FOR LEASE

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

DRIVE-THRU OPPORTUNITY!

FIRST WESTERN PROPERTIES

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

SUMMARY

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

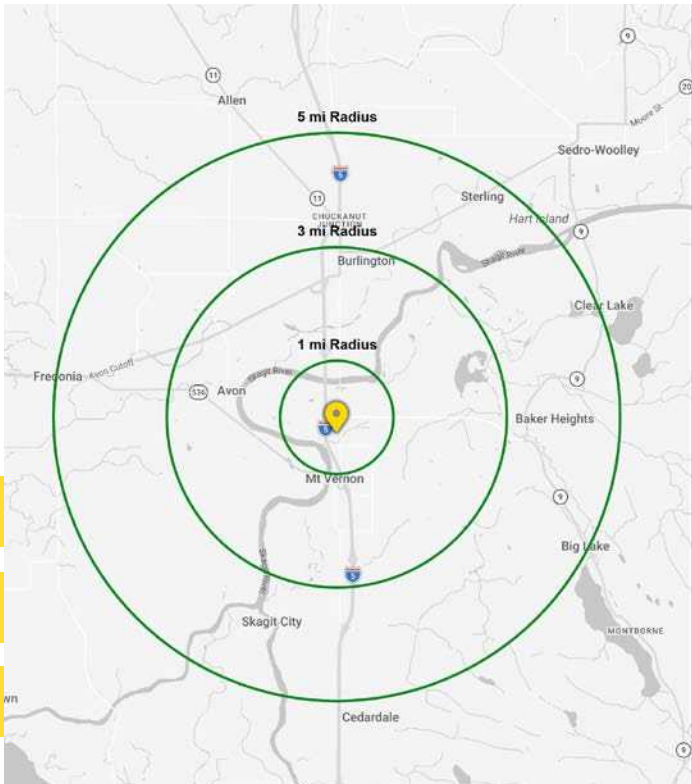
Regis - 2026	Population	Average HH Income	Daytime Population
Mile 1	5,854	$91,896	9,946
Mile 3	47,285	$105,145	39,374
Mile 5	58,294	$109,951	48,209

TENANTS

Gentle Dental · Great Clips IT'S GONNA BE GREAT

NEARBY RETAIL

Lowe's · Walmart · petco · Safeway · Tractor Supply Co · Jack in the box · Taco Bell · Denny's



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PHOTOS

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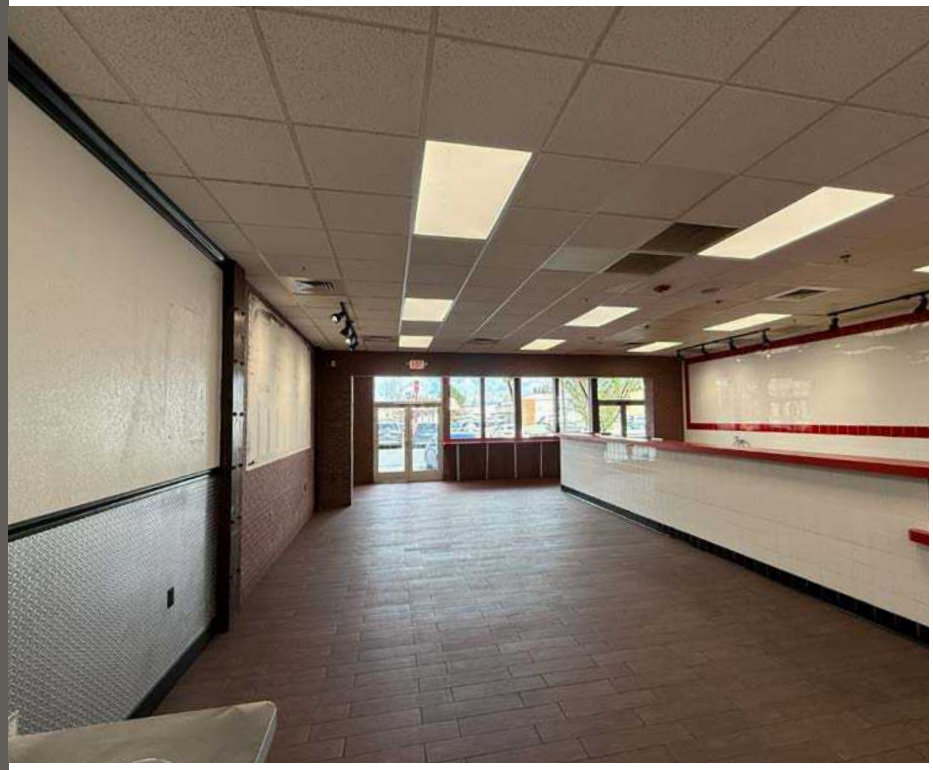
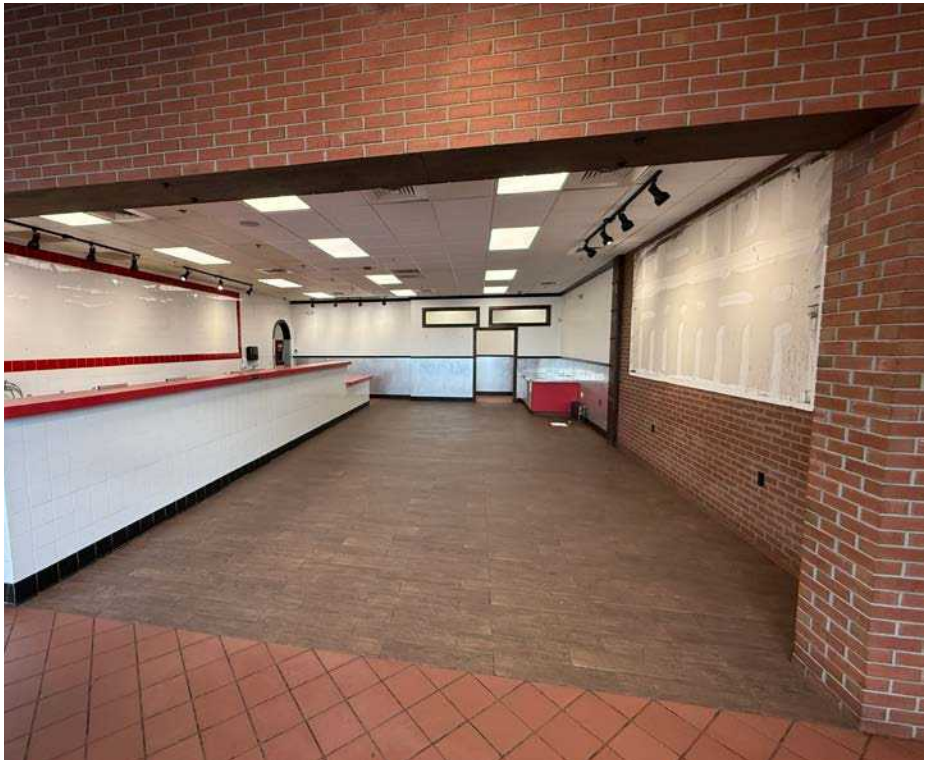
INTERIOR PHOTOS





