

RETAIL FOR LEASE RIVERSIDE PLAZA

526 E College Way
Mount Vernon, WA 98273



OPPORTUNITY

Highly visible location along East College Way with 26,000 average vehicles per day. Excellent access, visibility and ample parking. Available space is an end cap in this JoAnn and Rite Aid anchored center. Ideally located in the commercial core of Mount Vernon near other national retailers such as Lowe's, Walmart, Safeway, Petco, Office Depot, 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.

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DEMOGRAPHICS

HOUSEHOLDS

1-Mile: 2,543

2-Mile: 10,744

3-Mile: 18,350

POPULATION

1-Mile: 6,662

2-Mile: 29,172

3-Mile: 49,445

EMPLOYEES

1-Mile: 7,765

2-Mile: 20,777

3-Mile: 26,673

\$82,000+
Average
Household Income
within 3-Miles

5,904 SF
AVAILABLE

+/- 24,000 SF
AVAILABLE

YOUR SIGN
HERE

YOUR SIGN
HERE

RIVERSIDE PLAZA

E College Way (538)

EXIT 227

5

TRAFFIC COUNTS

24,467 vehicles per day at
College Way and
Urban Avenue W
0.09 miles from site

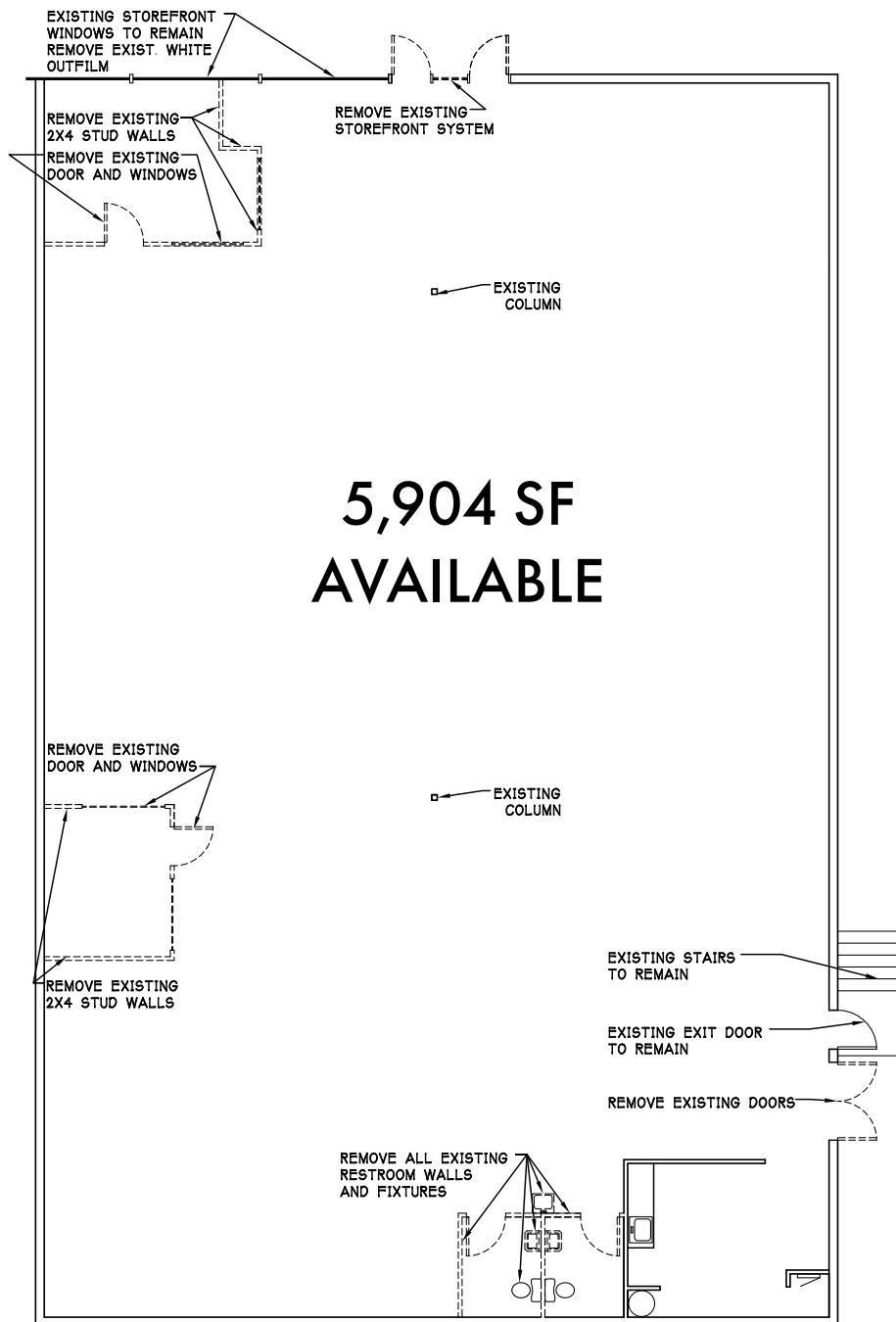
22,249 vehicles per day at
College Way and
Riverside Drive
0.09 miles from site

25,212 vehicles per day at
College Way and
Leigh Way E
0.16 miles from site

FLOOR PLAN



FLOOR PLAN





RIVERSIDE PLAZA

RETAIL FOR LEASE

526 E College Way | Mount Vernon, WA 98273

FOR LEASING INFORMATION

Tiffini Connell

tiffini@wccommercialrealty.com

206.854.1925

Avery Connell

avery@wccommercialrealty.com

206.475.9367

Madelne Stutz

madelines@wccommercialrealty.com

206.422.7598

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www.wccommercialrealty.com



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