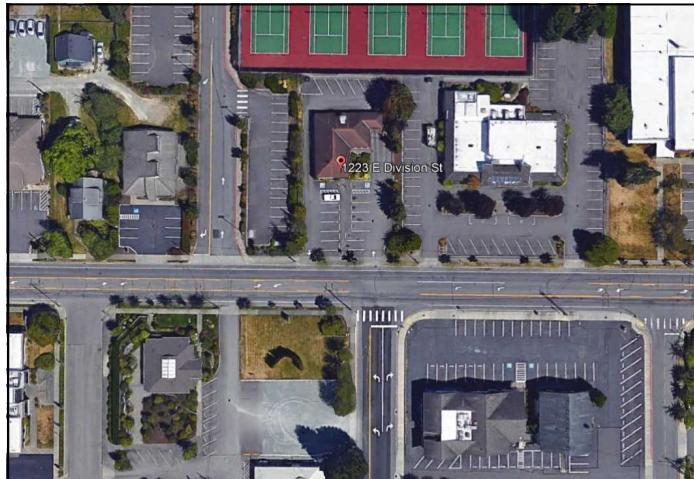


# 1223 E DIVISION MOUNT VERNON, WA

FOR LEASE

- 600 +/- sf in a 1,983 +/- sf building
- In the vicinity of Skagit Valley Hospital and main Skagit County medical community
- Adjacent tenant is Hilltop Pharmacy
- Great for deli or coffee, possible drive thru capabilities
- Zoned P-O: Professional Office
- \$1,200 per month NNN



Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
[clay@claylearned.com](mailto:clay@claylearned.com)



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



*All info deemed reliable however verification recommended.*

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1223 E Division, Mount Vernon, WA 98273

## CITY, STATE

**Mount Vernon, WA**

## POPULATION

**39,299**

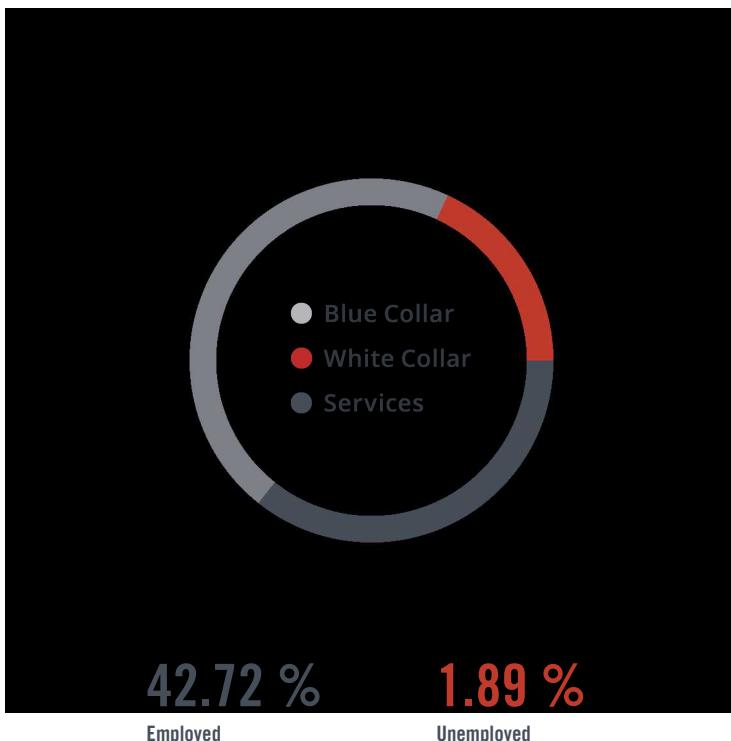
## AVG. HH SIZE

**2.66**

## MEDIAN HH INCOME

**\$51,605**

## HOME OWNERSHIP

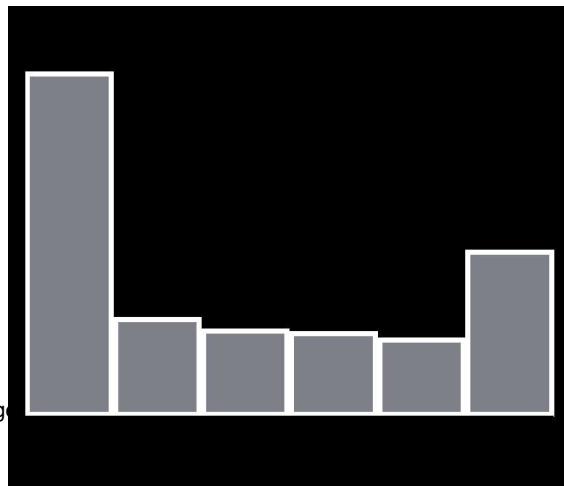


## EDUCATION

- High School Grad: **22.86 %**
- Some College: **29.10 %**
- Associates: **8.13 %**
- Bachelors: **21.22 %**

