

RETAIL SPACE
FOR LEASE

SARATOGA

BUILT-OUT DOWNTOWN RETAIL

1425 RAILROAD AVE



3,187 SF

\$18/SF + NNN

- **Distinctive 3,187 SF downtown venue** featuring an existing bar, taplines and a polished, move-in-ready interior.
- **Ideal for a taproom, wine bar, tasting room, entertainment concept or experiential retail user.**
- **Expansive Railroad Avenue storefront** provides excellent visibility, natural light and a strong street presence.
- **Recently improved interior** with attractive finishes, lighting, and a flexible open-concept layout.
- **Existing bar infrastructure** offers a substantial head start for beverage-focused operators.
- **Long, adaptable floor plan** allows for separate lounge, event, gaming, retail or customer gathering areas.
- **Two (2) back storage rooms** available, with roll up door for deliveries.
- **Adjacent to the downtown transit center** and surrounded by complementary entertainment and nightlife businesses.

Elliott Kophs

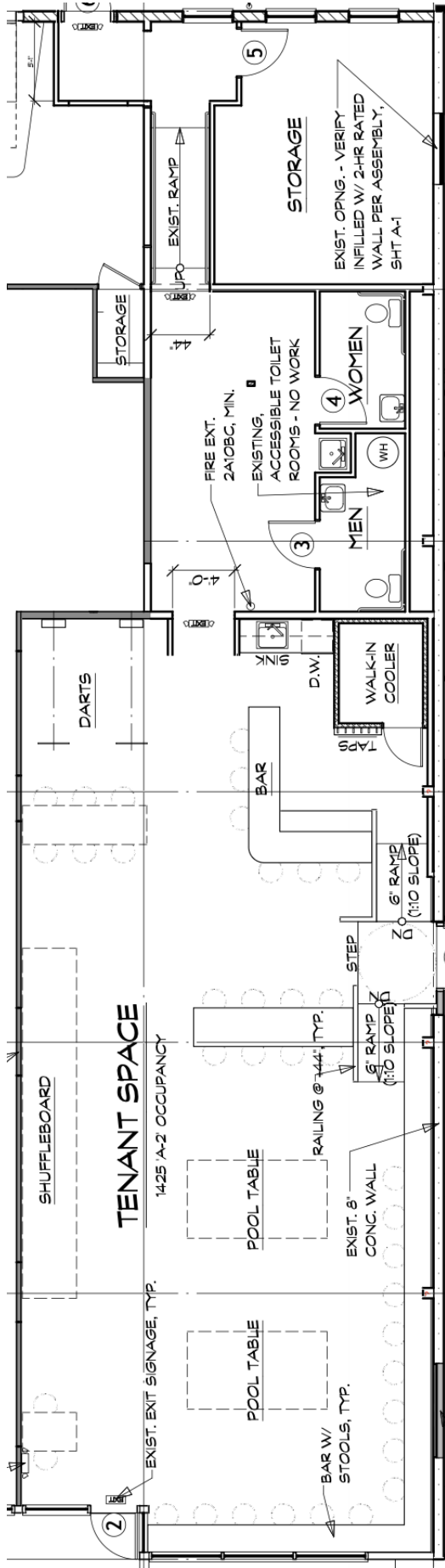
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228 E CHAMPION, STE 102

