



## HIGH TRAFFIC RETAIL FOR LEASE

221 S. 1ST STREET  
MOUNT VERNON, WA 98273





# HIGH TRAFFIC RETAIL



## Welcome to Downtown Mount Vernon!

Discover this promising high traffic retail location in downtown Mount Vernon.

This unique space features:

- ❖ Built-in Foot Traffic From Maker's Pharmacy!
- ❖ Prominent Location Across From Skagit Valley Food Co-Op.
- ❖ On-Site & Street Parking PLUS Designated Pedestrian Alley
- ❖ Walk-Thru Building with Front & Rear Access
- ❖ Significant Retail Frontage on 1<sup>st</sup> Street & Parking Lot
- ❖ Adjoining City Parking Lot & Near Transit Access
- ❖ Intersection of 1<sup>st</sup> Street/Freeway & SR536/Division

Complete remodel in 2018 & additional updates have made this the most desirable building in downtown!

Call to schedule your private tour.

Duane Petzoldt (425) 239-1780 or Jen Hudson (206) 293-1005

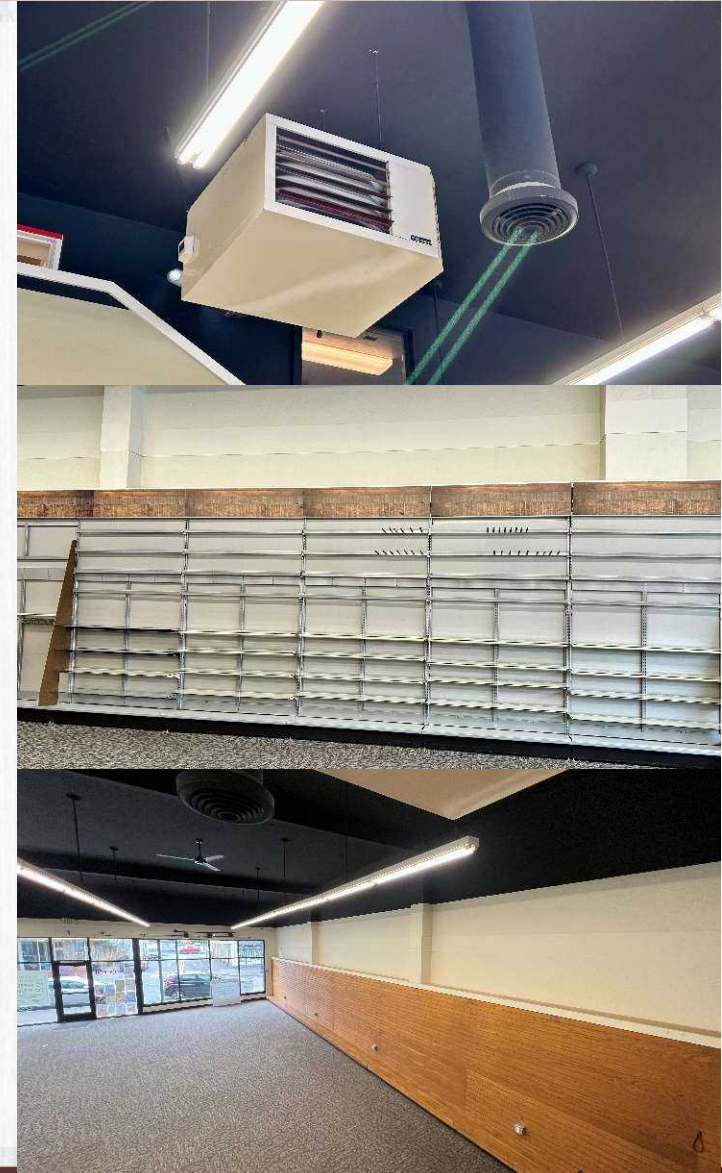




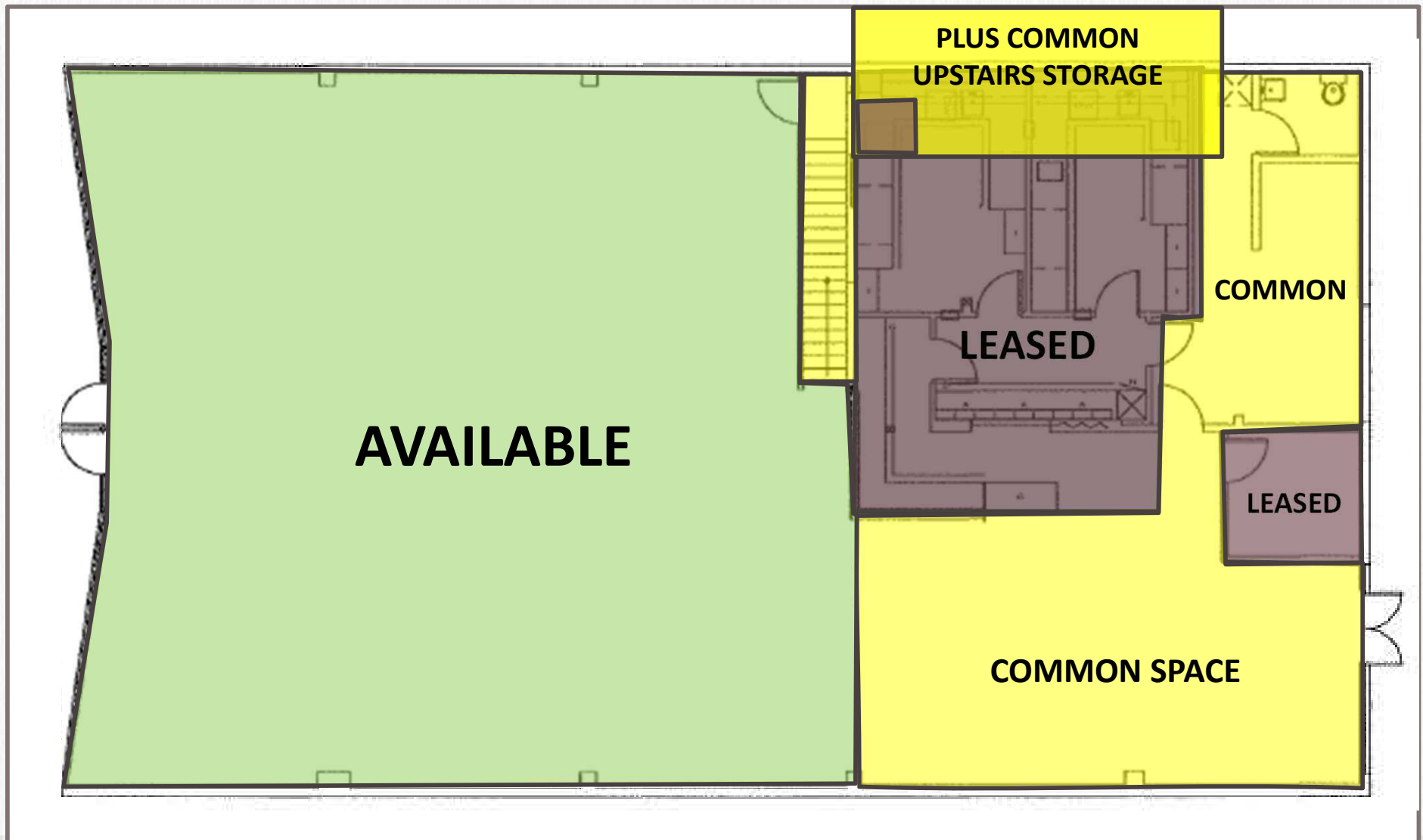
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## EXISTING IMPROVEMENTS

Full Lighting Package  
Existing Window Accent Lights  
Security Cameras & Alarm  
Expanded Electrical Outlets  
Wall-To-Wall Display Shelving  
Commercial Grade Carpet  
Storage Office  
Heating/Cooling System  
Employee Break Room



