

# ZANE BURGER

PREMIER OWNER USER OR REDEVELOPMENT OPPORTUNITY

1315 12<sup>th</sup> St, Bellingham WA 98225



**FOR SALE**  
**\$2,000,000**

FAIRHAVEN RETAIL/ RESTAURANT  
HIGH VISIBILITY LOCATION

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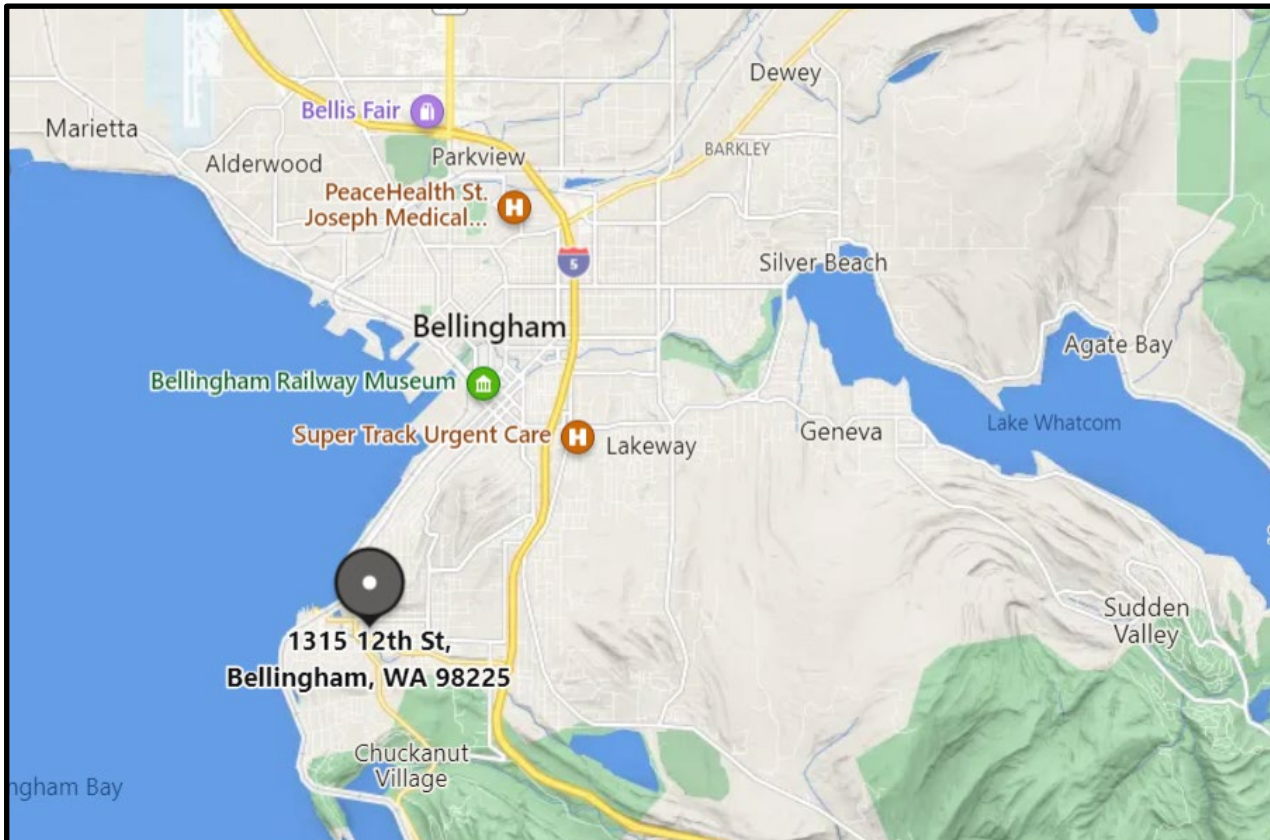
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## PROPERTY SUMMARY

### Zane Burger

#### 1315 12<sup>th</sup> St

Extraordinary location in the heart of Fairhaven. Income property with redevelopment potential. 2,431 square foot building occupied by Zane Burger - An American classic burger joint with authentic retro 1950's drive-in atmosphere. Great visibility with pylon and building fascia signage. Dedicated on-site parking. Easily accessible (car, bike, or walk). 15,033 square foot lot. Zoned Commercial Core within the Fairhaven Urban Village.



