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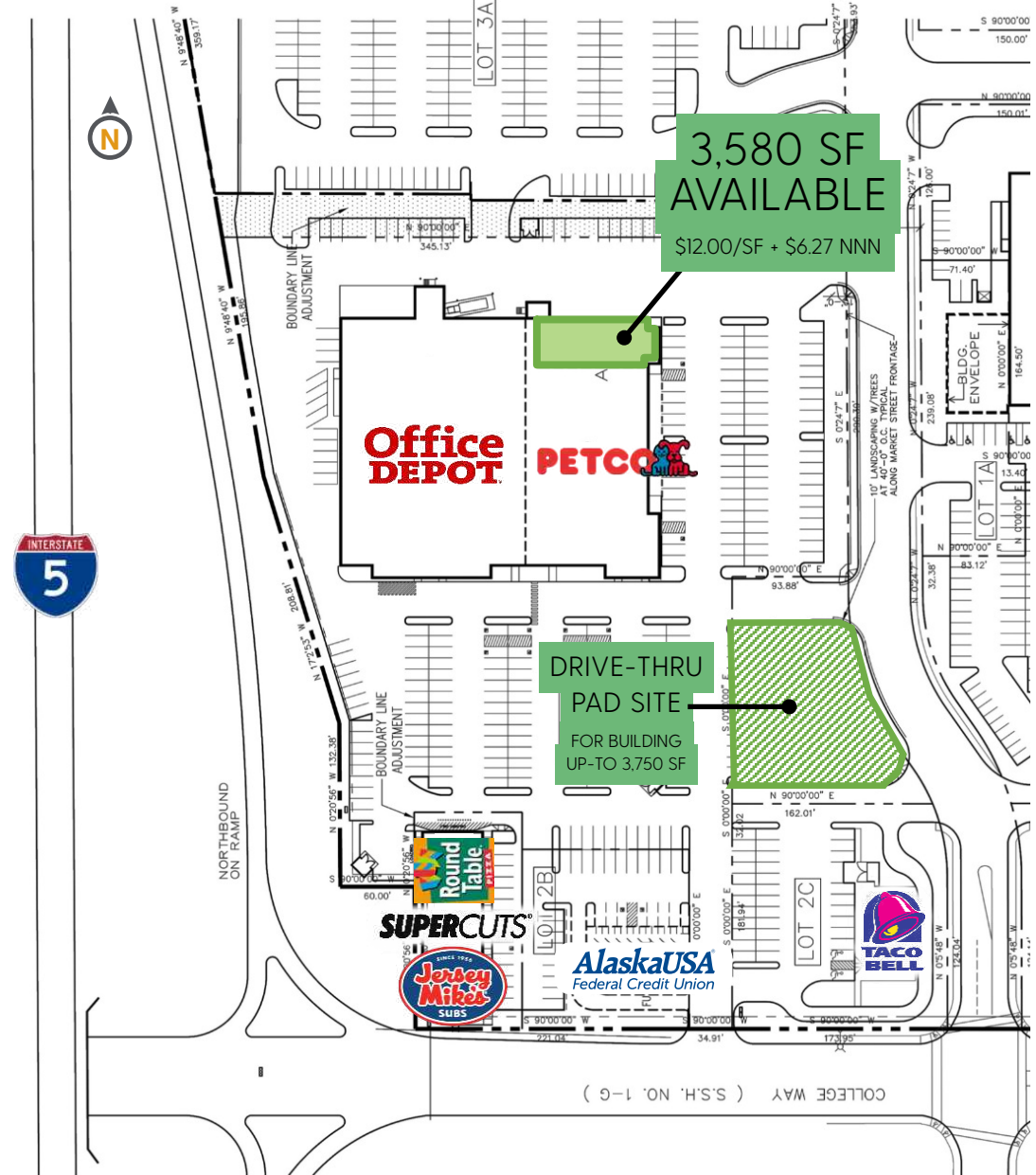
PROPERTY HIGHLIGHTS

- Busy neighborhood center with excellent visibility and access
- Site located immediately off I-5 College Way exit
- Over 28,000 cars per day East College Way