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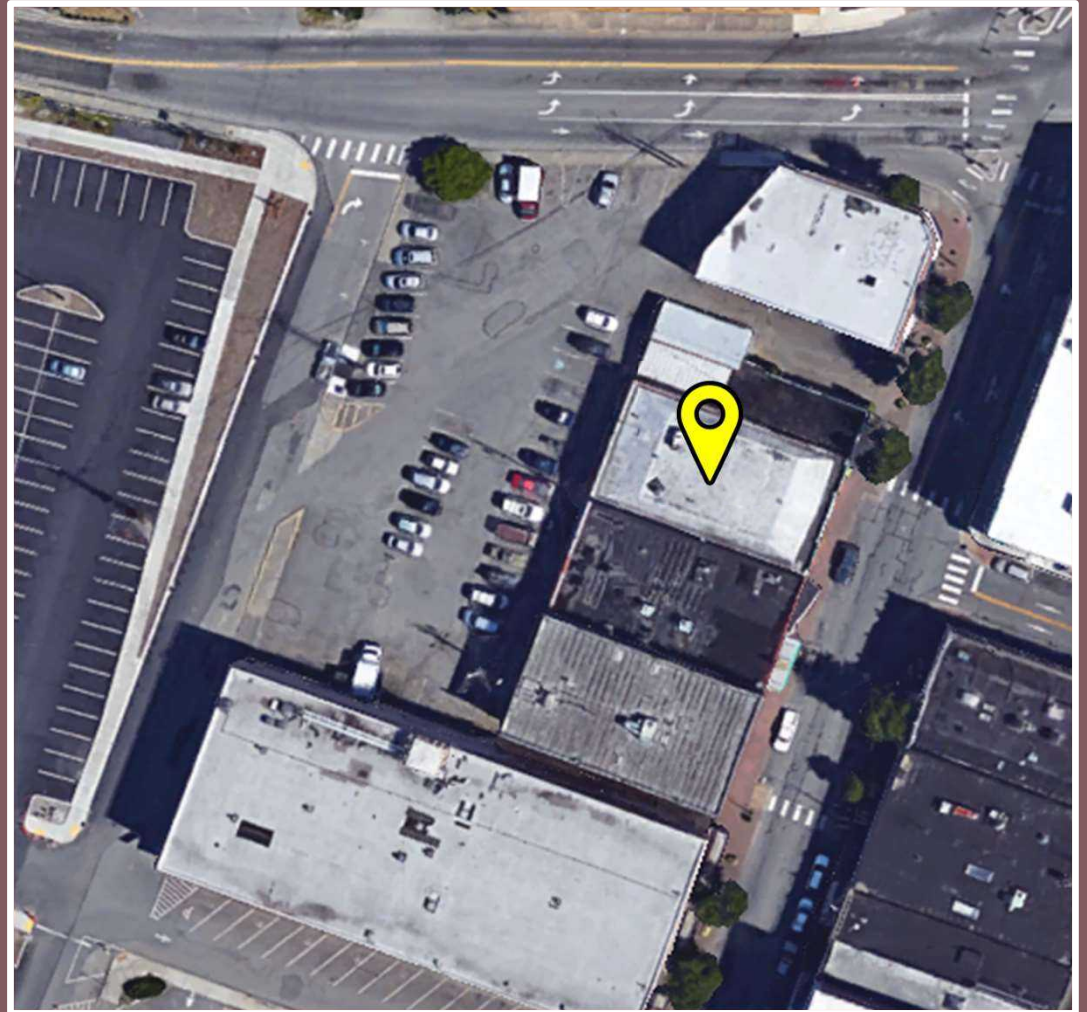




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## AVAILABLE PARKING





# HIGH TRAFFIC RETAIL

## Legal & Financial:

Western Union  
Edward Jones  
Wycoff Insurance  
Heritage Wealth Advisors  
Finnegan and Associates  
Christopher Pollino  
Angie's Bail Bonds  
All City Bail Bonds  
Harrison & Pai  
Public Defender  
Tario & Associates  
Gilbert & Gilbert  
Richard M Sybrandy  
Brett McCandlis Brown  
Powers Law Group  
State Farm Insurance  
Witt Law

