78,236

Median Net Worth



HOUSEHOLD INCOME

SARATOGA
commercial real estate



EMPLOYMENT



White Collar

65%



Blue Collar

17%



Services

21%

5.3%

Unemployment Rate

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

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DOWNTOWN RESTAURANT / BAR SUBLEASE

1327 N STATE STREET, BELLINGHAM

