



# RESTAURANT & BAR AT BARKLEY

1263 Barkley Blvd. Bellingham, WA 98226

Turnkey Restaurant & Bar

Fully Equipped Kitchen

Easy I-5 Access & Parking Lot

Located in Sunset/Barkley Retail Hub

CBA #: 645845

Scott Walker, Commercial Broker

(360) 220-0370

Scott@PacificContinentalRealty.com



Commercial Sales | Leasing | Management

114 W. Magnolia St., Bellingham, WA 98225 | [www.PacificContinentalRealty.com](http://www.PacificContinentalRealty.com)





# THE OFFERING

Suite 102-103: 3,910 SF

Base Rent: \$22.28 / Square Foot

Base NNN: \$4.74 / Square Foot

Base Rent + NNN: \$8,804 Per Month

CBA #: 645845

Outstanding restaurant & tap room/bar with excellent outdoor seating at Barkley Crossroads - Barkley Boulevard & Orleans Street - 1 minute from I-5, Sunset Square Mall, Barkley Village; directly across from Lowe's. Formerly Crossroads BBQ Bar & Grill. The kitchen, restaurant and bar has most furniture, fixtures and equipment intact and is ready to open. 3,910 sf total space. Building is free standing and is a portion of the Barkley Crossroads mall, home to many other retail and office users. Outstanding exposure with excellent traffic counts. Offer is for sublease for remaining term of lease (until May 14, 2024 plus extension options). F, F & E available for purchase.

- Subletting or assigning the tenant's interest requires the prior consent of the landlord, which approval will not be unreasonably withheld
- The term of the sublease cannot exceed the term of the lease
- The initial term of the lease expires on May 14, 2024
- The tenant has two options to extend the term of the lease for five years each on the same terms except for an increase in the base lease rate

The base monthly lease rate increases by 3% per annum on each anniversary of the initial lease term and on the anniversary of each year during each extension period, with the adjustment occurring on May 15<sup>th</sup> of each year



