

# HIGH TRAFFIC RETAIL LOCATION

4064 Meridian St, Bellingham WA 98225



**FOR LEASE**  
**\$23.00/ SF + NNN**

- HIGH TRAFFIC RETAIL LOCATION (35,000 CARS/ DAY)
- AMPLE PARKING
- DESIRABLE MONUMENT SIGNAGE
- EASILY ACCESSIBLE FROM I-5



## PROPERTY SUMMARY

Seize this exceptional opportunity to establish your business in one of Bellingham's most coveted retail locations. Positioned strategically along bustling Meridian Street, this premium space captures the attention of over 35,000 daily commuters, ensuring maximum brand exposure and customer accessibility.

### Visibility & Accessibility

- Commanding presence directly off Meridian Street's high-traffic corridor
- Striking monument signage visible to thousands of passing vehicles daily
- Convenient dual entry/exit points for smooth customer flow
- Abundant parking
- Right-in and Right-out access to Meridian St via two property access points.
- Additional access from Bakerview Rd via access from neighboring property (Walgreens)

### Strategic Location in Retail Ecosystem

This space sits at the heart of Bellingham's vibrant retail district, surrounded by established national brands that drive consistent foot traffic. Your neighbors include:

- Immediate Vicinity: O'Reilly Auto Parts, Jiffy Lube, Walgreens
- Surrounding Area: Barnes & Noble, AutoZone, Petco
- Minutes Away: Bellis Fair Mall anchored by Macy's, Target, Kohl's, and JC Penney

