

# MOUNT VERNON CENTER RETAIL FOR LEASE

525 E. College Way | Mount Vernon, WA 98273

Highly visible 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 near other national retailers such as Lowe's, Walmart, Safeway, Petco, Office Depot, JoAnn Fabrics, Hobby Lobby, and more. Mount Vernon is a rapidly expanding market that has experienced a 25% population increase since 2000 (compared to 16.3% nationally). Just a mile east of the Center, Skagit Valley College serves nearly 5,000 students.

DO NOT DISTURB TENANT

**WCCR**  
West Coast Commercial Realty





# DEMOGRAPHICS

## POPULATION

1-Mile: 5,673  
2-Mile: 28,191  
3-Mile: 48,830

## EMPLOYEES

1-Mile: 7,608  
2-Mile: 20,915  
3-Mile: 26,324

## HOUSEHOLDS

1-Mile: 2,178  
2-Mile: 10,255  
3-Mile: 17,938

\$80,000+  
AVERAGE  
HOUSEHOLD INCOME  
within 5-Miles





# RETAIL FOR LEASE



# MOUNT VERNON CENTER

## WCCR

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### LEASING INFORMATION

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