BELLINGHAM, WA 98225





DEMOGRAPHIC SUMMARY

1425 Railroad Ave, Bellingham, Washington, 98225
Ring of 1 mile

KEY FACTS

17,117

Population



7,773

Households

28.7

Median Age

\$45,692

Median Disposable Income

EDUCATION

6%

No High School Diploma



17%

High School Graduate



29%

Some College



47%

Bachelor's/Grad/Prof Degree

INCOME



\$53,316

Median Household Income



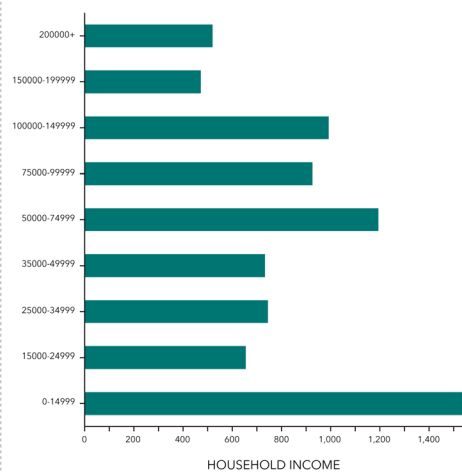
\$35,340

Per Capita Income



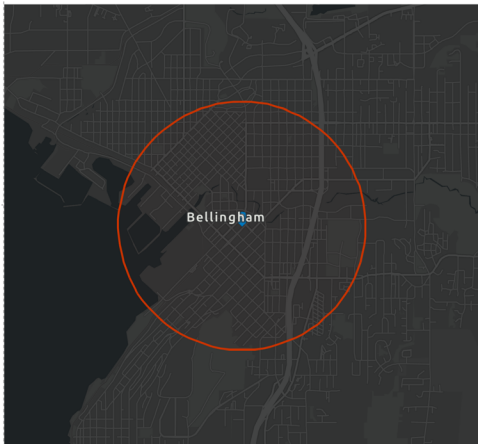
\$15,362

Median Net Worth



HOUSEHOLD INCOME

SARATOGA commercial real estate



EMPLOYMENT

White Collar

57%

Blue Collar

17%

Services

29%

6.4%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

Source: This infographic contains data provided by Esri (2024, 2029).

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1 Mile Radius

DEMOGRAPHIC SUMMARY

1425 Railroad Ave, Bellingham, Washington, 98225
Ring of 5 miles

KEY FACTS

111,452

Population



47,564

Households

35.5

Median Age

\$61,448

Median Disposable Income

EDUCATION

5%

No High School Diploma



17%

High School Graduate



29%

Some College



49%

Bachelor's/Grad/Prof Degree

INCOME



\$74,879

Median Household Income



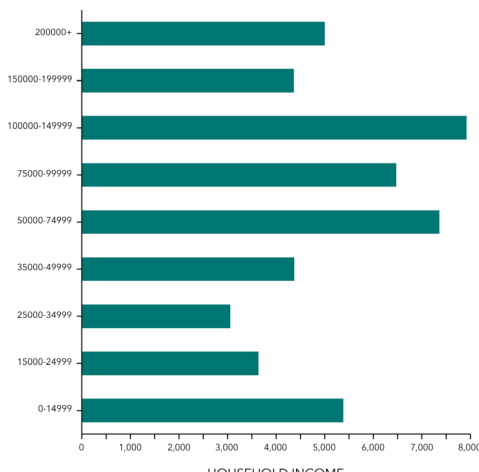
\$44,538

Per Capita Income



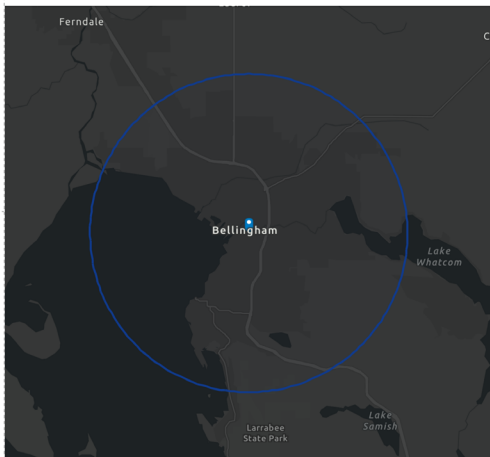
\$134,096

Median Net Worth



HOUSEHOLD INCOME

SARATOGA commercial real estate



EMPLOYMENT

White Collar

66%

Blue Collar

18%

Services

20%

4.6%

Unemployment Rate

5 Mile Radius