



Pad Ready Medical Sites

2500 Squalicum Way | Bellingham, WA 98225

SECONDS FROM HOSPITAL

2,227 SF PAD FOR \$450,000

11,040 SF PAD FOR \$1,200,000

NWMLS: 1519131

KC Coonc, Designated Broker

(360) 305-9977

KC@PacificContinentalRealty.com

Ryan Martin, Broker

(360) 319-0040

Ryan@PacificContinentalRealty.com

Commercial Sales | Leasing | Management

Pacific Continental Realty, LLC - 114 W Magnolia St. Suite 201, Bellingham WA 98225



2,227 SF Pad: \$450,000.00

CBA: 582022

NWMLS: 1519124

PENDING

11,040 SF Pad: \$1,200,000.00

CBA: 628123

NWMLS: 1519131

The Squalicum Creek Medical Center is a new development opportunity located just 1,000' NW of PeaceHealth St. Joseph Medical Campus. Join the Plastic Surgery Bellingham group on their new medical campus. This is the last remaining development site that is ready to build near the hospital. Pad sites available for a 11,040 SF building and a 2,227 SF building that fronts Squalicum Pkwy. The padsite is condominiumized and includes all street improvements to Squalicum Pkwy, paving, striping, landscaping, and utilities to east edge of the pad site. Architect has drawn and is applying for an 11k sq ft, 2 suite, shell building permit for the site.



I-5 FREEWAY

ORCHARD EXETNESION



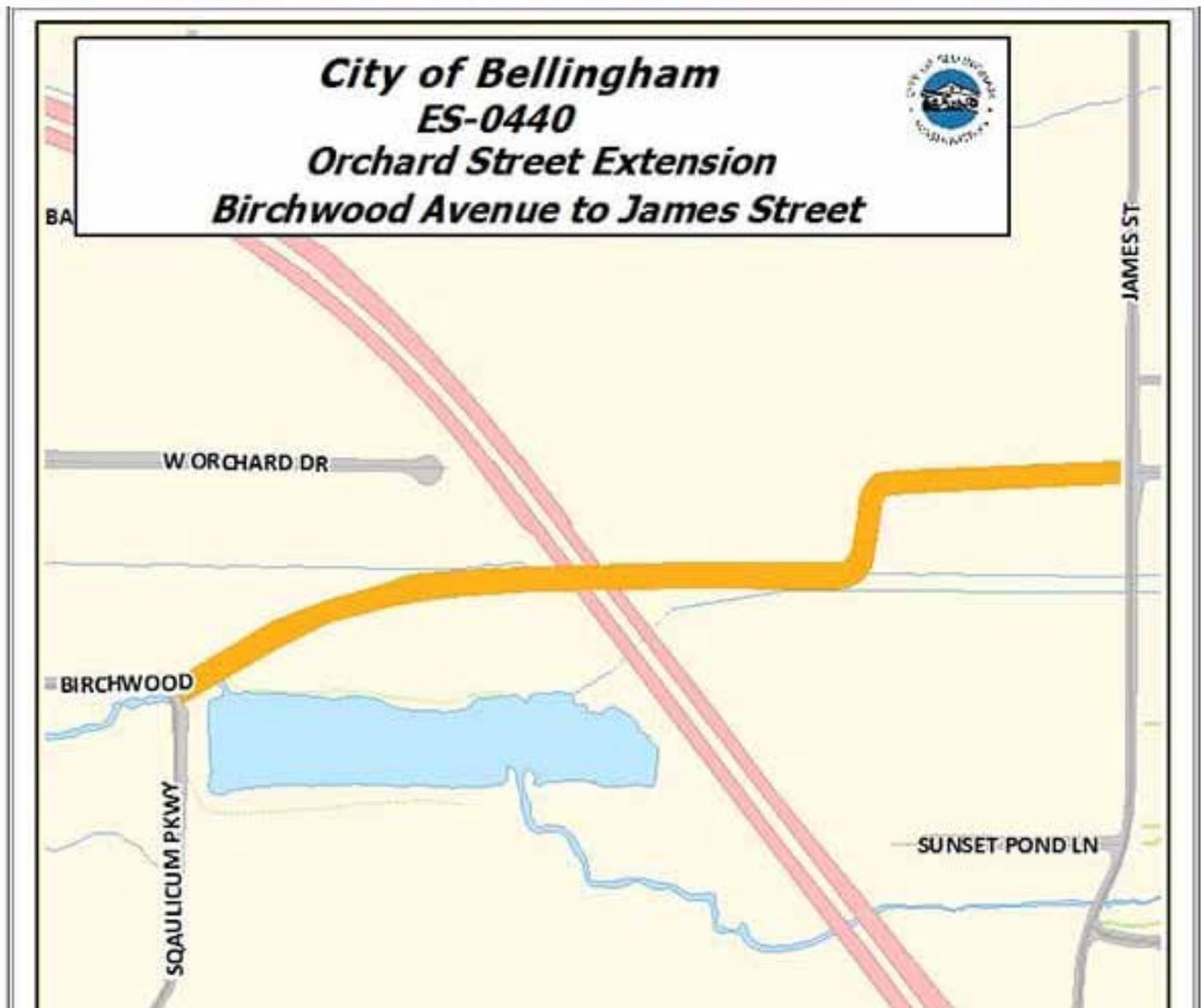


I-5 FREEWAY

ORCHARD EXETNESION



ORCHARD DRIVE EXTENSION



The Orchard Drive Extension will provide a new multi-modal link for the City of Bellingham transportation system: an arterial linking the street grid east and west of Interstate 5 taking advantage of an existing grade separated crossing, with bike lanes and sidewalks. The project will link the King Mountain Neighborhood, directly under the existing highway to the Cornwall Neighborhood near the hospital. Currently planned developments in King Mountain include 1,500 residential housing units and 40,000 square feet of commercial space which will add significantly to the future traffic volumes on James Street Road. In addition to helping the future congestion on James Street Road, the project will also alleviate traffic congestion near the regional hospital on Ellis Street by routing a portion of the traffic to the new street.

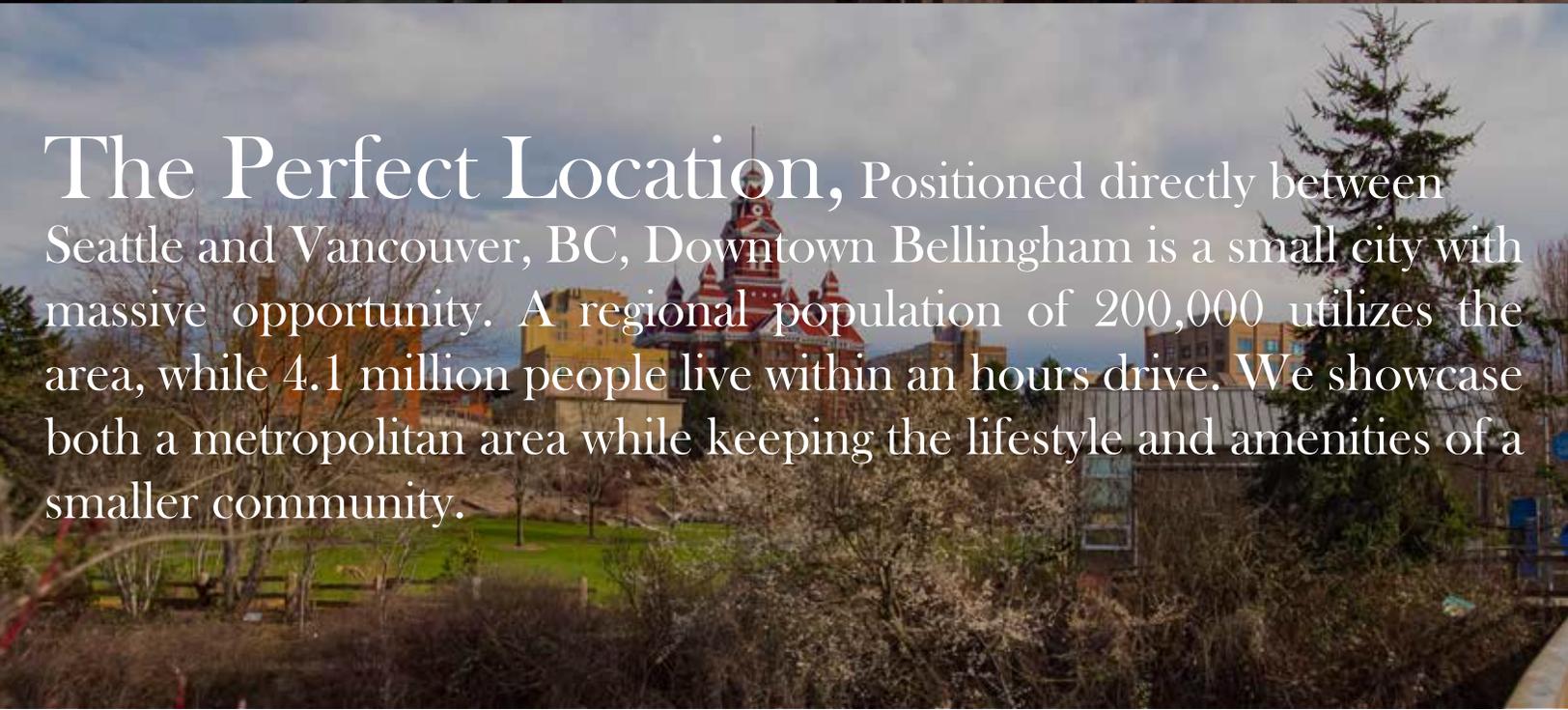
The Squalicum Creek Re-route Phases 3 and 4 habitat enhancement projects will be built in the same vicinity as this project in 2020, about a year prior to the anticipated start of construction of the Orchard Drive Extension.