## PROPERTY OVERVIEW

**Address:** 1315 12<sup>th</sup> St,  
Bellingham, WA 98225

**APN:** 3702011490770000 &  
3702011500660000

**Total SF:** 2,431

**Site Area:** 0.34 Acres (15,033 SF)

**Year Built:** 1961

**No. of Floors:** 1

**Market:** Fairhaven Historic  
District

**Zoning:**  
Fairhaven Urban Village-  
Commercial Core (CC)

<https://bellingham.municipal.codes/BMC/20.37.300>

# PROPERTY HIGHLIGHTS

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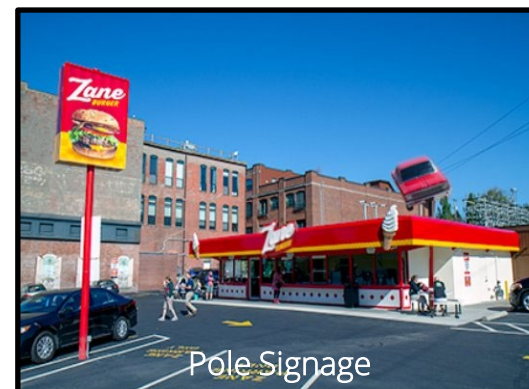
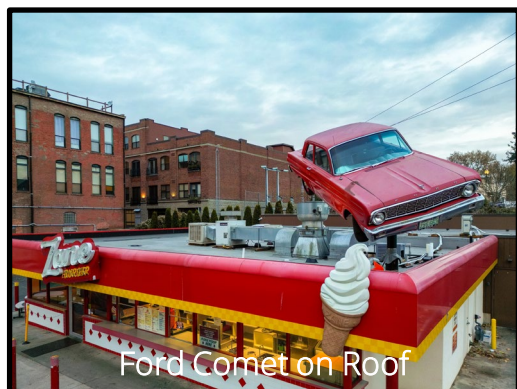
**Premier Location** – Situated on 12<sup>th</sup> St in Fairhaven, Zane Burger offers incredible visibility and traffic (street and walking) from tourists and locals alike.

**Unique Styling**– Authentically styled after the classic 1950's drive-in atmosphere- Zane Burger offers an inviting atmosphere.

**Pride of Ownership**– The property is well kept, and all systems are in excellent working condition. The current ownership has a rigorous program of on-going maintenance.

**Visibility** – Located on one of the main streets in Fairhaven, Zane Burger is highly visible from the street & sidewalk at its location on 12<sup>th</sup> St. The large signage and red retro styling make this an impossible location to miss.

**Signage** – The property has desirable & unique signage – with both pole & building fascia signage. Additionally, a Ford Comet is affixed to the roof to continue the retro theme.



**Redevelopment Opportunity**– Located in the Fairhaven Urban Village & zoned “Commercial Core,” this site offers incredible redevelopment opportunity:

<https://bellingham.municipal.codes/BMC/20.37.300>

**Turn-Key Restaurant Space** – The building is fully operational as a Fast-food style restaurant. Features a full kitchen, indoor & outdoor dining areas, and parking. Full inventory list can be provided





