

Riverside Plaza

526 E College Way
Mount Vernon, WA 98273

Retail space available with pylon signage
5,000 - 24,000 SF



Prominently located along East College Way, this center offers exceptional visibility to more than 26,000 vehicles per day. Three spaces are available for lease — 5,000 SF-24,000 SF. Each space benefiting from excellent access, strong signage opportunities, and abundant parking.

Positioned in the heart of Mount Vernon's commercial core, the property is surrounded by top national retailers including Lowe's, Walmart, Safeway, Petco, Office Depot, and Hobby Lobby. Mount Vernon continues to experience robust growth, with a 25% population increase since 2000 (compared to 16.3% nationally). Just one mile east, Skagit Valley College enrolls nearly 5,000 students, further enhancing the area's strong customer base.



Demographics



POPULATION

1-Mile: 6,662
2-Mile: 29,172
3-Mile: 49,445



HOUSEHOLDS

1-Mile: 2,543
2-Mile: 10,744
3-Mile: 18,350



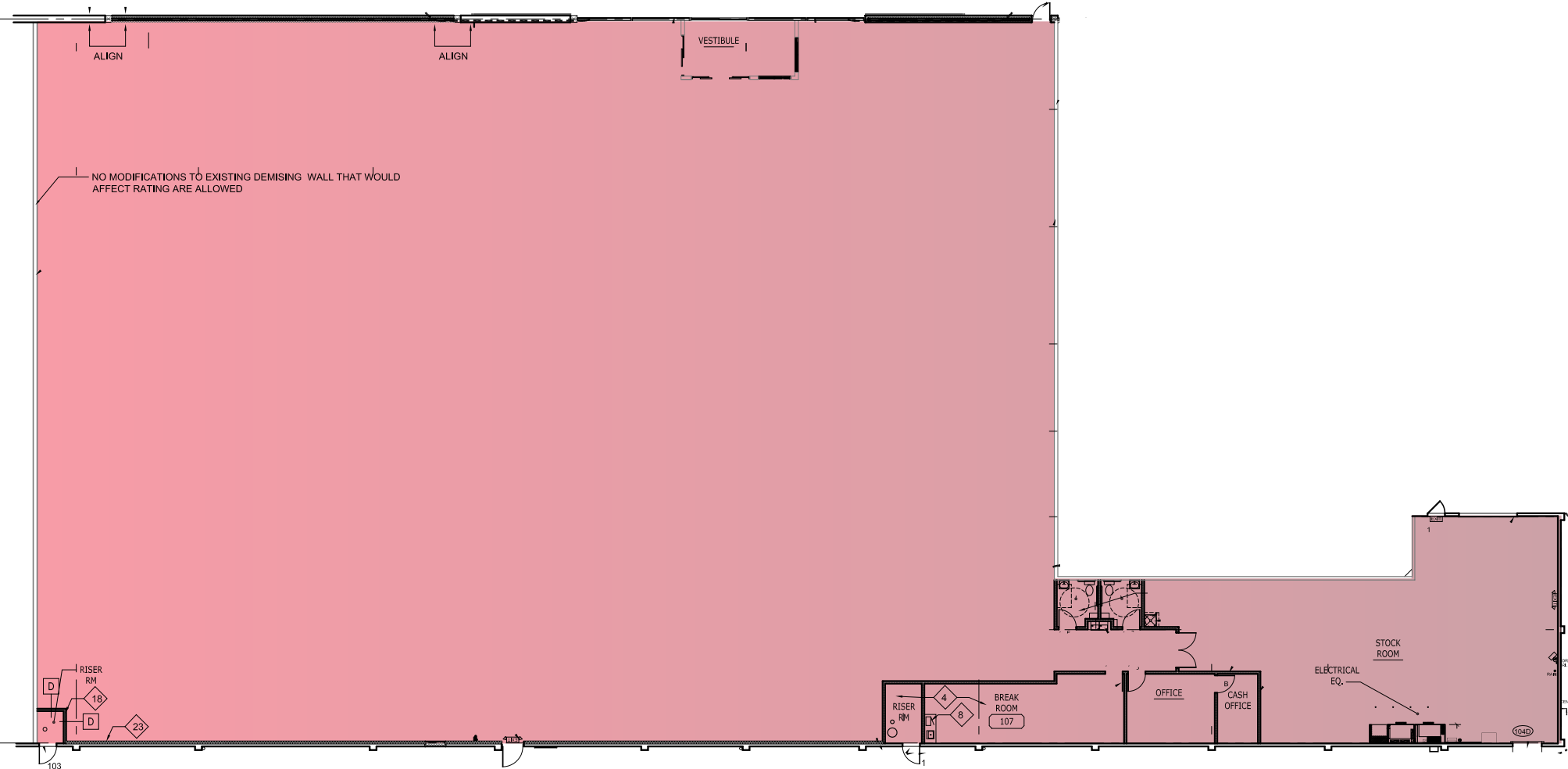
EMPLOYEES

1-Mile: 7,765
2-Mile: 20,777
3-Mile: 26,673



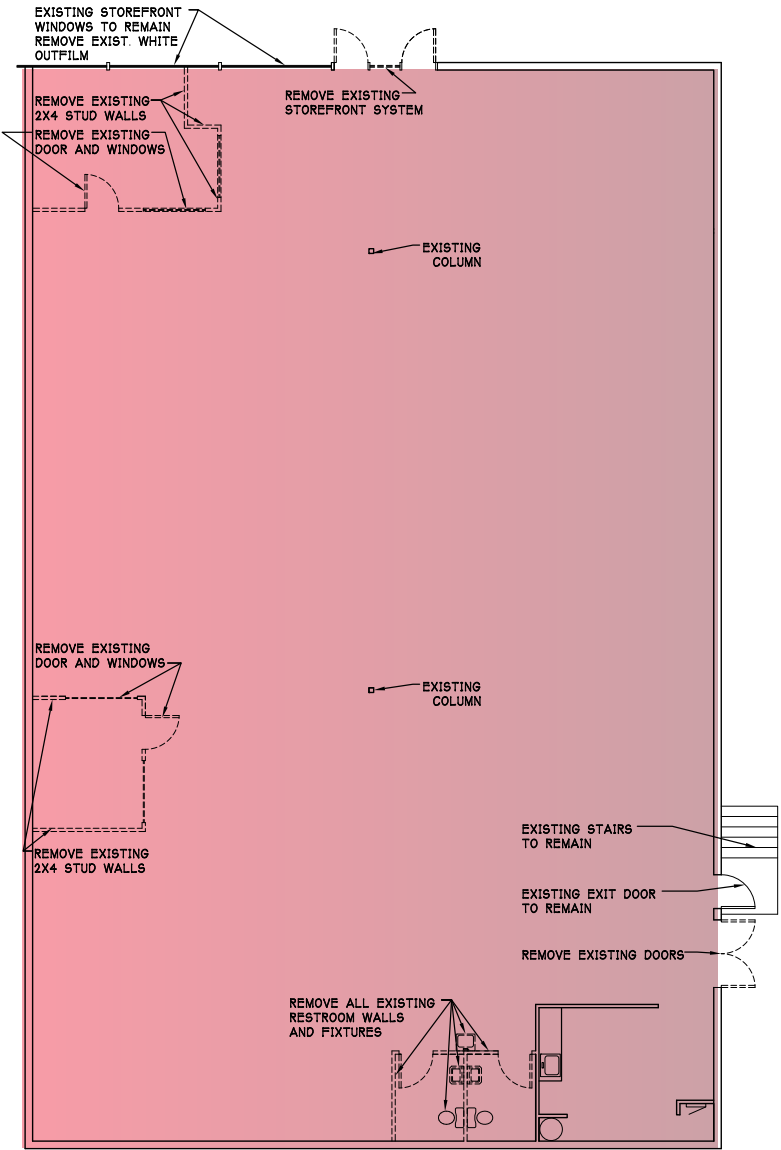
FLOOR PLAN

+/- 24,000 SF
AVAILABLE



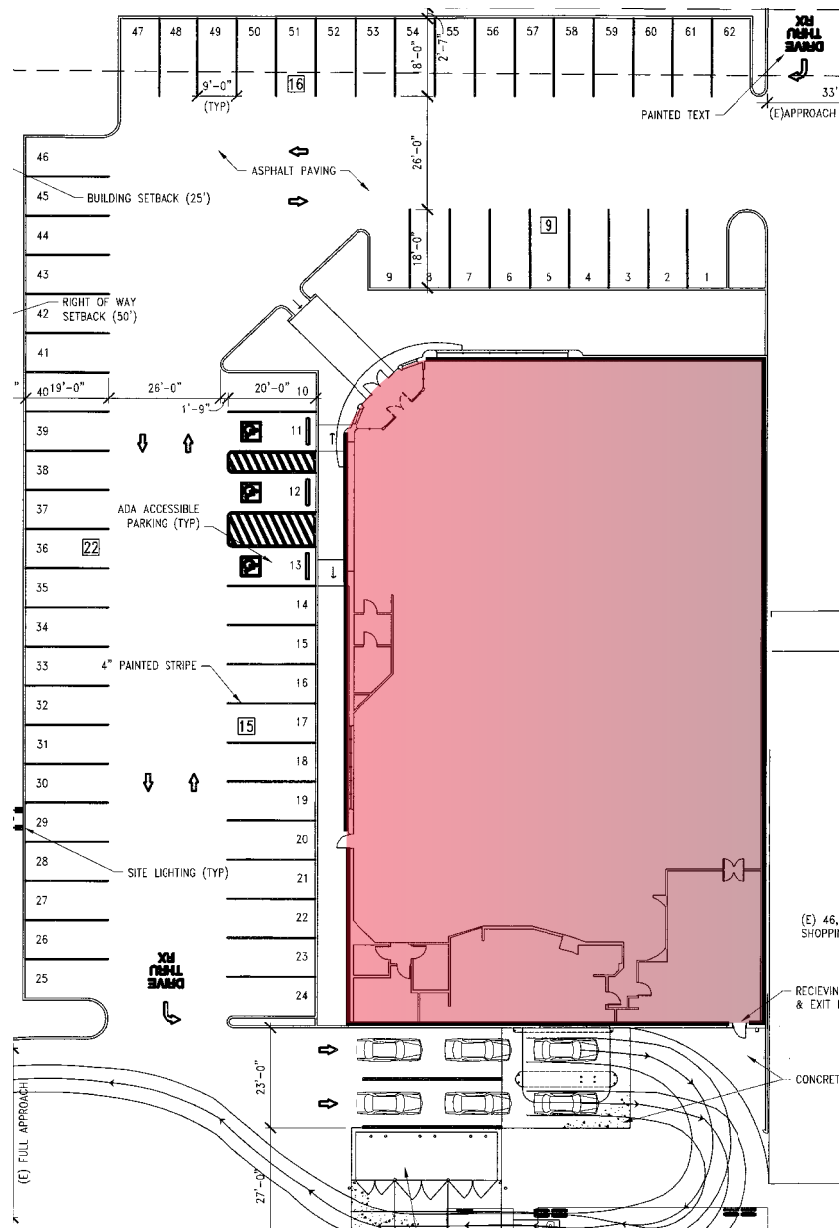
FLOOR PLAN

5,000 - 14,673 SF or Ground Lease



FLOOR PLAN

5,904 SF AVAILABLE





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