**Space coming available August, 2025. Currently occupied. Please view with discretion.**

## PROPERTY OVERVIEW

**Address:** 4064 Meridian St,  
Bellingham, WA 98225

**APN:** 380318022527

**Rentable SF:** 3,034

**Year Built:** 1975

**Market:** Bellingham

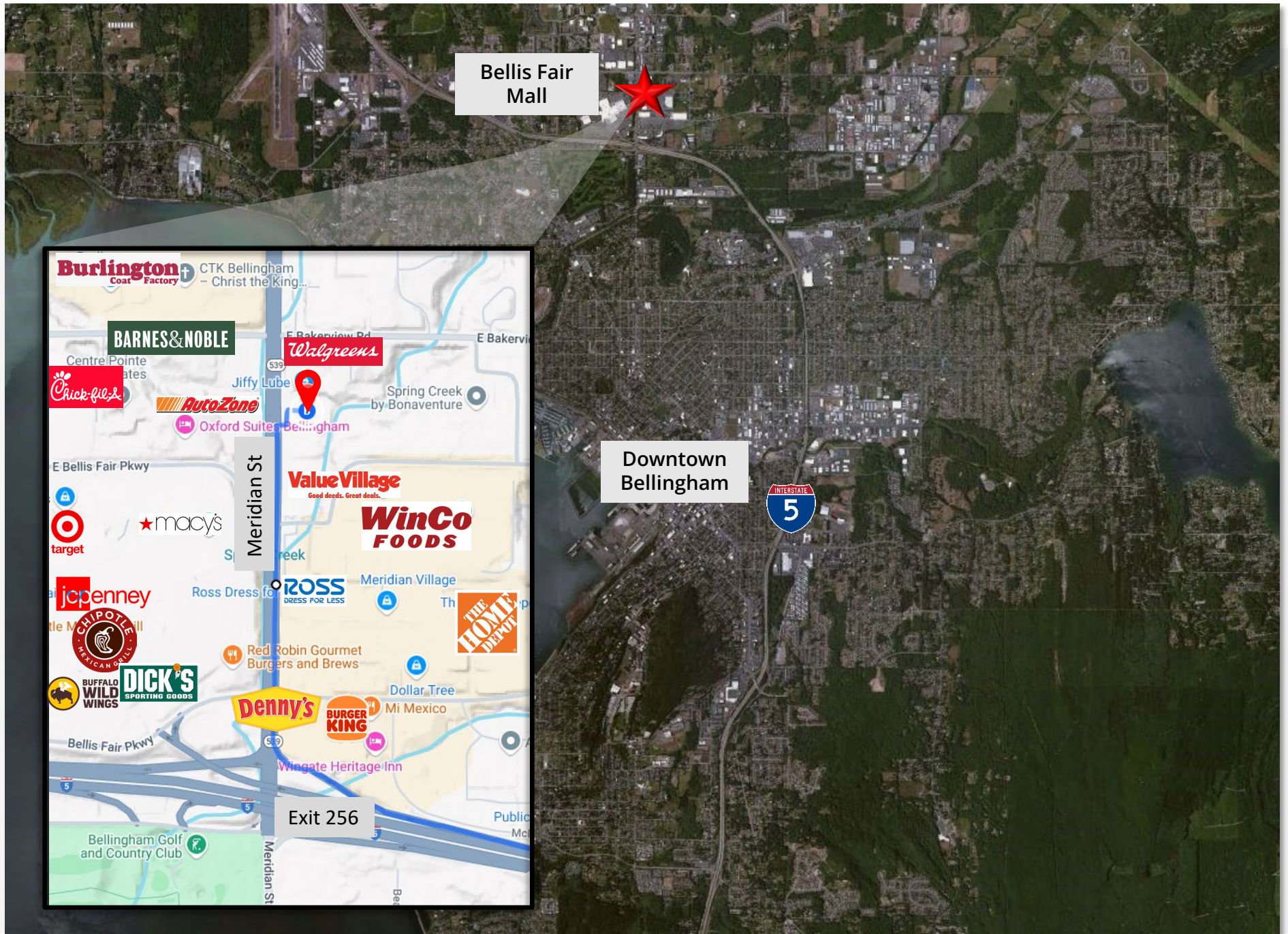
# AERIAL



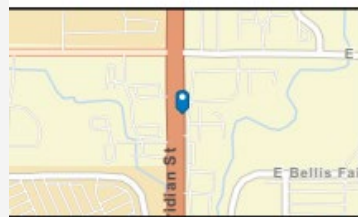
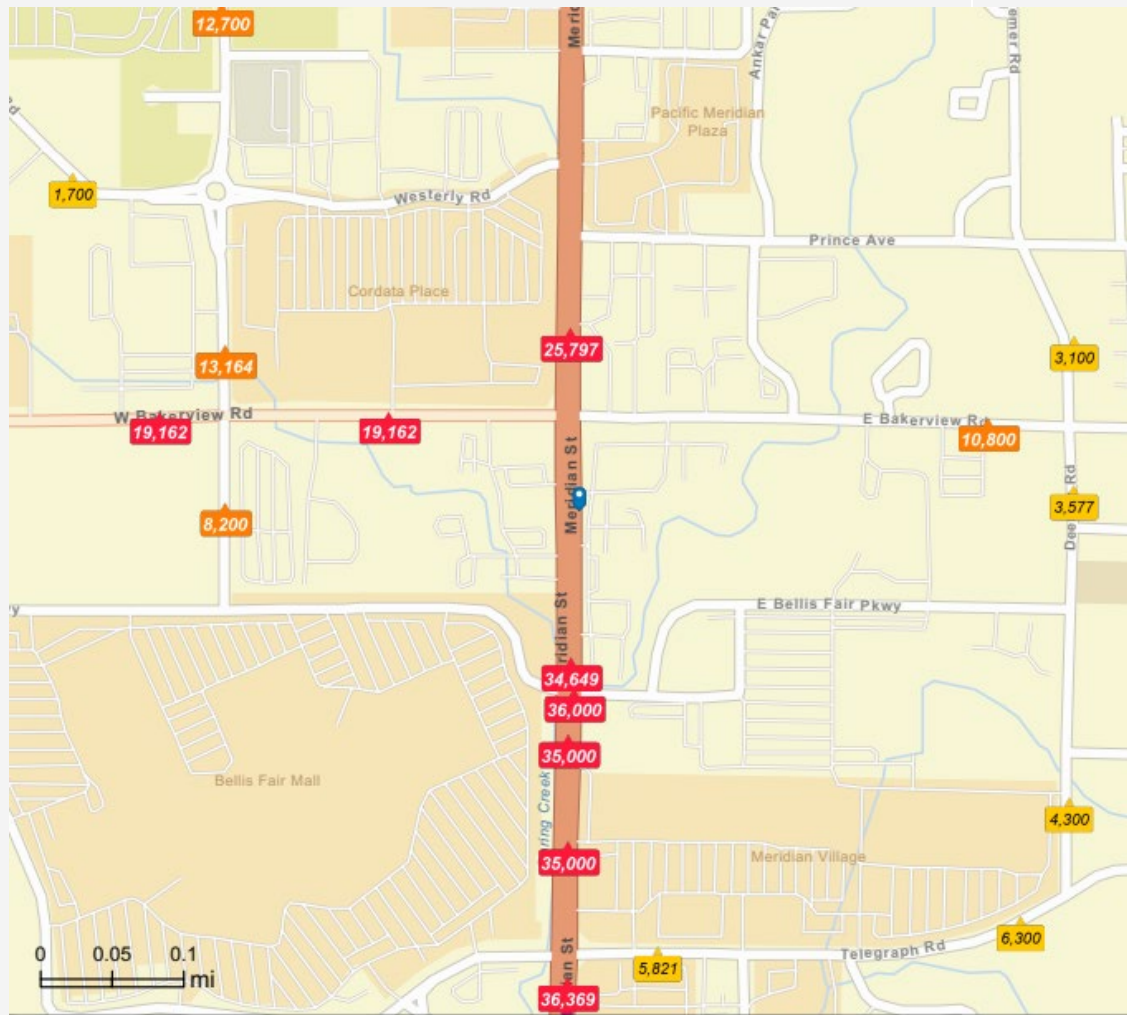
# SITE PLAN - AERIAL



