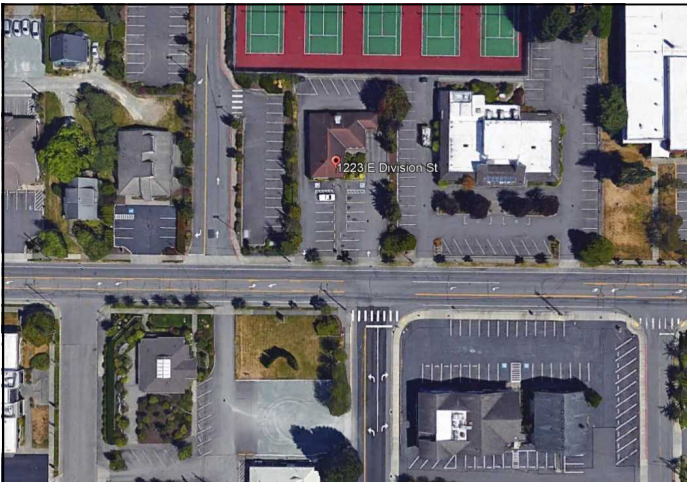


1223 E DIVISION MOUNT VERNON, WA

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



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

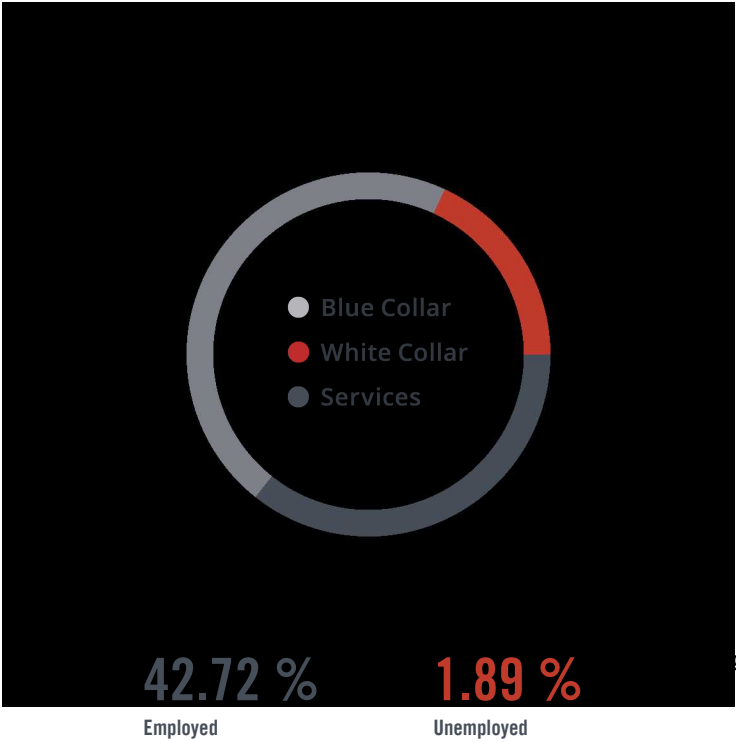
2.66

MEDIAN HH INCOME

\$51,605

HOME OWNERSHIP

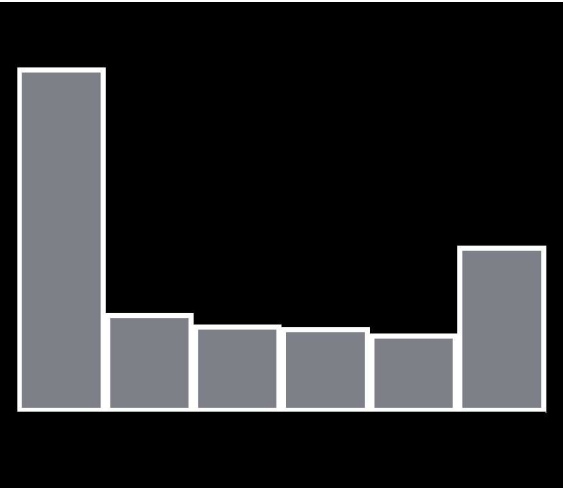
8,091



EDUCATION

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

GENDER & AGE

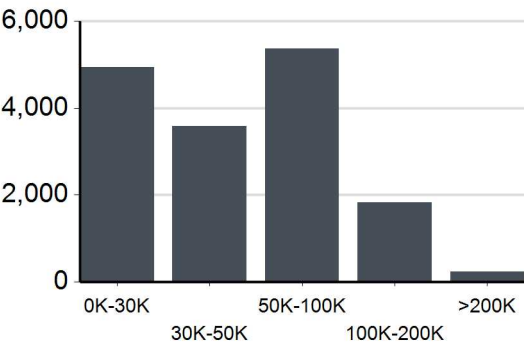


RACE & ETHNICITY

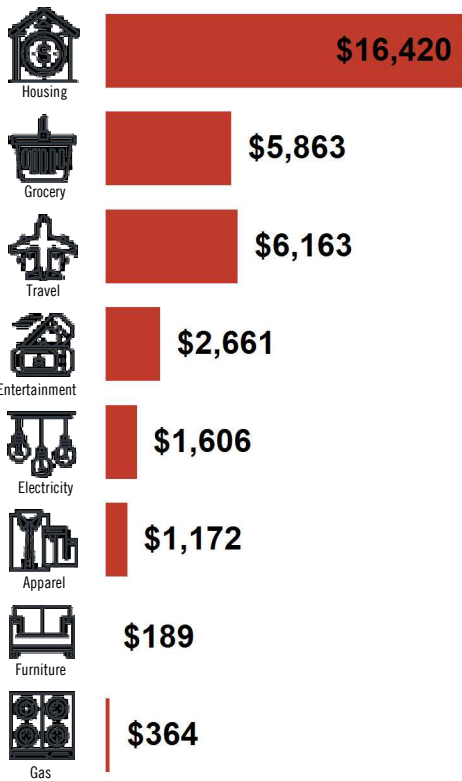
White:	52.79 %
Asian:	0.77 %
Native American:	0.63 %
Pacific Islanders:	0.10 %
African-American:	0.30 %
Hispanic:	28.31 %
Two or More Races:	17.10 %