## Personal Services:

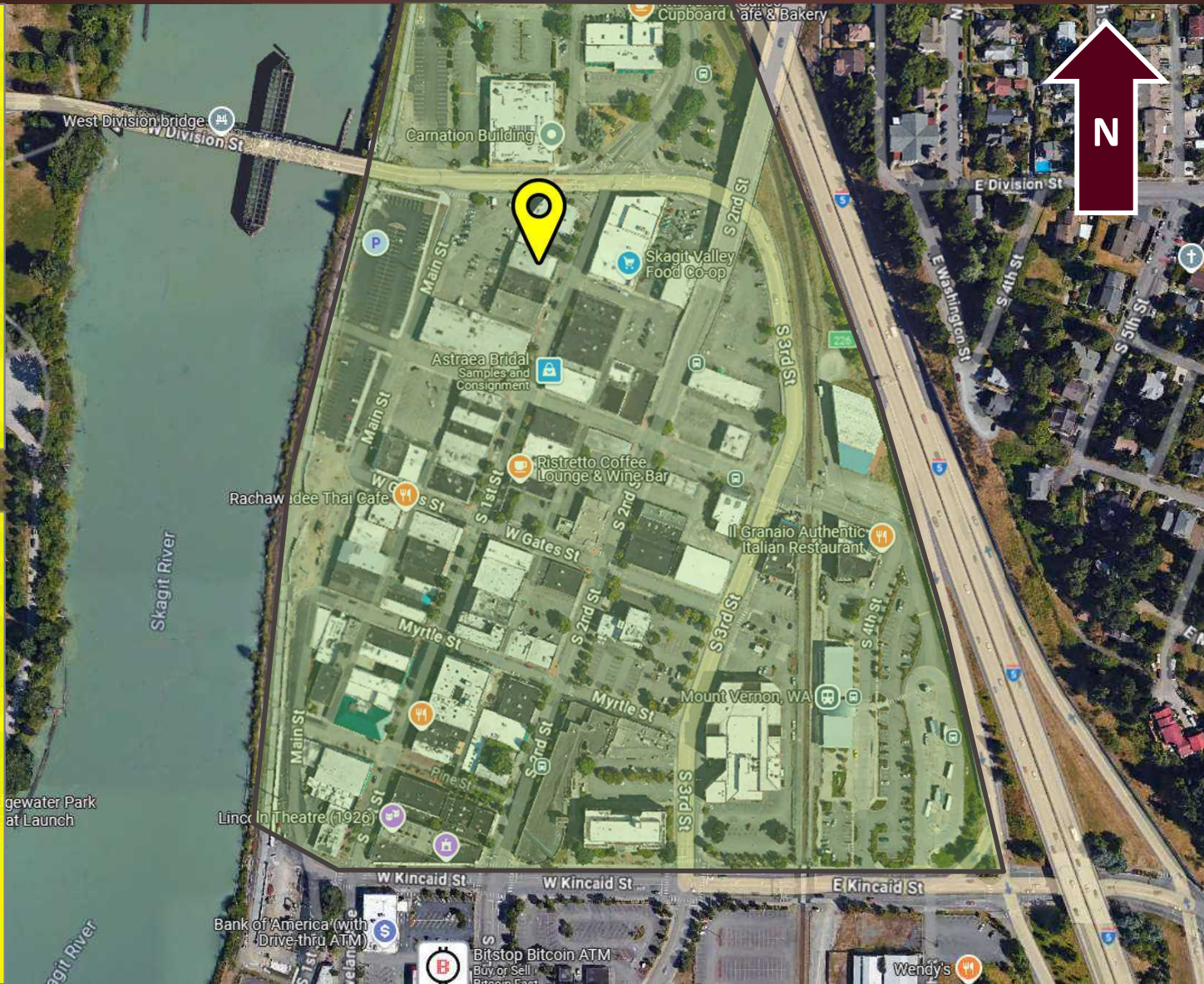
Pure Skin & Wellness  
One Woman Massage  
The Wildflower Spa  
The Inkwell  
Ken's Hairstyling  
Lash On, Wax Off  
Method Skin Studio  
Genesis Salon + Spa  
Fred Lee's Hairstyling  
Evolve by Tara & Co.  
Belle Visage  
Spa Melissa  
The Grove Salon  
House of Style  
Good Vibes Body Art  
Chique Boutique Salon  
Stacey Vanwaveren  
Per Dona Salon Spa

## Food & Drink:

Skagit Valley Food Co-op  
Ristretto Coffee & Wine Bar  
District Brewing  
Skagit River Brewery  
Calico Cupboard  
Temperate Habits  
Taste of India  
Rachawadee Thai Café  
The Skagit Table  
La Catrina Tacos & Tequila  
Pacioni's Pizzeria  
Pyung Chang Korean BBQ  
Thai House Restaurant  
The Lunchbox Diner  
Shambala Ancient Grain  
Wingz & Thingz  
Pegasus Pie Co.  
The Porter House Pub  
Forte Chocolate  
Dorothea Coffee  
Union Block Bistro

