

OFFERING MEMORANDUM



1305 Cornwall Ave, Bellingham



PRESENTED BY:

ROBERT SANDOZ - CCIM, ALC

Managing Broker, CBA, MBA
rsandoz@windermere.com
425.466.6705
www.wrecommercial.com





01. EXECUTIVE SUMMARY



WILD OAT BAKERY & CAFE

1305 Cornwall Avenue

Overview

PRICE: \$99,000

Gross Sales: \$283,898

Annual Expenses: \$197,463

Net Proceeds: \$158,285

Equipment Value: \$120,000

Year Established: 2018

Real Property: Lease Only

Business Type: Vegan Restaurant

Square Footage: 1,002



Property Overview

First time offered for sale, Wild Oat Bakery and café is a plant-based Vegan bakery & café located in the heart of Downtown Bellingham @ 1305 Cornwall, serving hearty or light meal options, tasty espresso, tea lattes, scrumptious pastries, and more, with gluten-free options. In addition to warm and inviting in-house dining, they also provide delivery with Viking Foods. Buyer can continue as a Vegan restaurant or repurpose the space into another type of restaurant use; Italian deli, coffee/espresso bar, sandwich shop, sushi/Japanese restaurant.....Bring your dreams and imagination to this beautifully appointed 1,002 SF space and be up and operating quickly.





02. AREA DEMOGRAPHICS

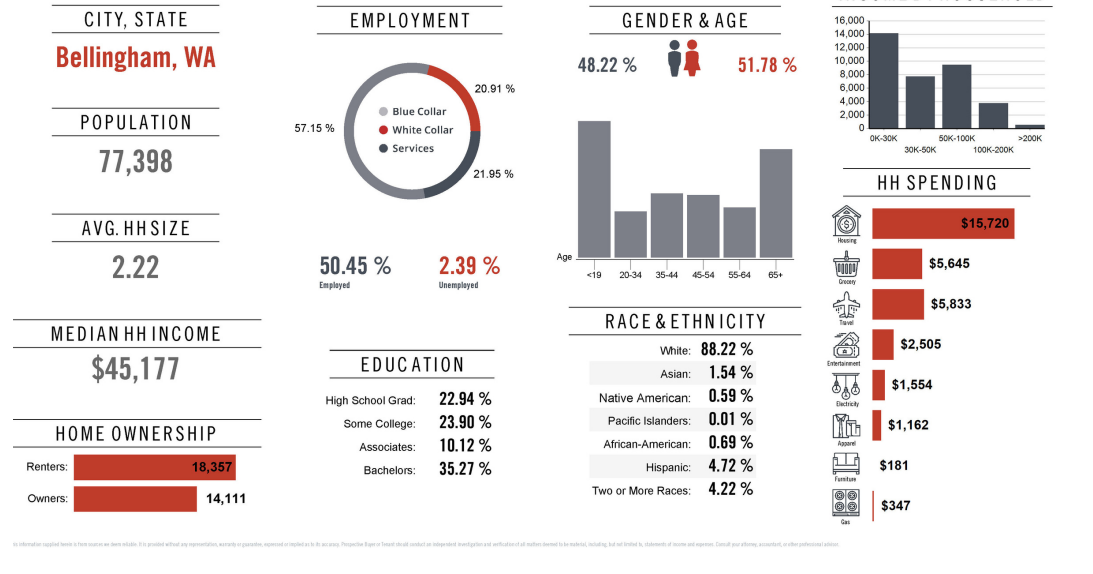


WILD OAT BAKERY & CAFE

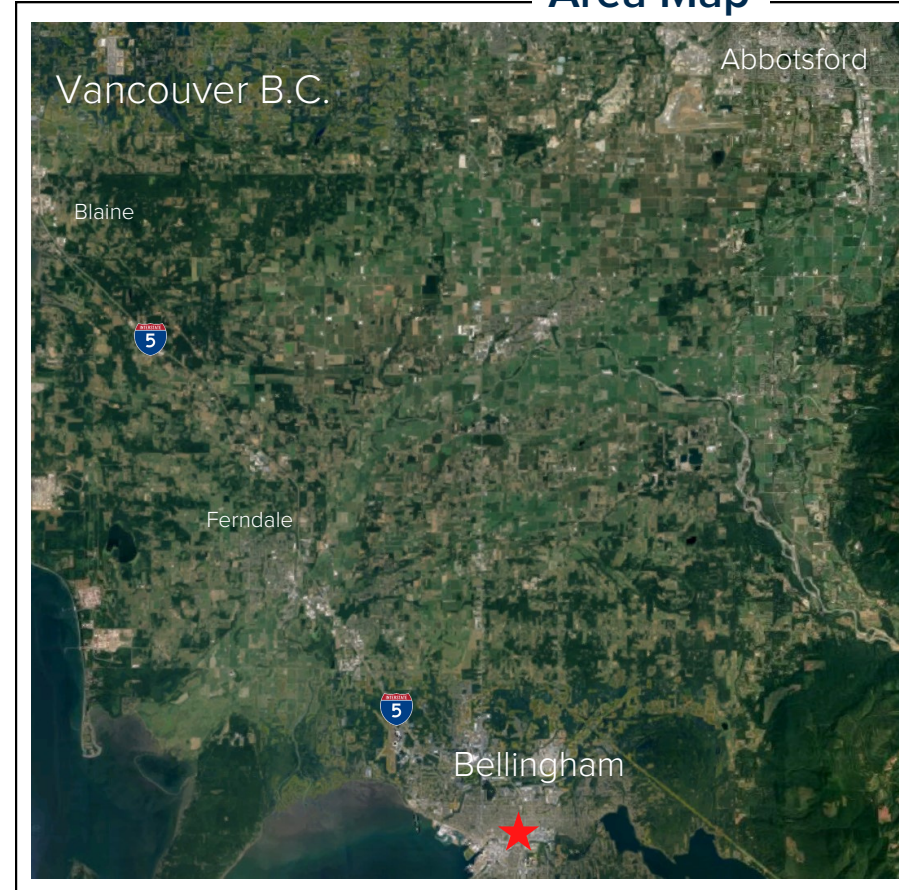
1305 Cornwall Avenue

Demographics

Location Facts & Demographics



Area Map



Bellingham Overview

Located amid the green islands of the Washington coast and the majestic peak of Mt. Baker, Bellingham is a cozy community shared by about 82,000 people. Less than 20 miles south of Canada, Bellingham boasts one of the grandest natural harbors in the northwest, able to dock the largest ocean vessels. Because of its central location and proximity to the coast, Bellingham is a transportation center connecting Seattle and Vancouver with the San Juan Islands and Alaska.

As a commerce hub for the region, this harbor town boasts a healthy economy, the gorgeous natural beauty the Pacific Northwest is known for, and some of the friendliest locals around. Bellingham combines local industry, the savvy of a college town, and a robust lifestyle dating back to 1852. The city is filled with magnificent scenery, a culture of outdoor recreation, Western Washington University, the Alaska Ferry, the Canadian border, Mt. Baker, the Salish Sea, local food, spirits, art and music. These are all part of the genuine Bellingham experience.

