RETAIL SPACE
FOR LEASE

SARATOGA

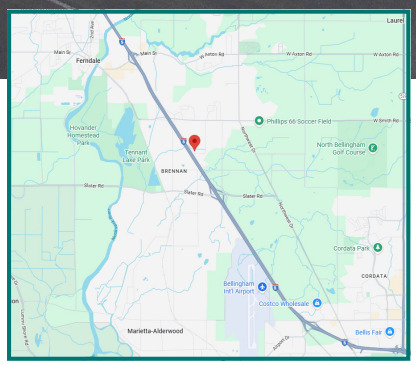
PRIME RETAIL SPACE FOR LEASE



1,750 - 5,850 Square Feet of Retail Space Available

$1/SF/MO + NNN

- Directly adjacent to I-5 and Pacific Highway
- Prominent building and monument signage opportunities
- Excellent i-5 visibility
- One grade-level roll-up door
- Approximately 650 SF of mezzanine space
- Expansive open showroom and workspace areas
- High exposed ceilings with abundant overhead lighting
- Flexible layout for retail, showroom, service, or light industrial uses



Elliott Kophs
elliott@saratogare.com
360.610.4980

Amia Froese, CCIM, CPM
amia@saratogare.com
360.610.4331

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.

The Offering





Position your business in a highly visible and trafficked location directly adjacent to I-5 and Pacific Highway. The property offers excellent access, prominent exposure, and multiple signage opportunities along the area's primary commercial corridors.

The flexible interior combines expansive showroom and workspace areas with high exposed ceilings, abundant lighting, multiple customer entrances, and one grade-level roll-up door for convenient loading and service access. Approximately 650 square feet of mezzanine space provides additional flexibility for office, storage, or operational use.

Attractive wood-look and tile flooring create a polished customer-facing environment, while the open configuration can accommodate a variety of retail, showroom, service-commercial, or light industrial users. With immediate freeway connectivity, strong street presence, and a versatile existing buildout, the property offers an exceptional opportunity for businesses seeking visibility, accessibility, and operational flexibility.