## GENDER & AGE

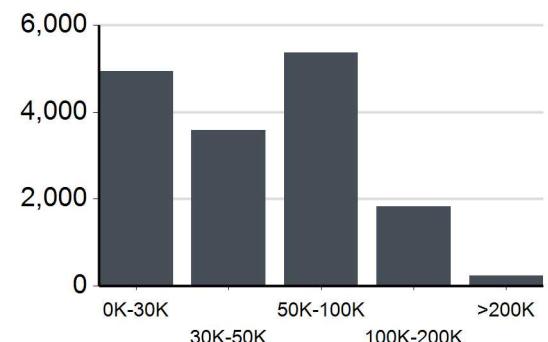
49.79 % 50.21 %



## RACE & ETHNICITY

- White: **52.79 %**
- Asian: **0.77 %**
- Native American: **0.63 %**
- Pacific Islanders: **0.10 %**
- African-American: **0.30 %**
- Hispanic: **28.31 %**
- Two or More Races: **17.10 %**

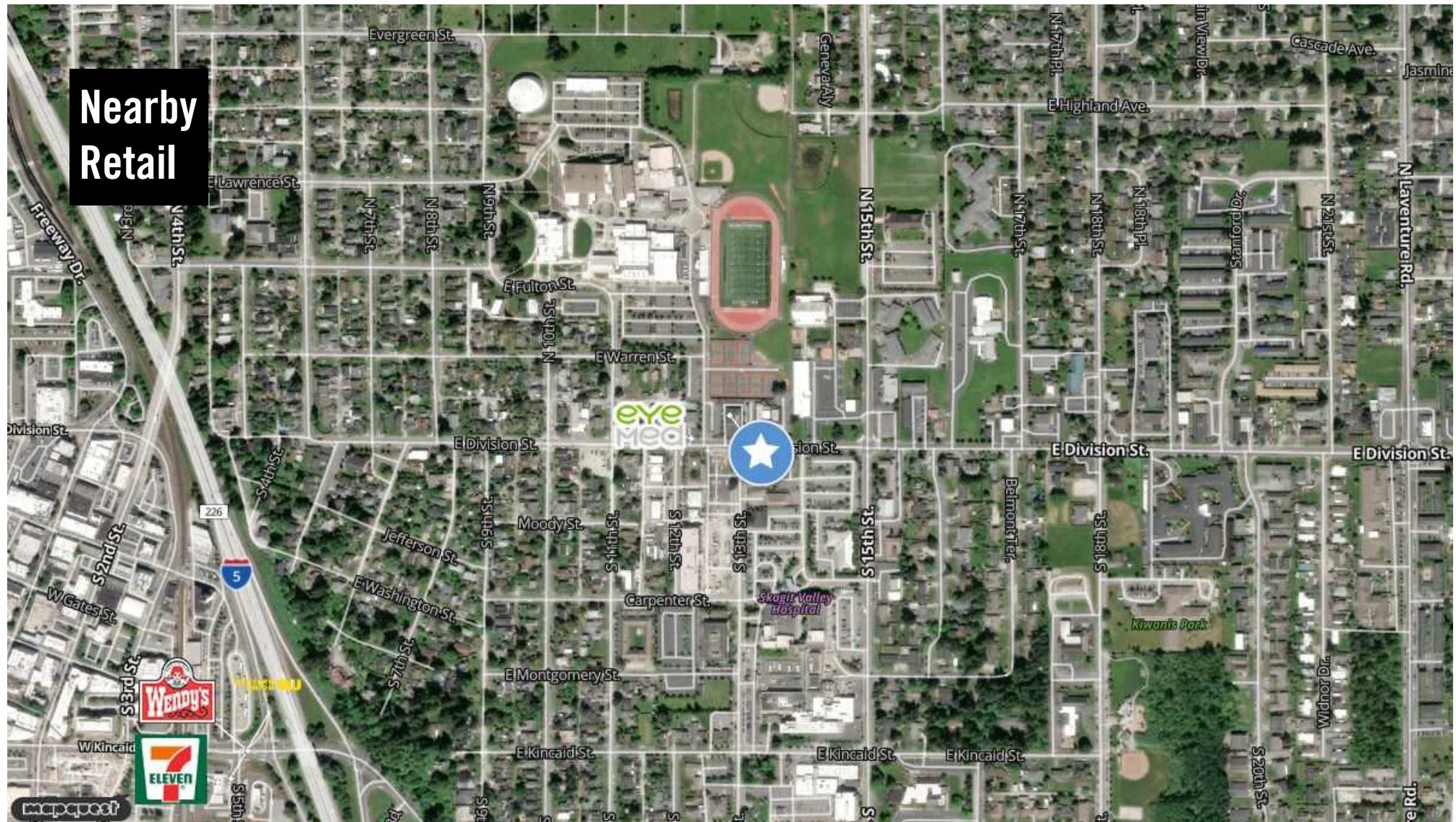
## INCOME BY HOUSEHOLD



## HH SPENDING



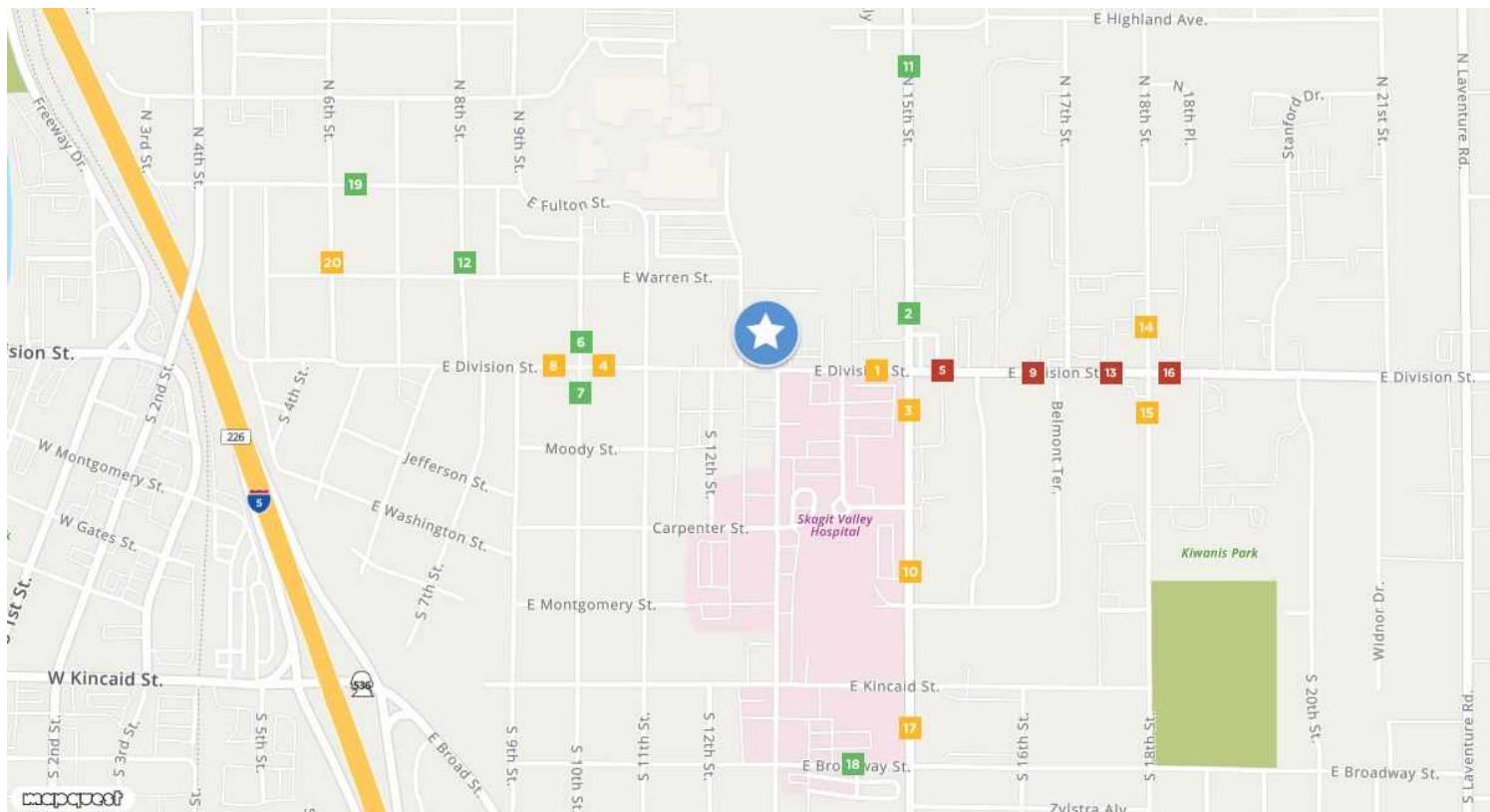
## Nearby Retail



Clay Learned  
clay@claylearned.com  
360-770-1388

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## Traffic Counts



<b>E Division St</b>	<b>1</b>	<b>N 15th St</b>	<b>2</b>	<b>S 15th St</b>	<b>3</b>	<b>E Division St</b>	<b>4</b>	<b>E Division St</b>	<b>5</b>
Hospital Pkwy		S 15th St		N 15th St		N 10th St		E Division St	
Year: 2013	8,813	Year: 2013	3,337	Year: 2013	6,249	Year: 2013	6,330	Claremont Pl	11,980
Year: 2012	8,789	Year: 2012	2,861	Year: 2012	7,200	Year: 2005	7,400	Year: 2012	11,432
<b>N 10th St</b>	<b>6</b>	<b>S 10th St</b>	<b>7</b>	<b>E Division St</b>	<b>8</b>	<b>E Division St</b>	<b>9</b>	<b>S 15th St</b>	<b>10</b>
E Division St		Moody St		N 10th St		Division		E Montgomery St	
Year: 2013	900	Year: 2013	750	Year: 2013	5,880	Year: 2005	10,600	Year: 2005	6,300
<b>N 15th St</b>	<b>11</b>	<b>N 8th St</b>	<b>12</b>	<b>E Division St</b>	<b>13</b>	<b>N 18th St</b>	<b>14</b>	<b>S 18th St</b>	<b>15</b>
E Highland Ave		Warren St		Division		S 18th St		N 18th St	
Year: 2005	2,800	Year: 1998	642	Year: 2013	10,768	Year: 2013	6,762	Year: 2013	5,425
Year: 2012				Year: 2012	11,267	Year: 2012	6,737	Year: 2012	5,388
<b>E Division St</b>	<b>16</b>	<b>S 15th St</b>	<b>17</b>	<b>E Broadway</b>	<b>18</b>	<b>E Fulton St</b>	<b>19</b>	<b>N 6th St</b>	<b>20</b>
Stanford Dr		E Broadway		S 15th St		N 6th St		Warren St	