# MAP



# TRAFFIC COUNTS



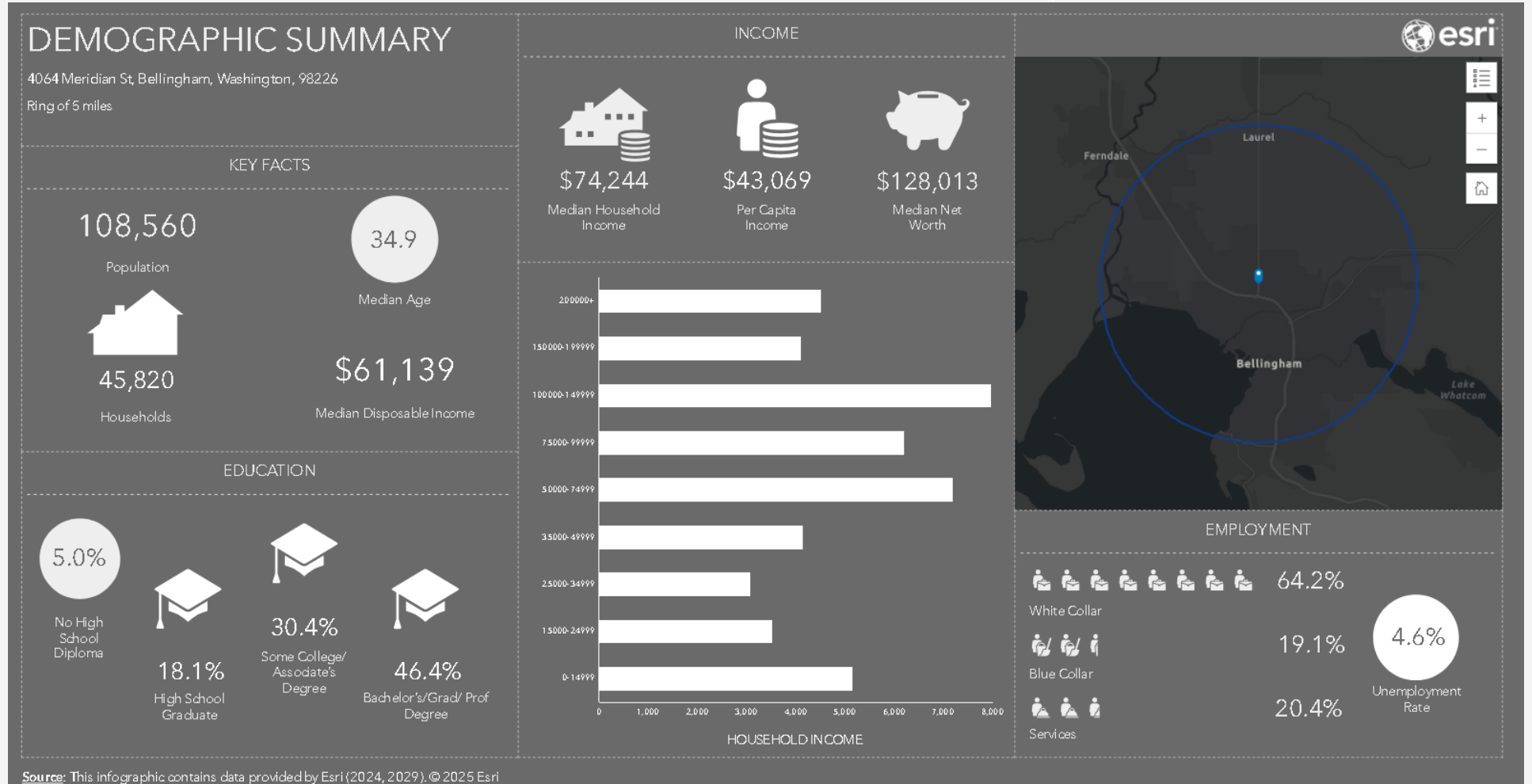
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

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# DEMOGRAPHICS





FOR MORE INFORMATION

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