## **SITE PLAN & FLOOR PLANS**

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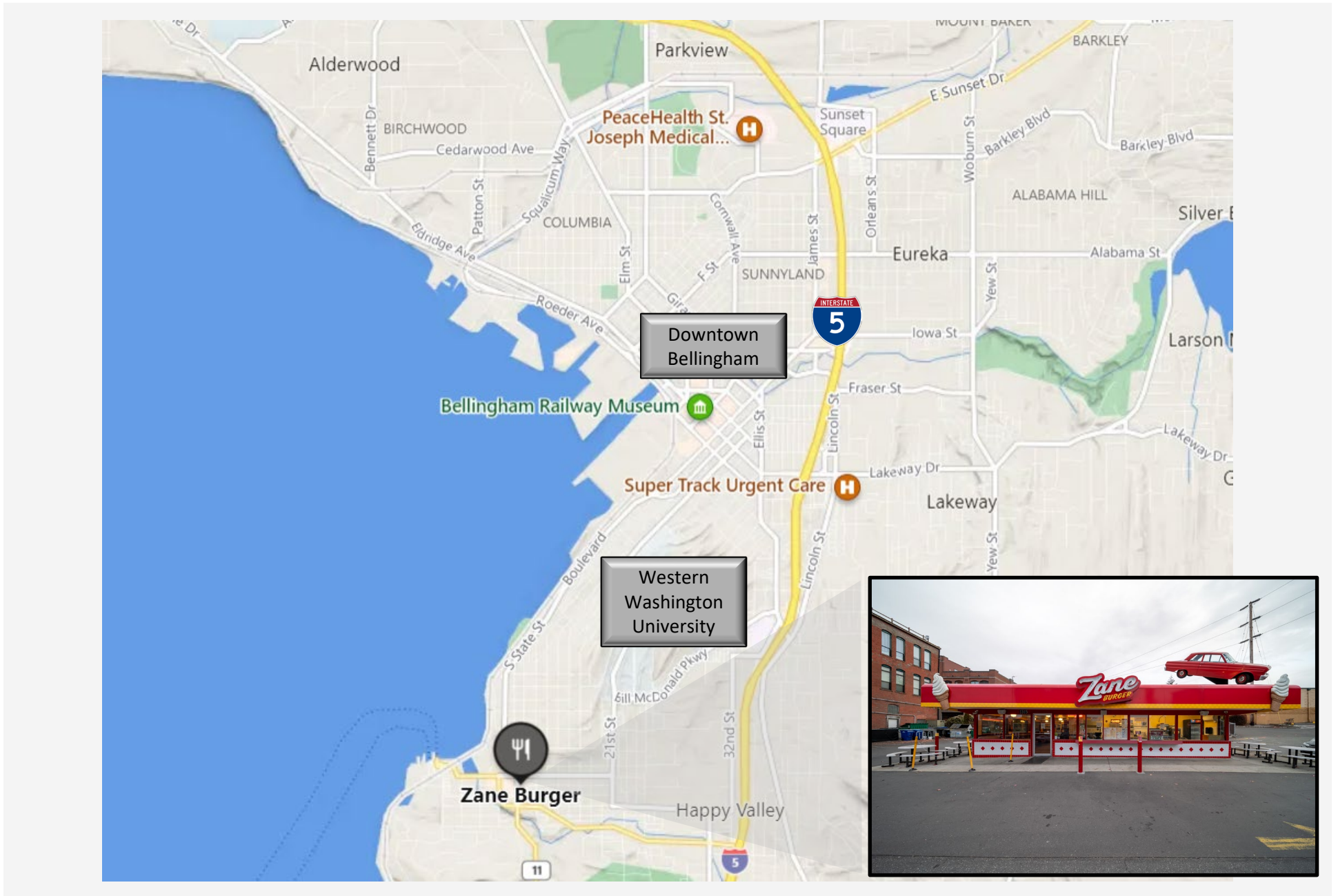
The site plan shows a rectangular area labeled "150.01' (150' PLAT)". Within this area, there is a shaded region labeled "EXISTING BUILDING". To the left of the existing building, there is a proposed construction area indicated by a dashed line and a note "N00'00'24\" W". The plan also shows various utility lines, including a water line and a sewer line, and a proposed road or driveway on the left side.



**PROPERTY PHOTOS**

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# MAP



## EXTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# DRONE PHOTOS





# MARKET OVERVIEW

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# MARKET OVERVIEW

## HISTORIC DOWNTOWN FAIRHAVEN

Nestled between the calm waters of Bellingham Bay and the majestic Cascade Mountains in Washington state, Historic Fairhaven Village is known for its Victorian-era architecture and colorful history.