Year: 2013	11,322	Year: 2013	5,100	Year: 2013	1,010	Year: 2013	660	Year: 2013	5,740
Year: 2012	12,471							Year: 2005	5,500
								Year: 1998	3,437

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clay@claylearned.com  
360-770-1388

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## **Chapter 17.36**

### **P-O PROFESSIONAL OFFICE DISTRICT**

Sections:

**17.36.010 Intent.**

**17.36.020 Permitted uses.**

**17.36.030 *Repealed.***

**17.36.035 Administrative conditional uses.**

**17.36.040 Lot area and width.**

**17.36.050 Setbacks.**

**17.36.060 *Repealed.***

**17.36.070 Building height.**

**17.36.071 *Repealed.***

**17.36.080 Special regulations.**

**17.36.090 Landscaping.**

**17.36.100 Parking.**

**17.36.110 Signs.**

**17.36.120 Site plan review.**

#### **17.36.010 Intent.**

The intent of this chapter is to provide areas within the community that offer a variety of specialized professional services having nonadvertising conservative characteristics. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.36.020 Permitted uses.**

Permitted primary uses in the P-O district shall include:

- A. Professional office buildings for use by doctors, architects, lawyers, accountants, optometrists, and engineers, or general office uses;
- B. Clinics;
- C. Parks and playgrounds up to one-half acre; and
- D. Restaurants, subject to the following development standards:
  - 1. The parking requirement for restaurants shall be one parking stall per 200 net square feet.
  - 2. All restaurants that abut a residential use or zone shall be closed for business no later than 10:00 p.m. every evening.
  - 3. Bars and drinking establishments are not allowed. It is recognized that restaurants may serve alcoholic beverages; however, the primary use of the building shall be as a restaurant. (Ord. 3562 § 3, 2012).