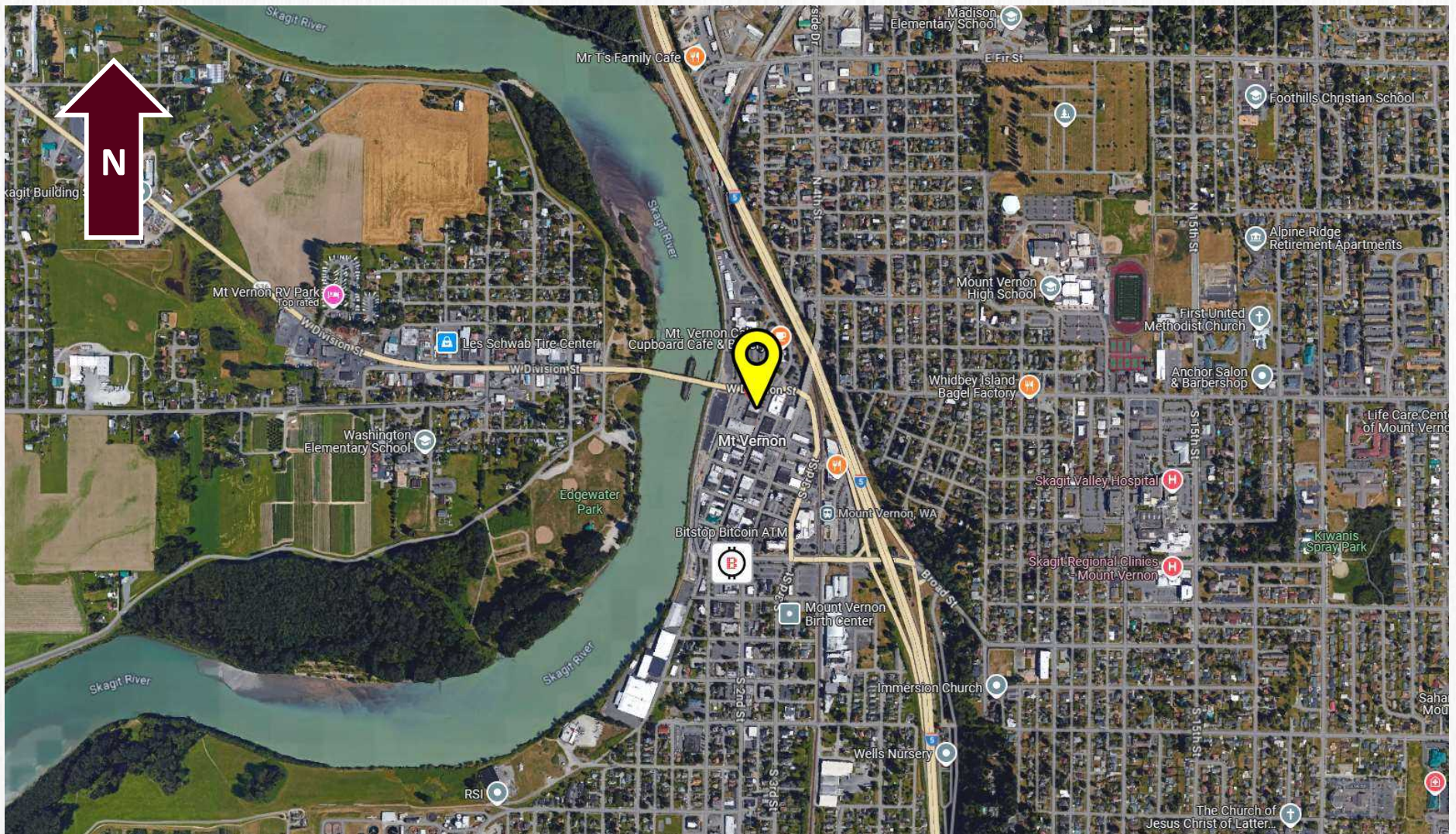
## Health & Wellness:

Skagit Behavioral Health  
Right at Home  
Life Coach  
Behner Nurse Practitioner  
MER Life Coaching  
Middle Way Acupuncture  
PNW Martial Arts Academy  
Dayhoff Acupuncture  
Child Care Aware  
Claim Climbers  
Barefoot Phoenix Reflexology





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## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

**Duane Petzoldt**

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**Duane@HudsonREG.com**

**Broker**

**Windermere Real Estate/M2, LLC**

**Jen Hudson, CCIM**

**(206) 293-1005**

**Jen@HudsonREG.com**

**Managing Broker**

**Windermere Real Estate/M2, LLC**



**Jen Hudson & Duane Petzoldt**

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**Duane: (425) 239-1780 or [duane@hudsonreg.com](mailto:duane@hudsonreg.com)**

**Windermere Real Estate/M2, LLC**

*Jen & Duane*

**WE NEGOTIATE FOR YOU! IT'S SIMPLE.**