AVAILABLE	SF	RENT	NNN
SUITE C	3,580	\$12.00	\$6.27
DRIVE-THRU PAD SITE	3,750	Negotiable	



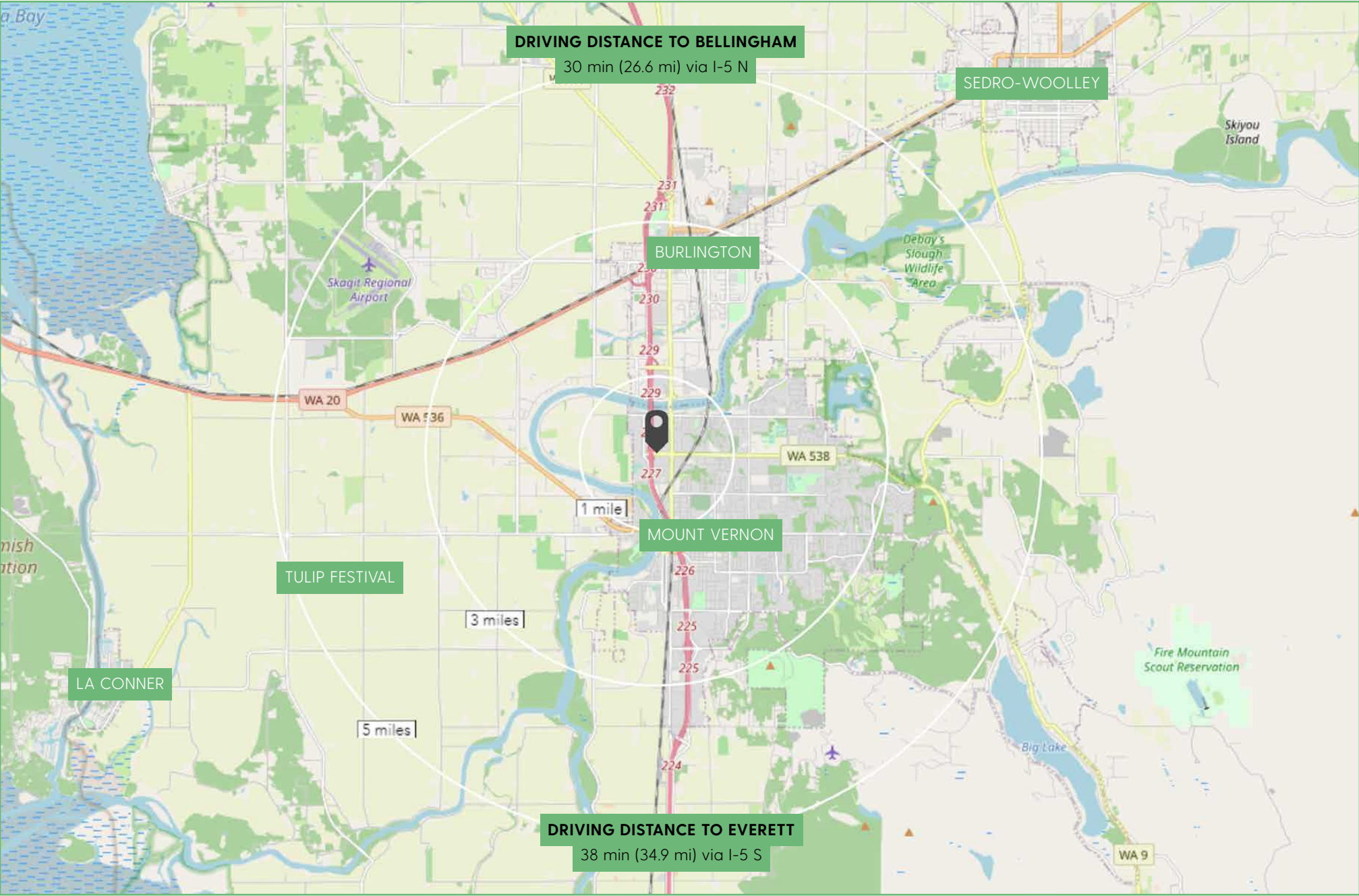
2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,192	46,390	58,574
HOUSEHOLDS	2,068	17,059	21,492
AVERAGE HOUSEHOLD INCOME	\$64,532	\$86,296	\$92,148
DAYTIME EMPLOYEES	11,007	53,674	67,491





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MT VERNON MARKETPLACE REGIONAL MAP



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