DOWNTOWN BELLINGHAM BRINGS THE CREATIVE, ICONIC ENERGY OF THE CITY AND INFUSES IT INTO THE BUSINESSES THAT HELP CREATE OUR UNIQUE COMMUNITY.



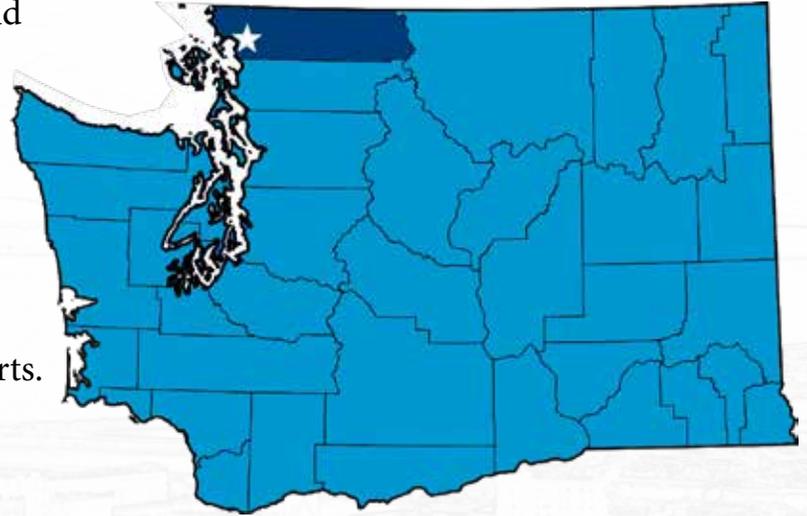
SUPPORTING LOCAL, OUR COMMUNITY TAKES PRIDE IN WHAT WE PROVIDE AND PRODUCE. YOU'LL FIND AN EMPHASIS ON KEEPING OUR DOWNTOWN VIBRANT THROUGH SUPPORTING THE LOCAL BUSINESSES



The Perfect Location, Positioned directly between Seattle and Vancouver, BC, Downtown Bellingham is a small city with massive opportunity. A regional population of 200,000 utilizes the area, while 4.1 million people live within an hours drive. We showcase both a metropolitan area while keeping the lifestyle and amenities of a smaller community.

CITY OF BELLINGHAM, WA

The Pacific Northwest scarcely gets more peaceful than unspoiled Bellingham, a bustling city nestled in the Bellingham Bay. Nature abounds in all directions surrounding this coastal paradise. Bellingham can be conveniently accessed by land, air, rail, and sea. With easy transportation to both Canada and the international hub of Seattle, Bellingham offers a great middle point. While the Canadian market offers a diverse economy for the local businesses, continually business are migrating north to the area in order to find a new and better home. The waters of the Pacific offer opportunities for whale watching, cruising to Friday Harbor or visiting the Canadian city of Victoria. To the east, Mt. Baker beckons skiers and snowboarders to its slopes. The city itself is alive with vibrant theater, historical museums, gourmet restaurants and fine arts.



2019 Households
90K

Growth 2019-2024

66%
2019 Population

224K



Growth 2019-2024

5.7%
2019 Median Age

37.3



U.S. Median

38.1

2019 Median HH Income

\$58,400



U.S. Median

\$60,800



NATURAL BEAUTY

The dominating Mt. Baker towers over the city, with its staggering beauty. The deep expansive blue of the ocean carries our sight to the San Juan Islands. All the while you are hugged by the soft green of thunderous trees that decorate land for as far as the eye can see.



STRATEGIC LOCATION

The prosperous city Vancouver, Canada only sits 55 miles north. And the technological hub of Seattle resides 88 miles to the south. Bellingham provides a essential middle point for those looking to operate within both expanding districts.



HIGHER EDUCATION

Within Whatcom there are five different institutions of higher education that cover a vast array of different focuses. Western Washington University, Whatcom Community College, Bellingham Technical College, NW Indian College, and Trinity University all provided qualified and skilled workers.

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