Catylist Research

INCOME BY HOUSEHOLD



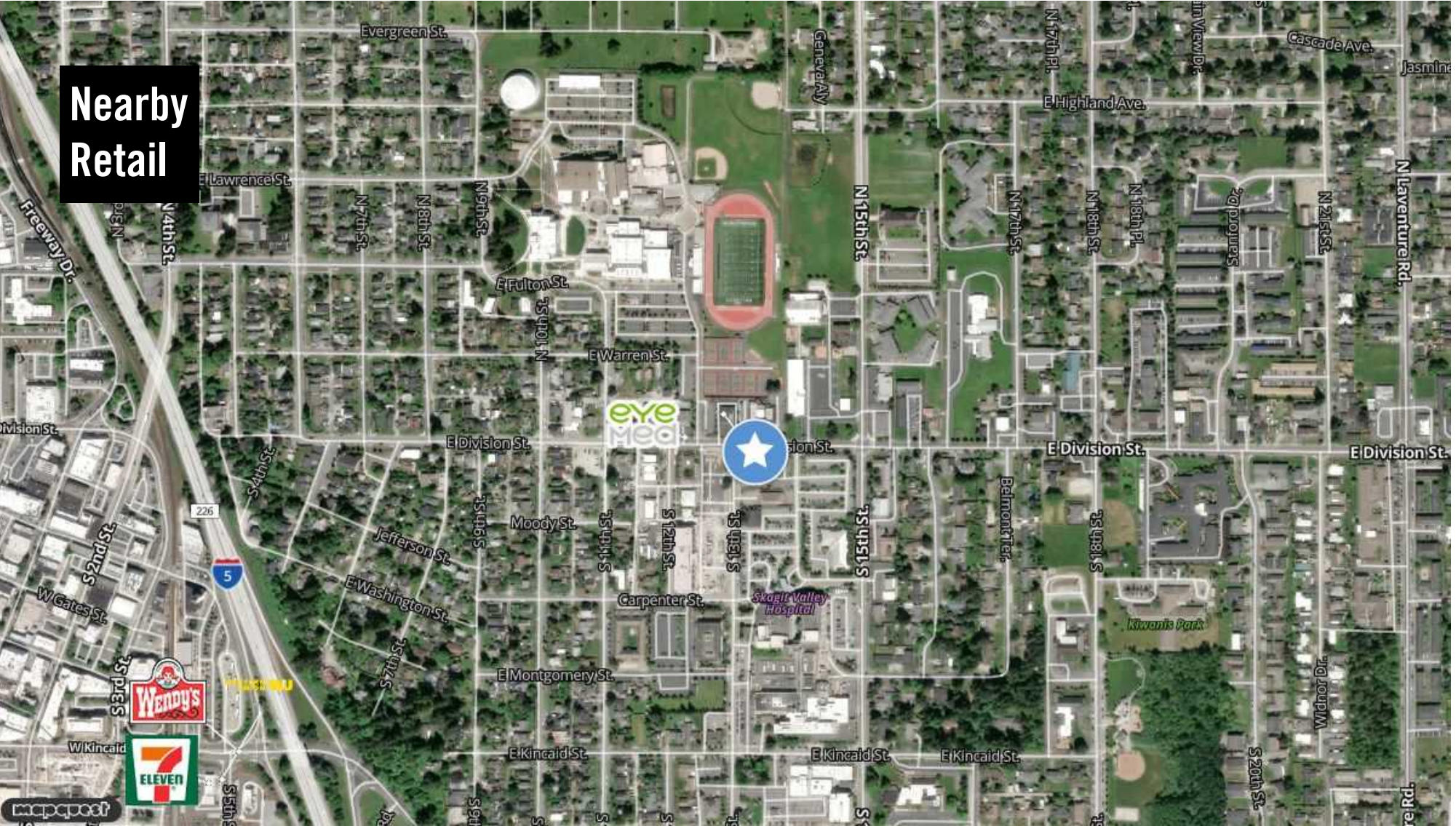
HH SPENDING



Hilltop Pharmacy

MOODY'S

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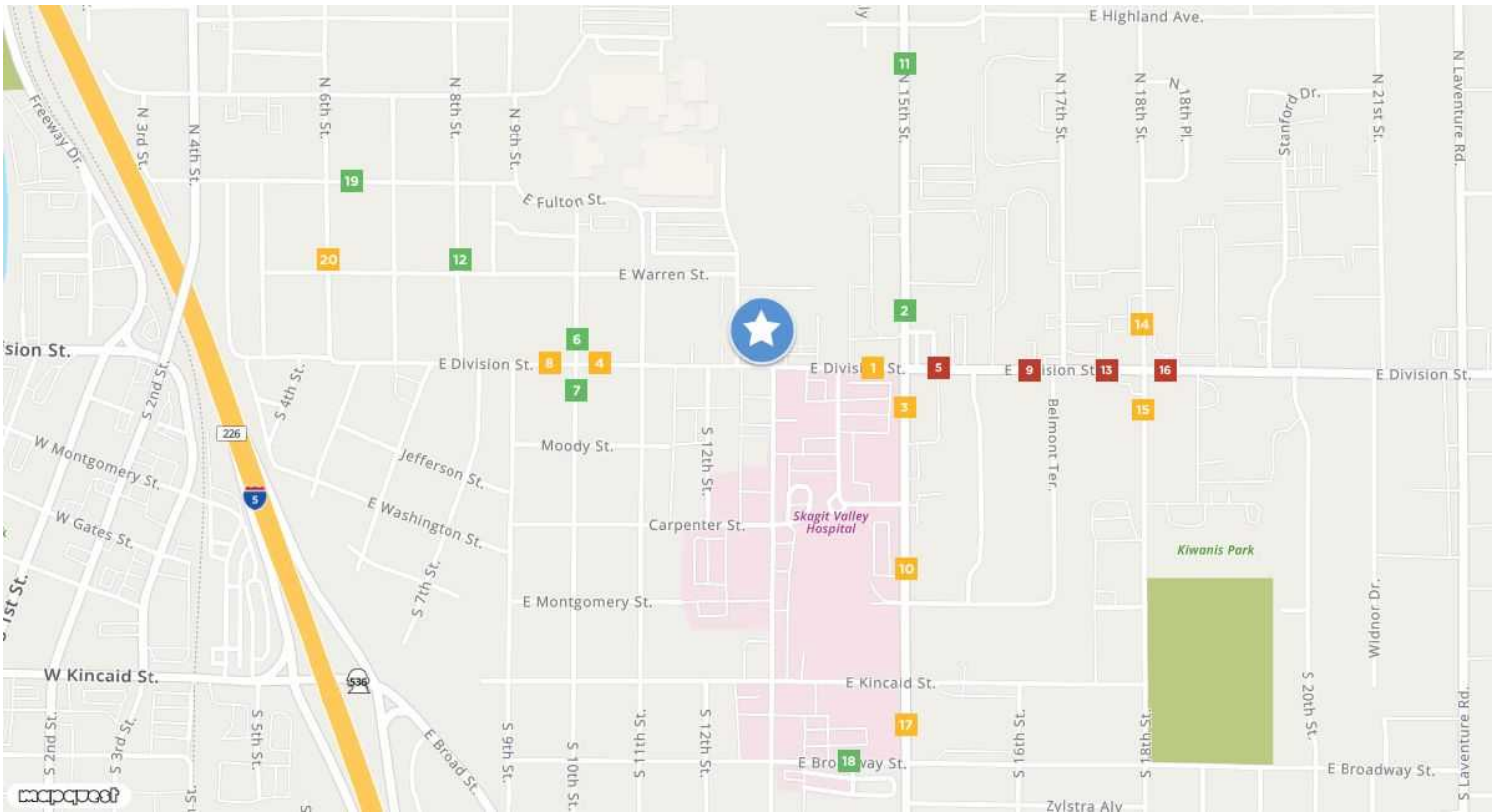


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MOODY'S
ANALYTICS | Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor

Traffic Counts



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

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MOODY'S
ANALYTICS

Catylst

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).