### **17.36.030 Conditional uses.**

*Repealed by Ord. 3429. (Ord. 3315, 2006; Ord. 2352, 1989).*

### **17.36.035 Administrative conditional uses.**

Uses permitted by an administrative conditional use permit and classified as a Type II permit in the P-O district are as follows:

- A. Day nursery facilities;
- B. Funeral homes; provided, that off-street parking area is so arranged that a funeral procession of 20 cars can be accommodated in procession formation within the parking area. (Ord. 3429 § 85, 2008).

### **17.36.040 Lot area and width.**

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

## **17.36.050 Setbacks.**

Minimum setback requirements shall be the same as for the P and H-D districts. (Ord. 3315, 2006; Ord. 3269 § 2, 2005).

## **17.36.060 Maximum land coverage.**

*Repealed by Ord. 3269. (Ord. 2352, 1989).*

## **17.36.070 Building height.**

Maximum building height in the P-O district shall be two stories but not more than 25 feet. (Ord. 3315, 2006; Ord. 2352, 1989).

## **17.36.071 Buildable area calculation – Transfer of floor area.**

*Repealed by Ord. 3269. (Ord. 3014 § 19, 2000).*

## **17.36.080 Special regulations.**

Permitted uses shall have exterior designs that are compatible with developments on adjacent properties. (Ord. 3315, 2006; Ord. 2916 § 11, 1998; Ord. 2352, 1989).

## **17.36.090 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

## **17.36.100 Parking.**

Parking shall be provided in accordance with specifications in Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

## **17.36.110 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

### **17.36.120 Site plan review.**

All developments in this district shall be subject to a site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).