

Skagit Valley Square

RETAIL FOR LEASE

100-300 E College Way,
Mount Vernon, WA 98273

THE OPPORTUNITY

Join a highly visible shopping center with national retailers such as Hobby Lobby, Dollar Tree, and Tractor Supply just to name a few. Location along Highway 538 (East College Way) with 26,000 average vehicles per day. Excellent access, lighted intersections, and ample parking ideally located in the commercial core of Mount Vernon. Just a mile east of the center is Skagit Valley College which serves nearly 5,000 students. Mount Vernon is a rapidly expanding market that has experienced a 25% population increase since 2000 (compared to 16.3% nationally).

HIGHLIGHTS



\$71,500+
Average Household Income
within a 3-Mile Radius



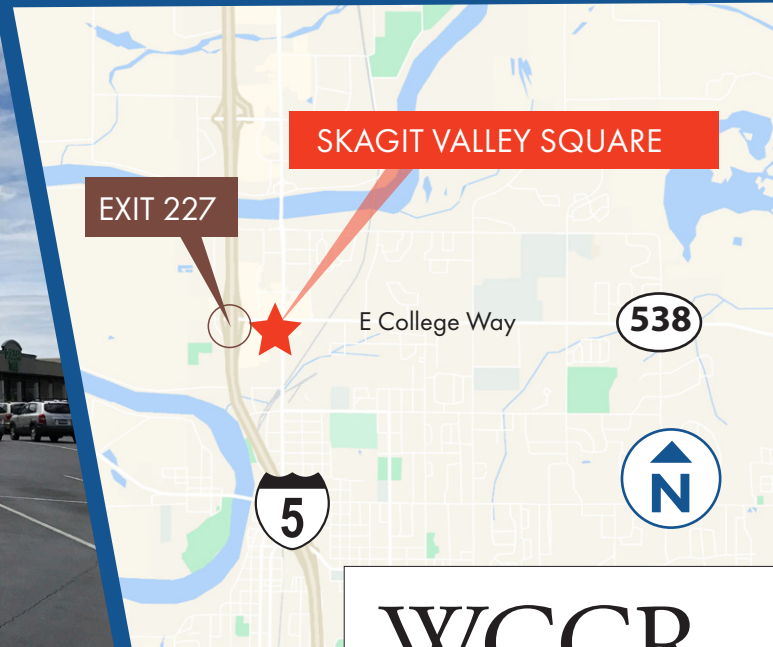
46,000+
Population
within 3-Miles



Parking 4/1000 SF



Pylon Signage Opportunity



Tiffini Connell
Jonathan Willett

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

Skagit Valley Square

RETAIL FOR LEASE

100-300 E College Way,
Mount Vernon, WA 98273



DEMOGRAPHICS

8,300+
Daytime
Employees
within 1-Mile

46,000+
Population
within 3-Miles

\$71,500+
Average
Household Income
within 3-Miles



TRAFFIC COUNTS

26,000+ ADV
on East College Way



Tiffini Connell
Jonathan Willett

(206) 283-5212
www.wccommercialrealty.com

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

WCCR

West Coast Commercial Realty

Retail
Office
Investment

Skagit Valley Square

RETAIL FOR LEASE

100-300 E College Way,
Mount Vernon, WA 98273



CBA ICSC POWERBROKER
2018 Top Broker Award

Tiffini Connell
Jonathan Willett

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

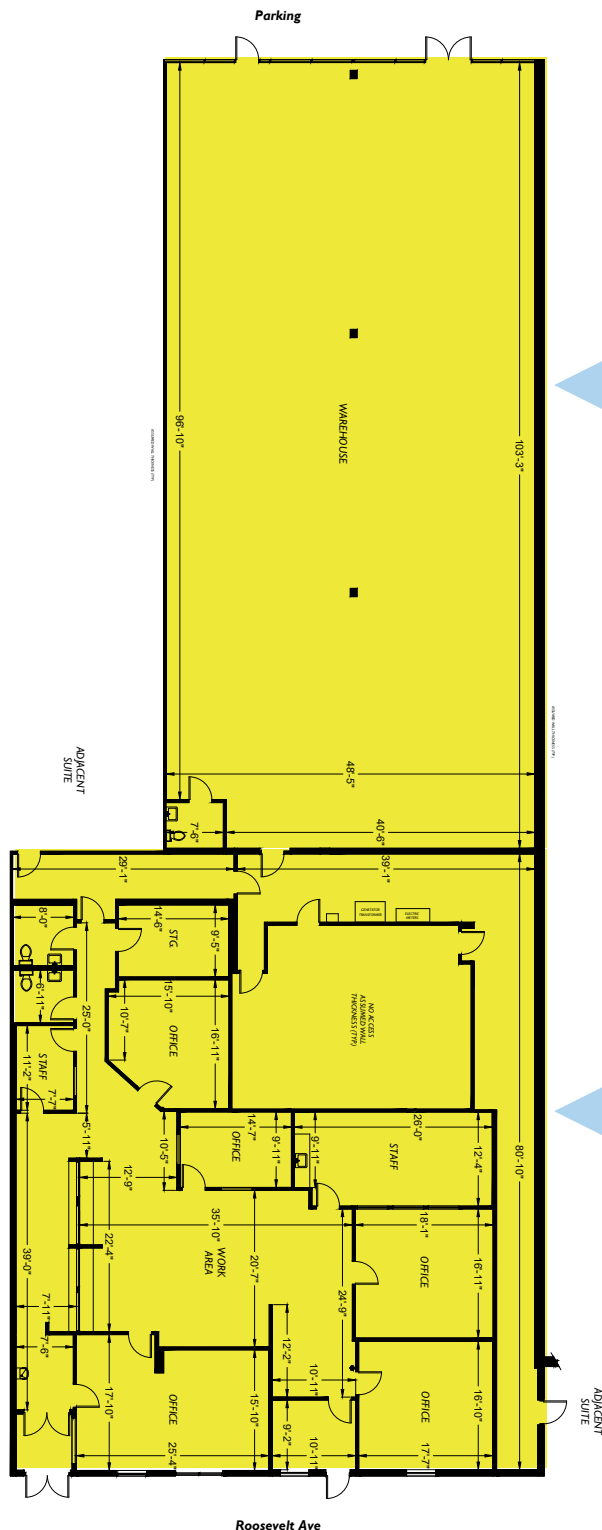
Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

Skagit Valley Square

RETAIL FOR LEASE

100-300 E College Way,
Mount Vernon, WA 98273



**5,104 SF
AVAILABLE**

**3,095 SF
AVAILABLE
(built out as office space)**



Tiffini Connell
Jonathan Willett

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

Retail
Office
Investment

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC