

FOR LEASE

324 E College Way, Suite 103
Mount Vernon, WA 98273



324 E COLLEGE WAY

Justin Holmes | Jameson Sullivan

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

324 E COLLEGE WAY is a highly visible retail suite on one of Mount Vernon's busiest commercial corridors. Features an open, flexible layout with large storefront windows and strong signage exposure. Surrounded by national retailers and minutes from I-5, this location offers excellent traffic, easy access, and ample shared parking. Perfect for retail, service, or quick-service concepts looking for standout visibility and convenience.

AVAILABLE

» SUITE 103: 2,200 SF | \$45.00 + NNN
W/ DRIVE-THRU

- Located along a well-established commercial corridor
- Convenient access to major thoroughfares, including proximity to I-5
- Steady traffic volume and a robust surrounding customer base
- Adequate shared on-site parking to accommodate customers and staff



Population



Average HH Income



Daytime Population

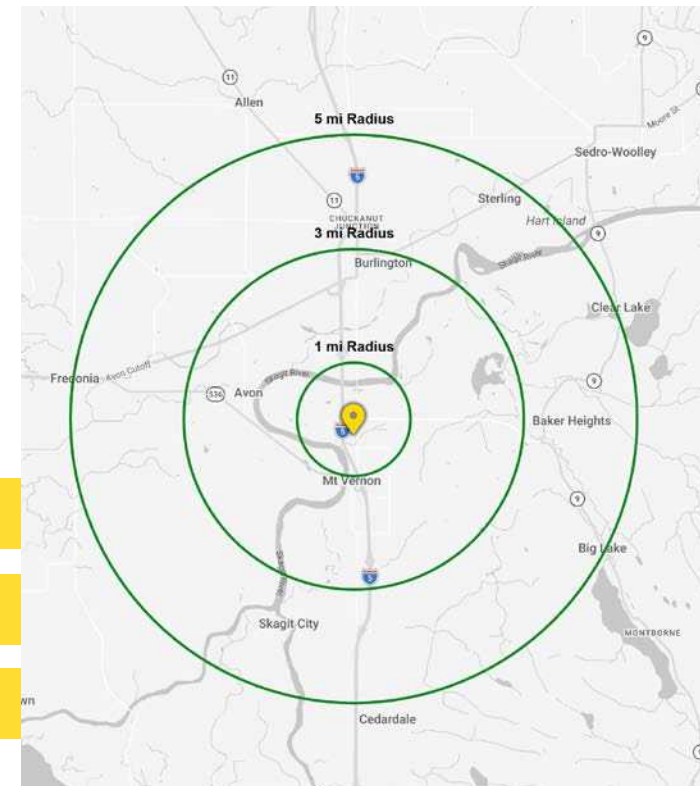
Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	5,854	\$91,896	9,946
Mile 3	47,285	\$105,145	39,374
Mile 5	58,294	\$109,951	48,209

TENANTS



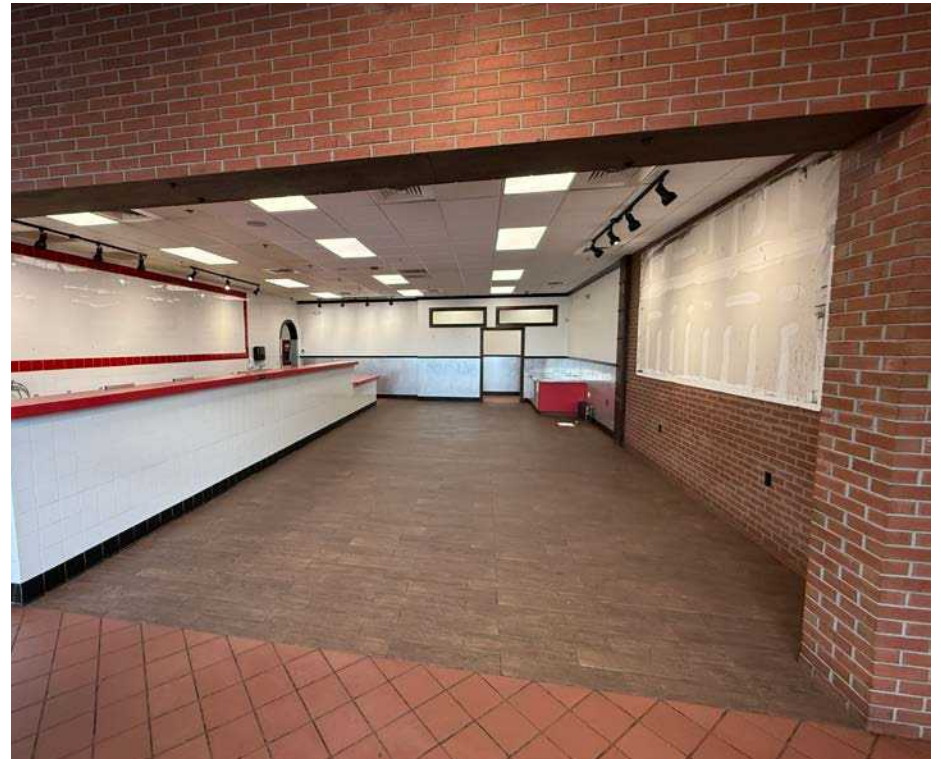
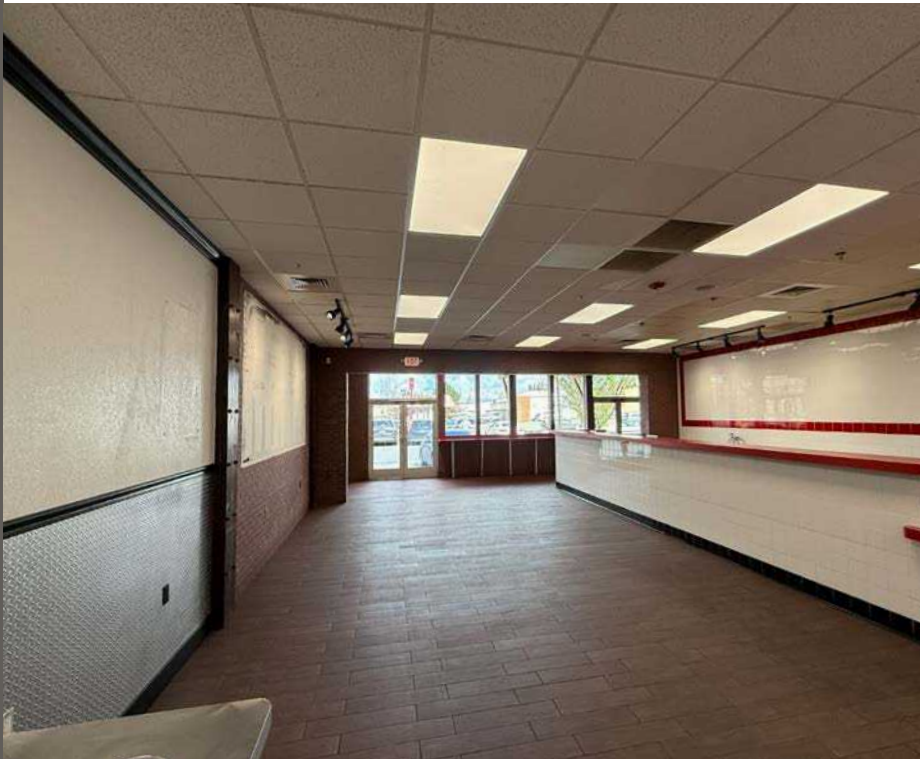
NEARBY RETAIL



PHOTOS

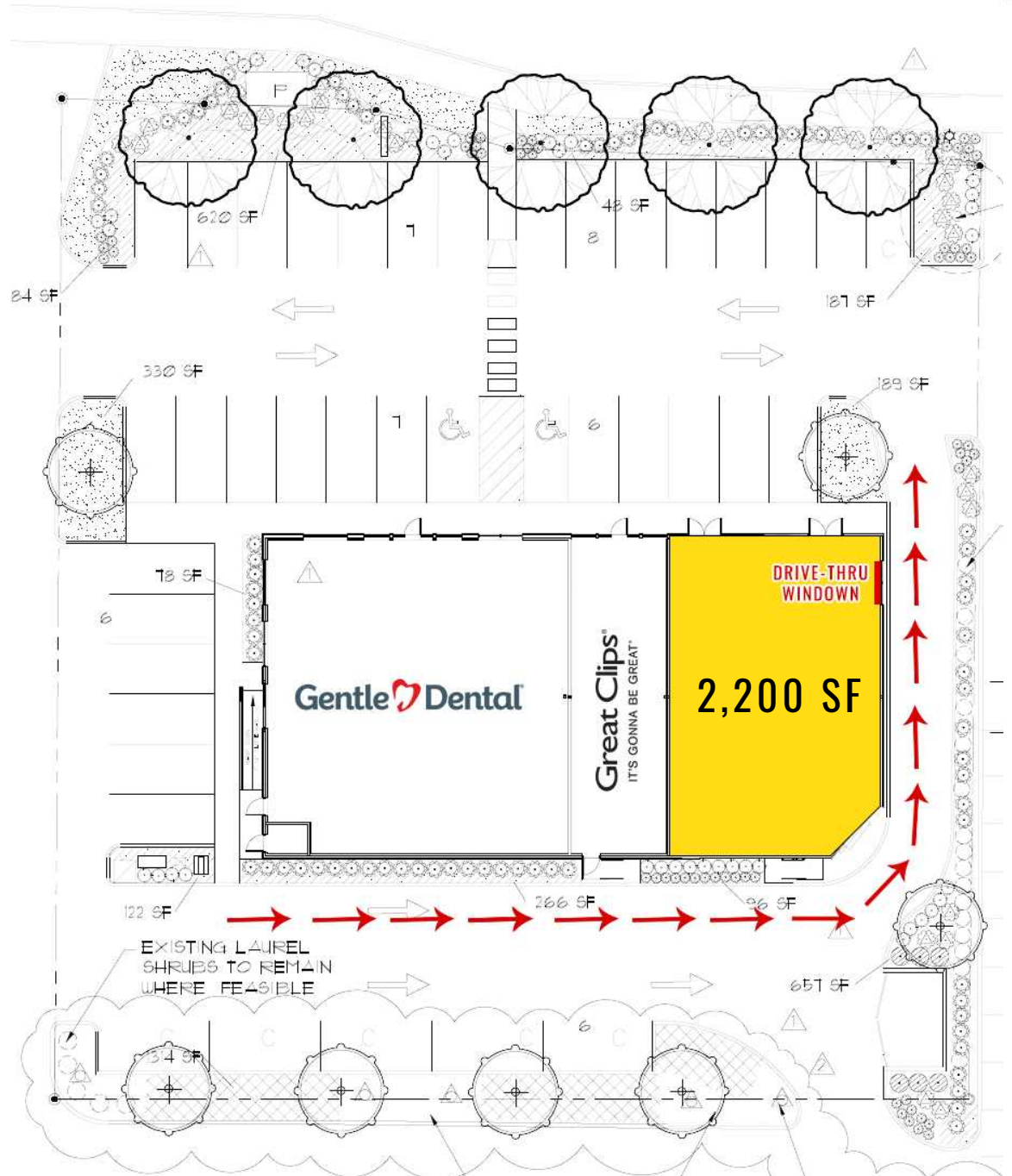


INTERIOR PHOTOS

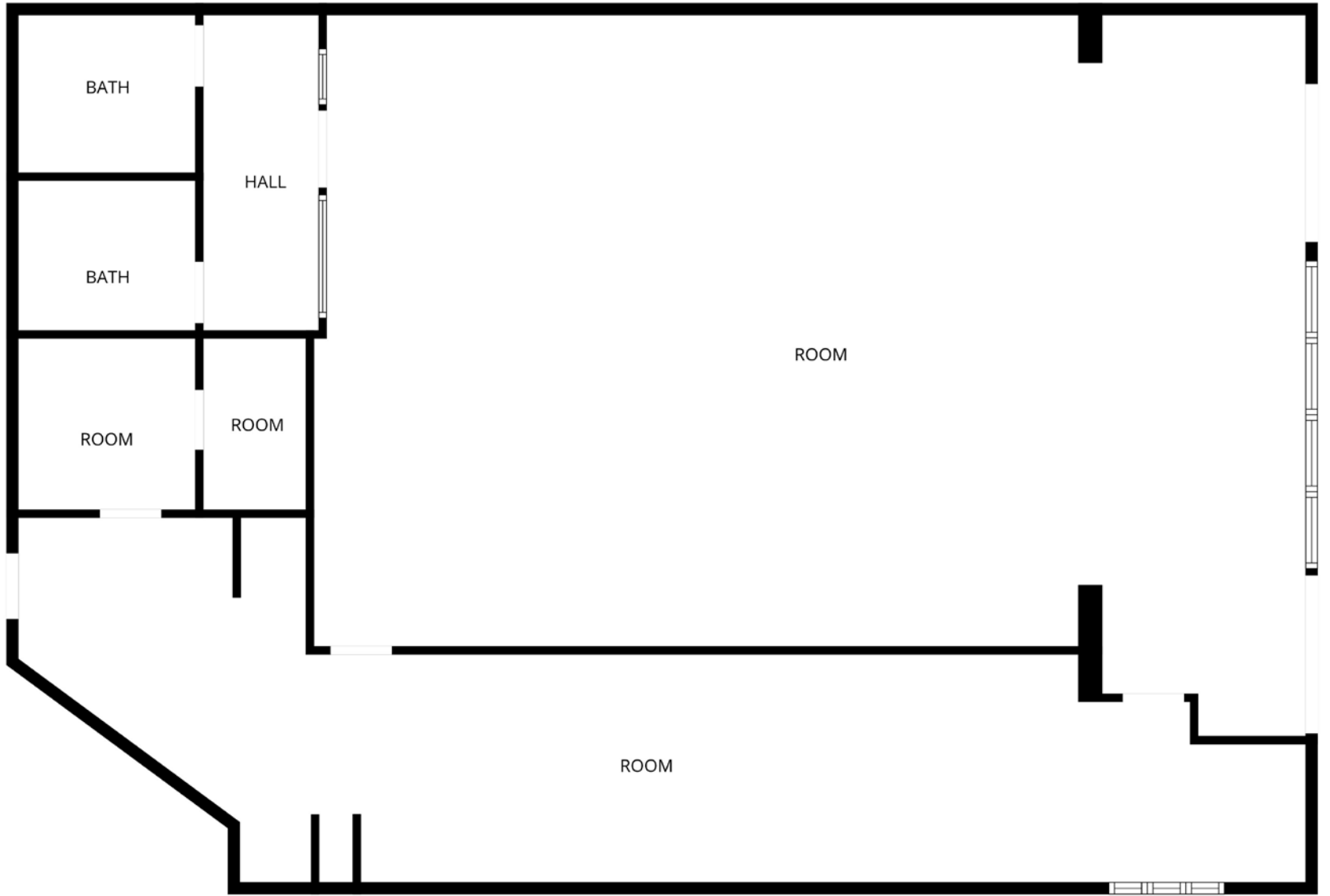




SITE PLAN



FLOOR PLAN



LOCATION DETAILS



Mount Vernon's busiest commercial corridors



Located minutes from I-5

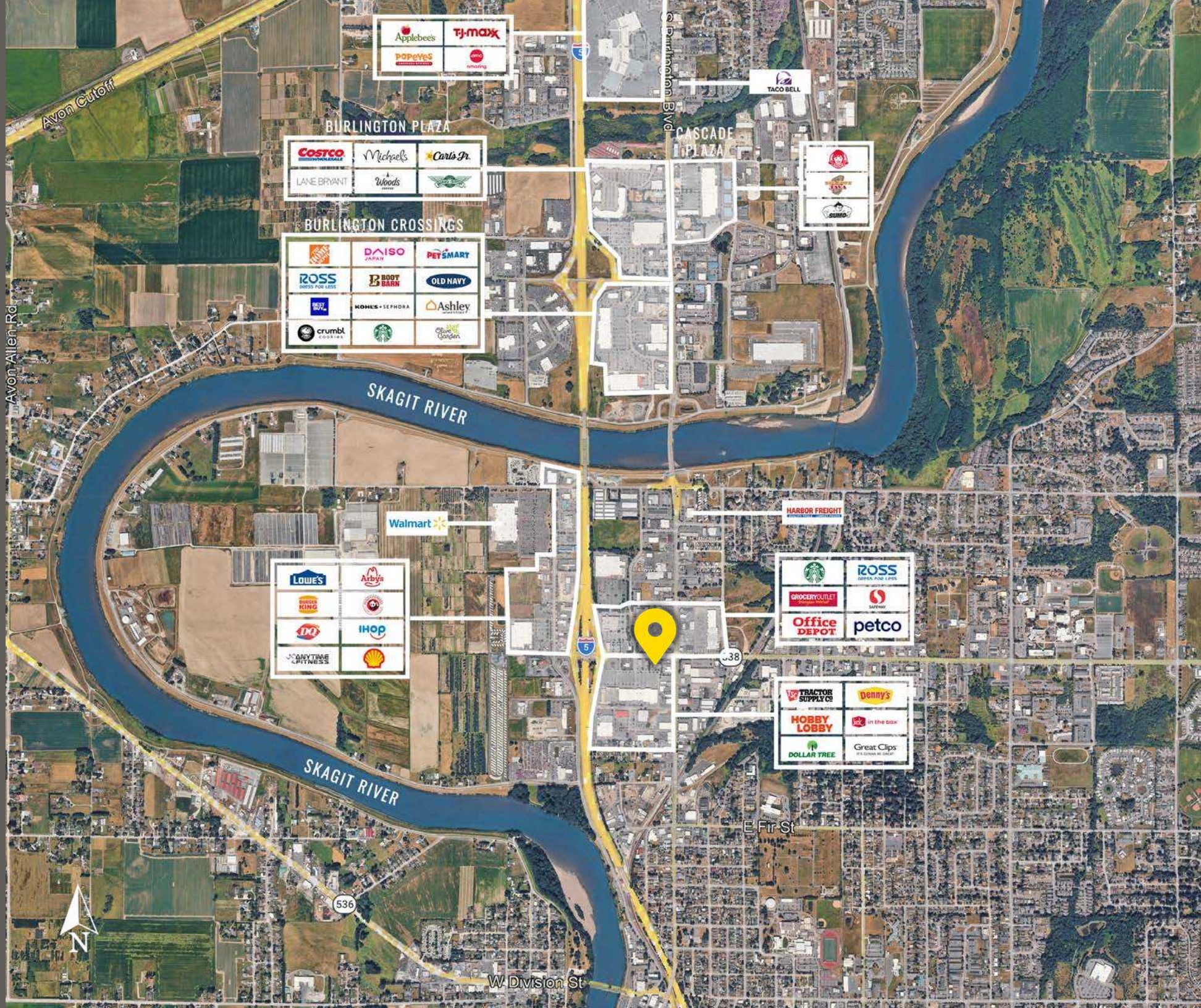


26,029 CPD E College Way



13,372 CPD Riverside Drive

LOCATION AERIAL



Avon Cutoff

Avon Allen Rd

Cascade Blvd

BURLINGTON PLAZA

CASCADE PLAZA

BURLINGTON CROSSINGS

SKAGIT RIVER

SKAGIT RIVER

E Ft St

W Division St

536

5

538



Applebees	TJ-maxx
Popeyes	Domino's

TACO BELL

COSTCO WHOLESALE	Michaels	Carls Jr.
LANE BRYANT	Woods	

McDonald's
Subway

Home Depot	DAISO JAPAN	PETSMART
ROSS DRESS FOR LESS	B BOOT BARN	OLD NAVY
HDY	KOHLES + SEPHORA	Ashley
crumbl COOKIES	Starbucks	Clear Garden

Walmart

HARBOR FREIGHT

LOWE'S	Arby's
SWIRL KING	SP
IQ	IHOP
24 HOURS FITNESS	Shell

Starbucks	ROSS DRESS FOR LESS
GROCERY OUTLET	Safeway
Office DEPOT	petco

TRACTOR SUPPLY CO	Denny's
HOBBY LOBBY	in the box
DOLLAR TREE	Great Clips

TACOMA | KIRKLAND | PORTLAND | SEATTLE


RELATIONSHIP FOCUSED.
RESULTS DRIVEN.


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