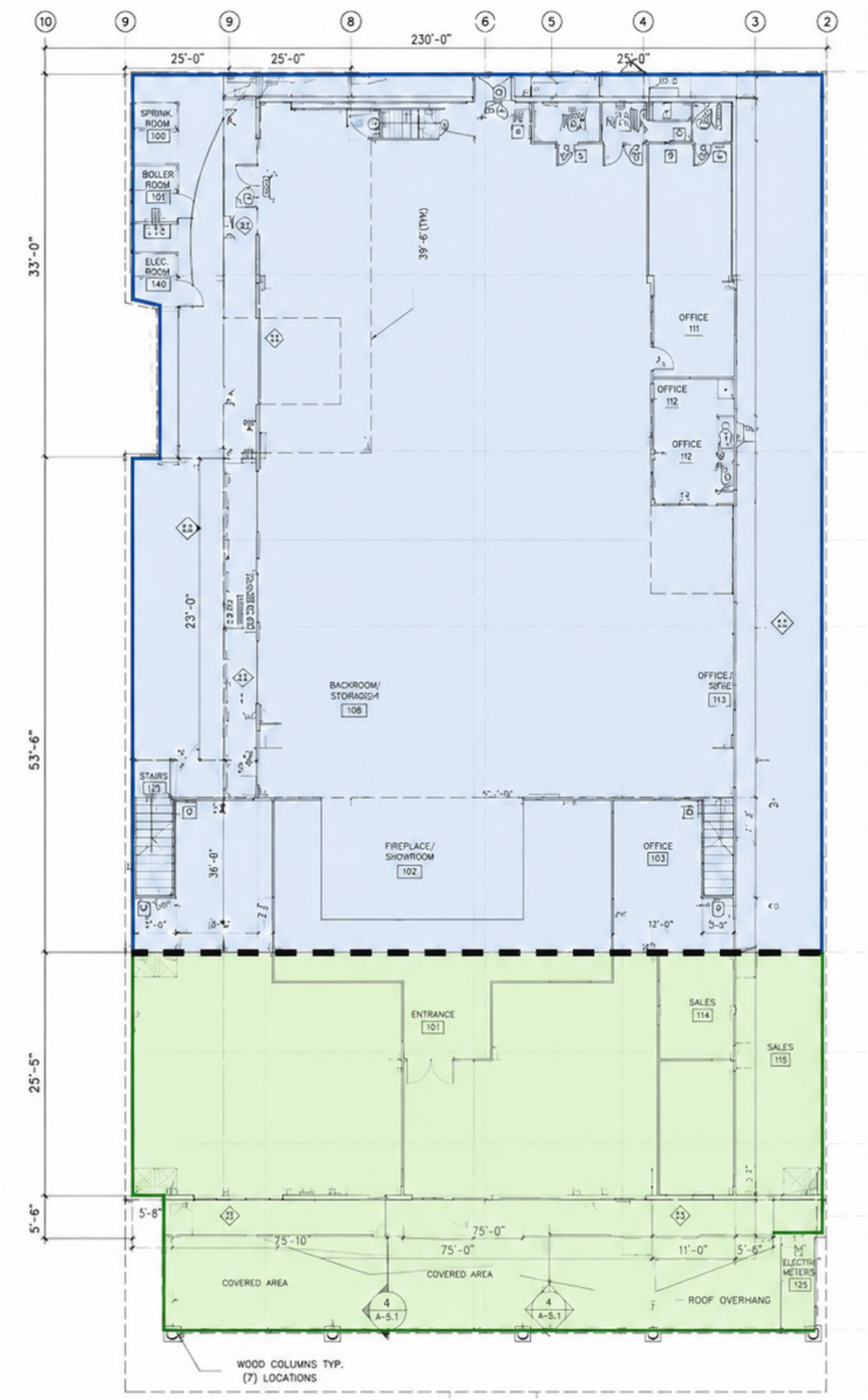
Interior Photos





Floor Plan

5100 PACIFIC HWY, UNIT 101



SARATOGA commercial real estate

Demographics

DEMOGRAPHIC SUMMARY

5100 Pacific Hwy, Ferndale, Washington, 98248

Ring of 1 mile

KEY FACTS

2,098
Population

43.0
Median Age

789
Households

$89,162
Median Disposable Income

EDUCATION

6%
No High School Diploma

25%
High School Graduate

33%
Some College

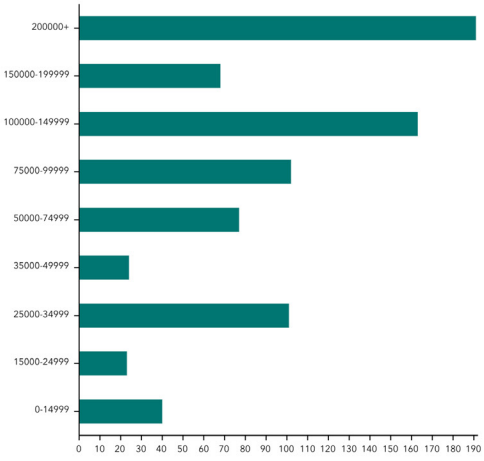
36%
Bachelor's/Grad/Prof Degree

INCOME

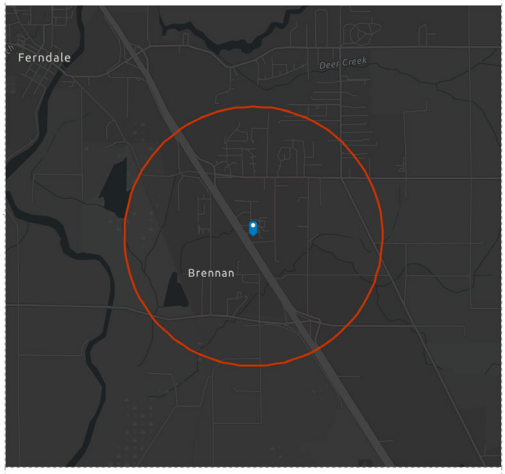
$108,730
Median Household Income

$55,396
Per Capita Income

$569,673
Median Net Worth



SARATOGA commercial real estate



EMPLOYMENT

62%
White Collar

31%
Blue Collar

9%
Services

4.4%
Unemployment Rate

1 Mile Radius

DEMOGRAPHIC SUMMARY

5100 Pacific Hwy, Ferndale, Washington, 98248

Ring of 5 miles

KEY FACTS

53,237
Population

39.0
Median Age

21,754
Households

$62,437
Median Disposable Income

EDUCATION

6%
No High School Diploma

24%
High School Graduate

35%
Some College

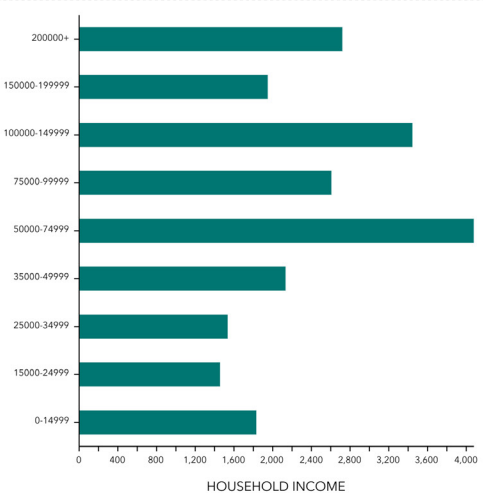
36%
Bachelor's/Grad/Prof Degree

INCOME

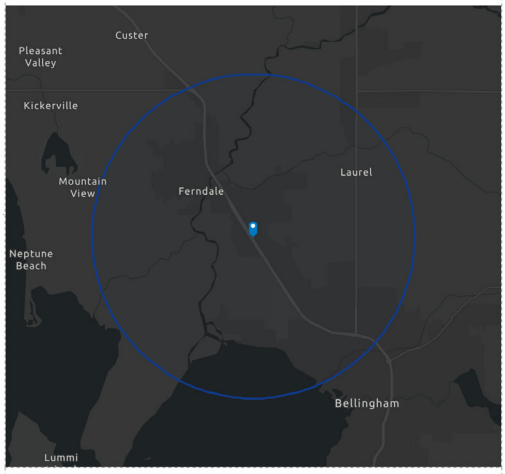
$73,670
Median Household Income

$43,769
Per Capita Income

$171,347
Median Net Worth



SARATOGA commercial real estate



EMPLOYMENT

59%
White Collar

26%
Blue Collar

19%
Services

3.9%
Unemployment Rate

5 Mile Radius

SARATOGA commercial real estate