

AVAILABLE

# COMMERCIAL OUTLOT

4030 CORDATA PARKWAY • BELLINGHAM, WA 98226



LOCKEHOUSE

CBRE





# PROPERTY OVERVIEW

## PRIME RETAIL LOCATION

The Bellis Fair Mall trade area represents a highly accessible and strategically positioned retail location, benefiting from direct connectivity to Interstate 5 via Cordata Parkway. The site offers excellent visibility within the area's dominant retail corridor, supported by high traffic volumes, strong co-tenancy, and prominent exposure alongside major national retailers. Site highlights include:







- 1.15 acres adjacent to a new Chick-fil-A
- Parcel #380213-452523-0000
- Zoning: Commercial
- The site shares an entrance with Bellis Fair Mall off Cordata Parkway.
- Full access and traffic signal at the arterial road
- Bellis Fair Mall averages 400,000 visitors monthly.
- The trade area draws shoppers from Canada and Western Washington University.
- Bellingham Int'l Airport is only 10 minutes away

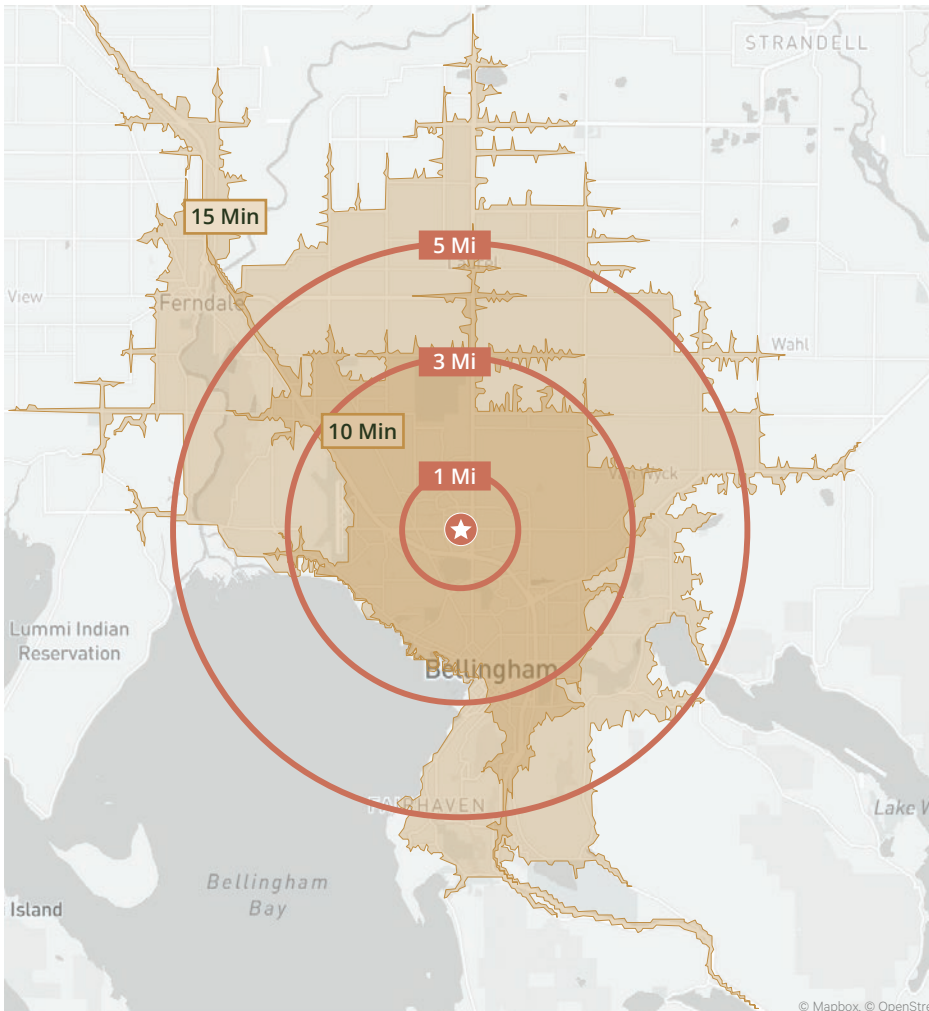


# PHOTOS



# DEMOGRAPHICS

 2025 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	11,260	14,227	\$52,207	5,569	37.8
3 Miles	52,395	77,913	\$60,582	23,775	37.7
5 Miles	52,395	124,614	\$67,568	46,770	35.7
5 Minutes	9,845	14,426	\$52,350	4,758	39.1
10 Minutes	67,095	89,384	\$58,765	30,057	34.7
15 Minutes	132,561	145,232	\$58,765	55,434	36.7



## BUSINESSES (3 MI)

- 3,884

## EMPLOYEES (3 MI)

- 47,505

## MAJOR EMPLOYERS

- Western Washington University
- PeaceHealth St. Joseph Medical Center
- Lummi Nation

## MAJOR TRAFFIC GENERATORS

- Bellis Fair Mall
- Cordata Center
- Costco

## AREA HOTELS (3 MI)

- 19 Hotels / 1,682 Rooms

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