Fairhaven is home to a variety of unique local businesses, art galleries, restaurants and pubs and one of the best independent bookstores in the nation.

Located on the north end of Chuckanut Drive, within the southern city limits of Bellingham, Fairhaven Historic Village is the perfect launching point for a hike, cycle or kayak on the bay.

## HISTORY

Settled in 1853 Fairhaven was one of four early towns that consolidated in 1904 to create the City of Bellingham. In the late 19th century Fairhaven experienced a series of boom and busts, in part due to anticipation by real estate investors who were led to believe that the town would become the terminal of the Great Northern Railroad.

By 1890, Fairhaven was a thriving city. The boom busted, however, when Seattle was chosen as the terminus and the national Panic of 1893 and subsequent changes to liquor laws during Prohibition caused Fairhaven's vitality to wane.

During the 20th century Fairhaven's deep-water frontage proved ideal for manufacturing because of its access to coal and timber. Its lumber and shingle mills and large salmon cannery were among the area's prime industries.

After WWII Fairhaven's population declined when business and industry shifted to downtown Bellingham.

In the early 1970s Fairhaven experienced a renaissance and 1977 was designated as a National Historic District. The village includes 17 historic buildings built between 1888 and 1929.

Fairhaven's business district has enjoyed a recent revival, largely due to the efforts of a private developer who in 1973 acquired and renovated for commercial lease the Mason Block, now the focal point of, the district. Subsequently, other landmarks were renovated, and business was buoyed by a succession of tourist-oriented shops and eating-places.



Population Trends (5-mile Radius)

|            |            |                    |            |                         |                   |              |                       |                 |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 91,079     | 38,967     | 2.20               | 33.9       | \$58,312                | \$473,004         | 75           | 69                    | 44              |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

NOTE: All square footage and floor plan references are approximations.  
(1) All information contained in this investment offering memorandum was obtained from sources we believe to be reliable. However, we make no guarantee, warranty or representation as to its accuracy.  
(2) All prospective purchasers together with their real estate, tax and legal advisors should conduct their own independent investigations.

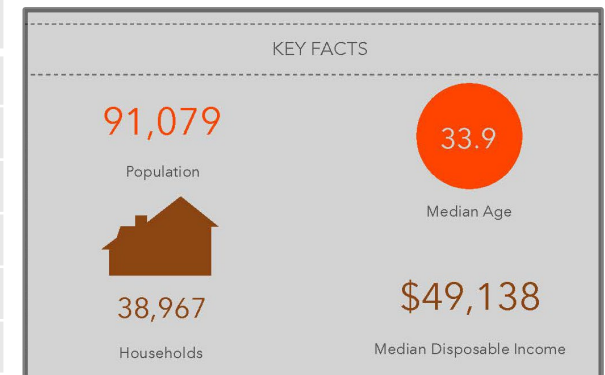
# MARKET OVERVIEW

## DEMOGRAPHICS

### Whatcom County Top Employers



| Summary                       | Census 2010 | 2021   | 2026   |
|-------------------------------|-------------|--------|--------|
| Population                    | 79,674      | 91,079 | 97,413 |
| Households                    | 33,931      | 38,967 | 41,796 |
| Families                      | 16,036      | 18,077 | 19,319 |
| Average Household Size        | 2.20        | 2.20   | 2.20   |
| Owner Occupied Housing Units  | 15,746      | 19,071 | 20,688 |
| Renter Occupied Housing Units | 18,185      | 19,895 | 21,108 |
| Median Age                    | 31.5        | 33.9   | 35.1   |



| Trends: 2021-2026 Annual Rate | Area   | State  | National |
|-------------------------------|--------|--------|----------|
| Population                    | 1.35 % | 1.28 % | 0.71 %   |
| Households                    | 1.41 % | 1.29 % | 0.71 %   |
| Families                      | 1.34 % | 1.23 % | 0.64 %   |
| Owner HHs                     | 1.64 % | 1.52 % | 0.91 %   |
| Median Household Income       | 2.38 % | 2.52 % | 2.41 %   |

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FOR MORE INFORMATION

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