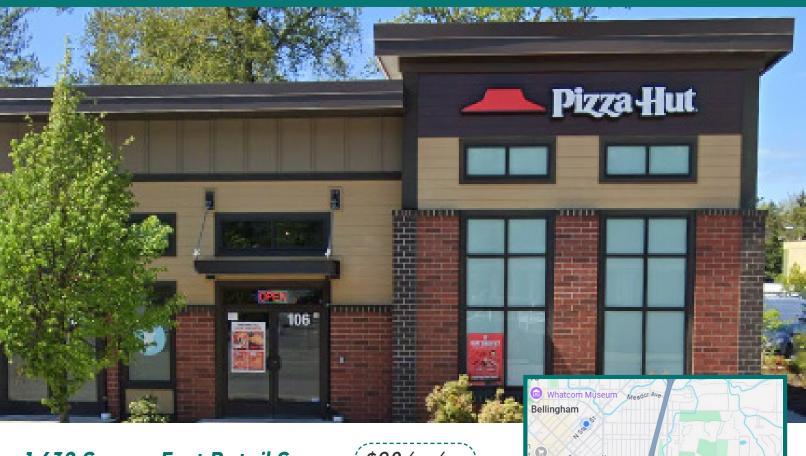


PRIME LINCOLN STREET RESTAURANT SPACE

1251 LINCOLN STREET, BELLINGHAM, WA 98229



1,632 Square Foot Retail Space (\$28/SF/YR)

- Excellent location adjacent to the Lark apartment complex and just 1 mile from WWU.
- Former Pizza Hut space with restaurant infrastructure in place including two type I hood fans, walk in fridge/freezer and plumbing fixtures.
- Easy access to the i-5.
- Surrounding businesses include Fred Meyer, Whole Foods, and the Four Points Hotel.
- Neighboring tenants include Edward Jones, Summit Surgical and Great Clips.



SEHOME

Whole Foods Market

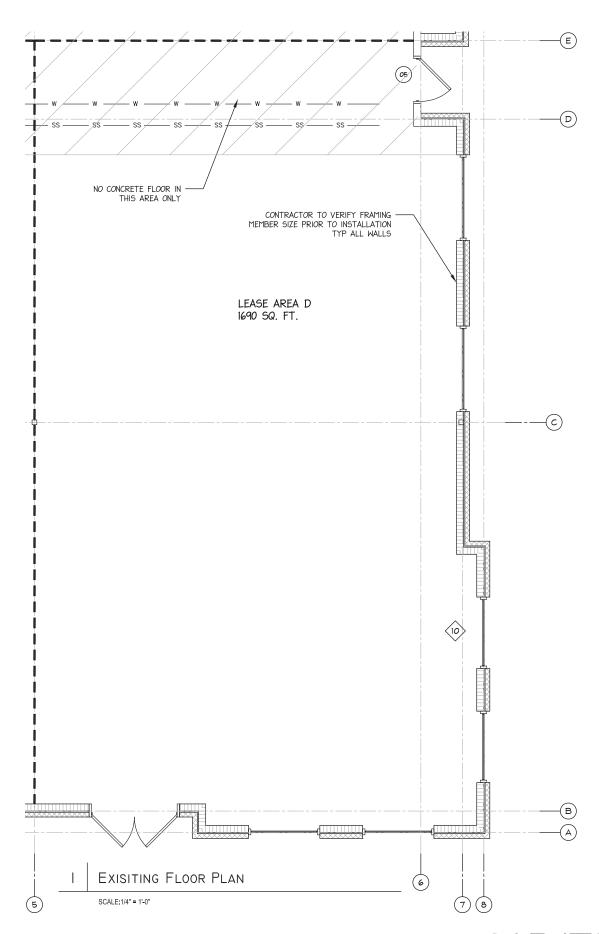
PUGET

LAKEW

saratogaRE.com 228 E CHAMPION, STE 102 BELLINGHAM, WA 98225

INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, BUT NOT GUARANTEED. LESSEE TO VERIFY.

Floor Plan













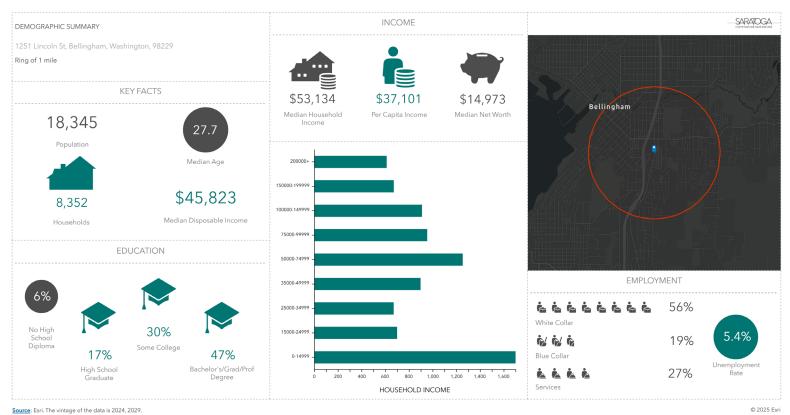
Entryway Photo





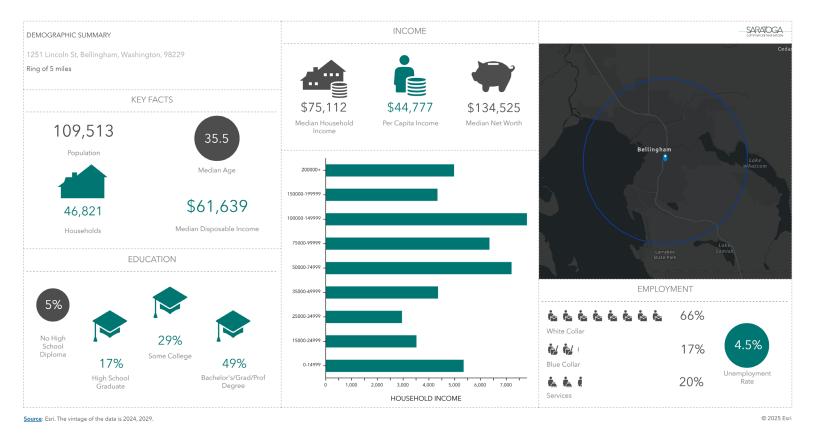
Demographics

1251 LINCOLN STREET



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1 Mile Radius



5 Mile Radius

commercial real estate

3,246 7,300 6,714 4,965 Lakeway Dr 23,945 Lakeway Dr 23,848 26,000 26,000 Puget 1,800 Edwards St Hawley Open Space 62,021 Abbott St 0.05 **⊣** mi 24,000 57,425 56,429 19,162 56,844 21,700 74,172 19,000 57,095 19,000 16,207 83,000 Bellingt 20,400 16,200 71,653 23,848 20,173 15,106 62,021 58,000 11

58,000 41,000

42,000

47,000

50,086

1251 LINCOLN STREET

Traffic

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







8.0

1.6 ⊣mi