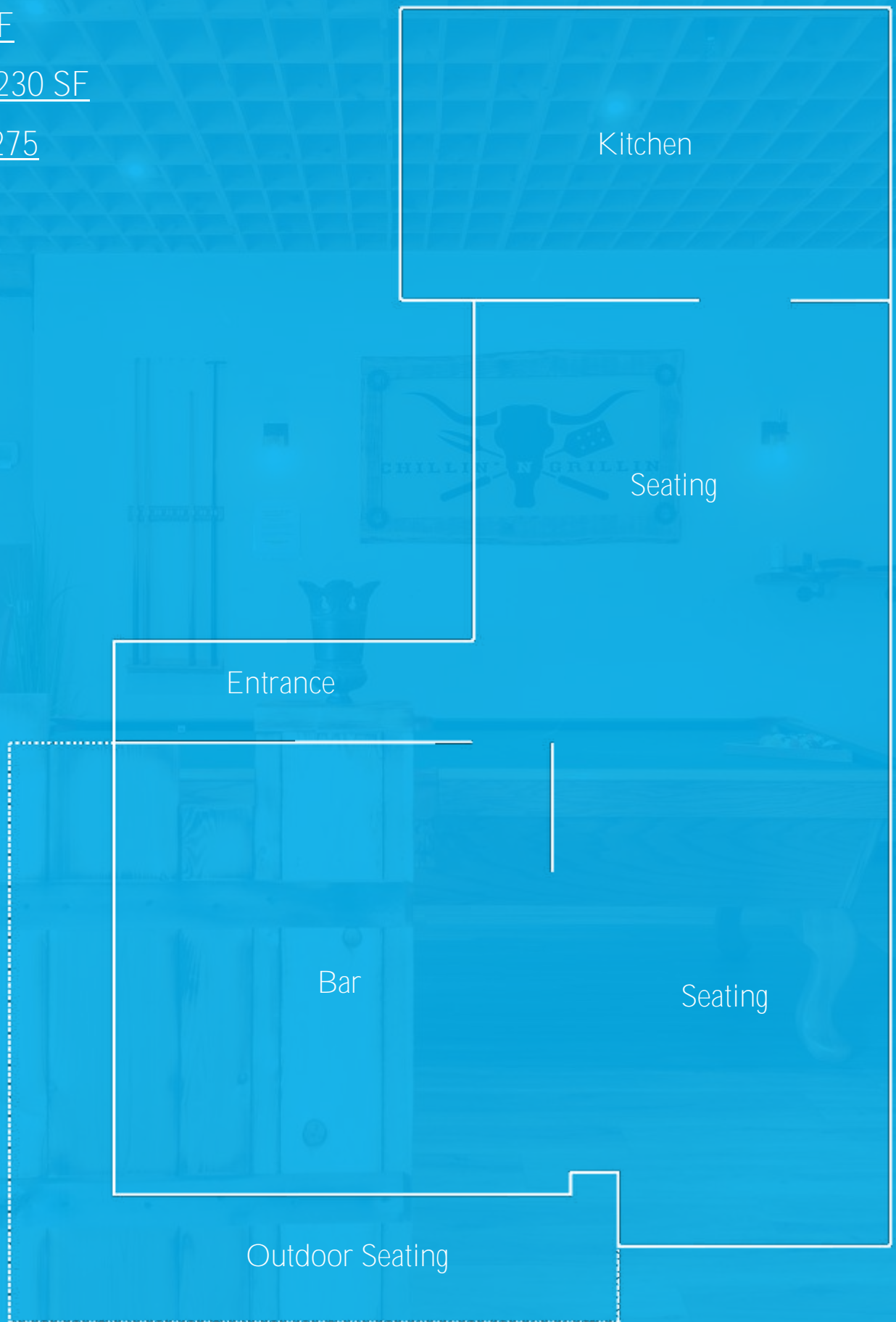
# FLOORPLAN - 3,904 SF

RESTAURANT - 2,326 SF

BAR - 1,073 SF

RESTROOM - 230 SF

ENTRANCE - 275





# INTERIOR









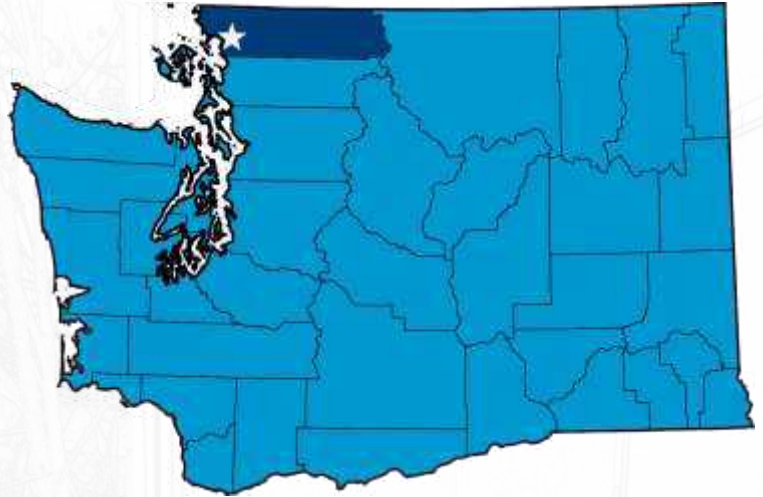
# EXTERIOR





# 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 businesses 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

6.6%



2020 Metro Population

224K

Growth 2019-2024

5.7%



2020 Median Age

31.5

U.S. Median

38.1

2020 Median HH Income

\$62,984

U.S. Median

\$63,030



## 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 an 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 provide qualified and skilled workers.

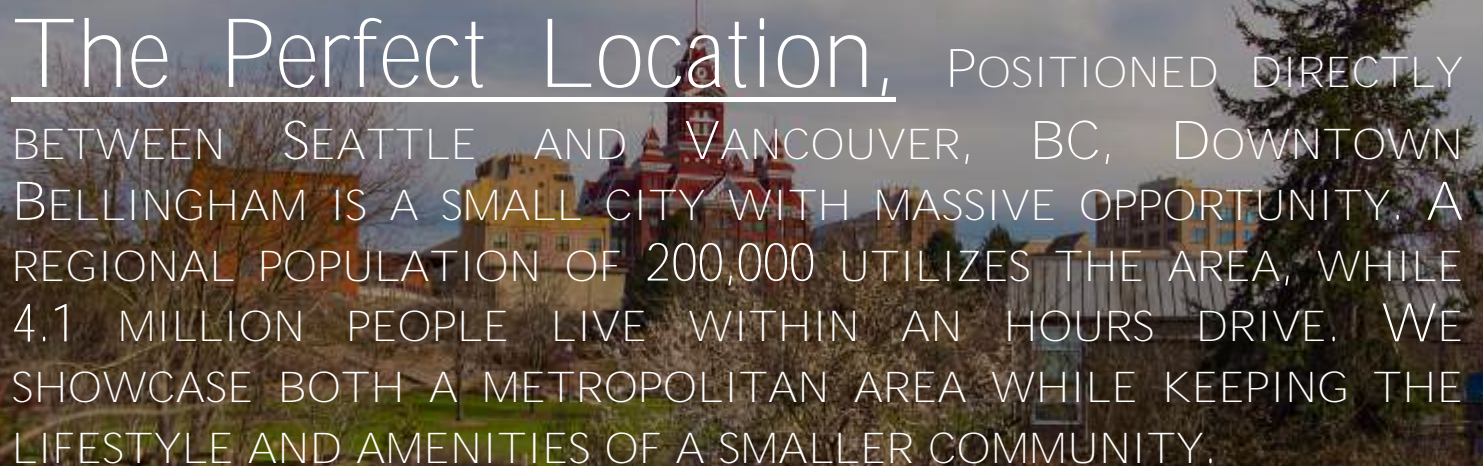


A person in a red coat is walking away from the camera on a city sidewalk. In the background, there are parked cars, trees, and buildings. The scene is dimly lit, suggesting dusk or dawn.

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

A street-level view of a building with a prominent red-tiled tower. The building has a classic architectural style with arched windows and a red awning. Several cars are parked along the street in front of the building. The sky is clear and blue.

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.

A wide-angle view of a city skyline from a distance. The skyline features several tall buildings, including a prominent one with a red-tiled tower. The foreground is filled with trees and some lower-level buildings. The sky is overcast.

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.



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