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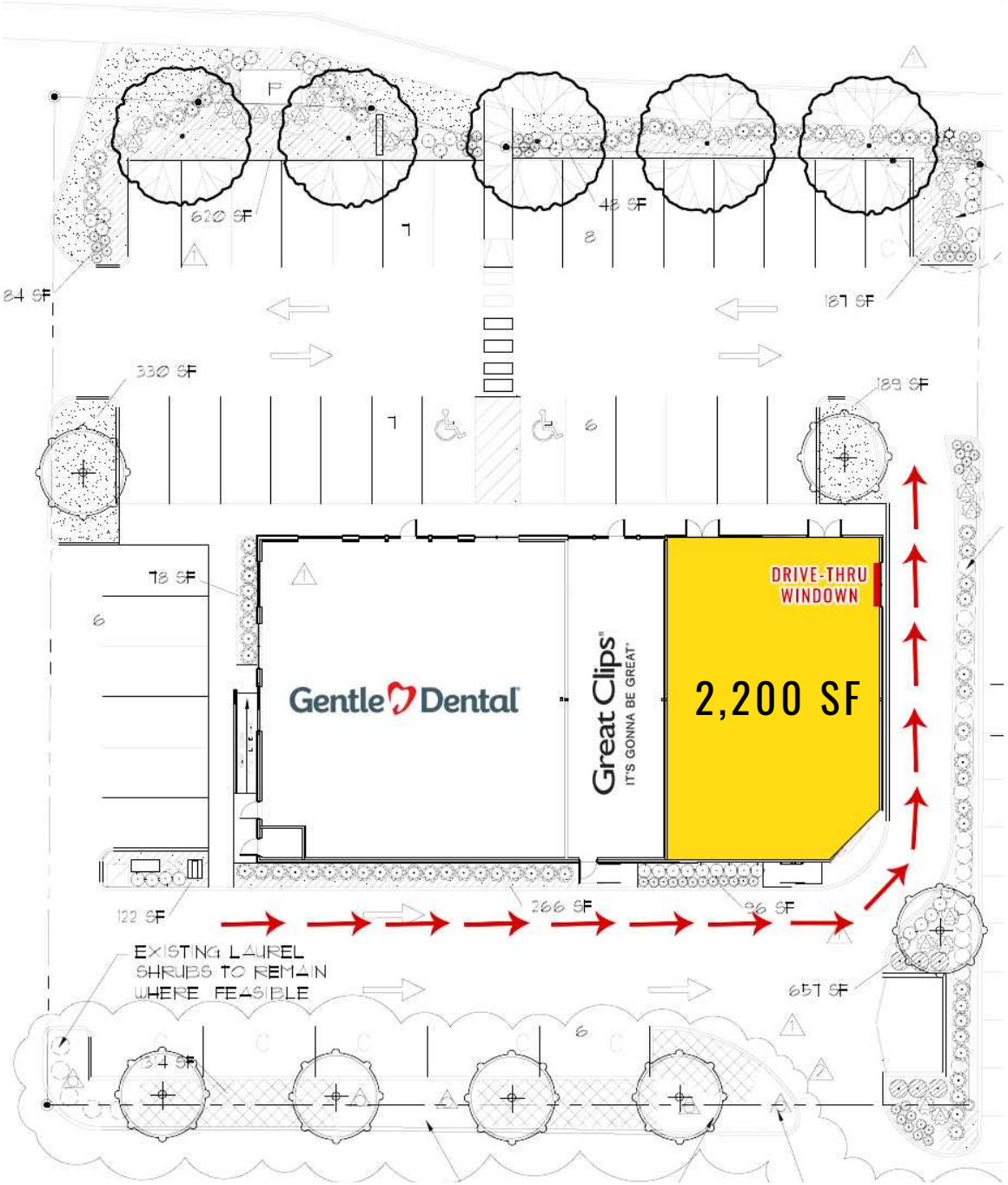
SITE PLAN



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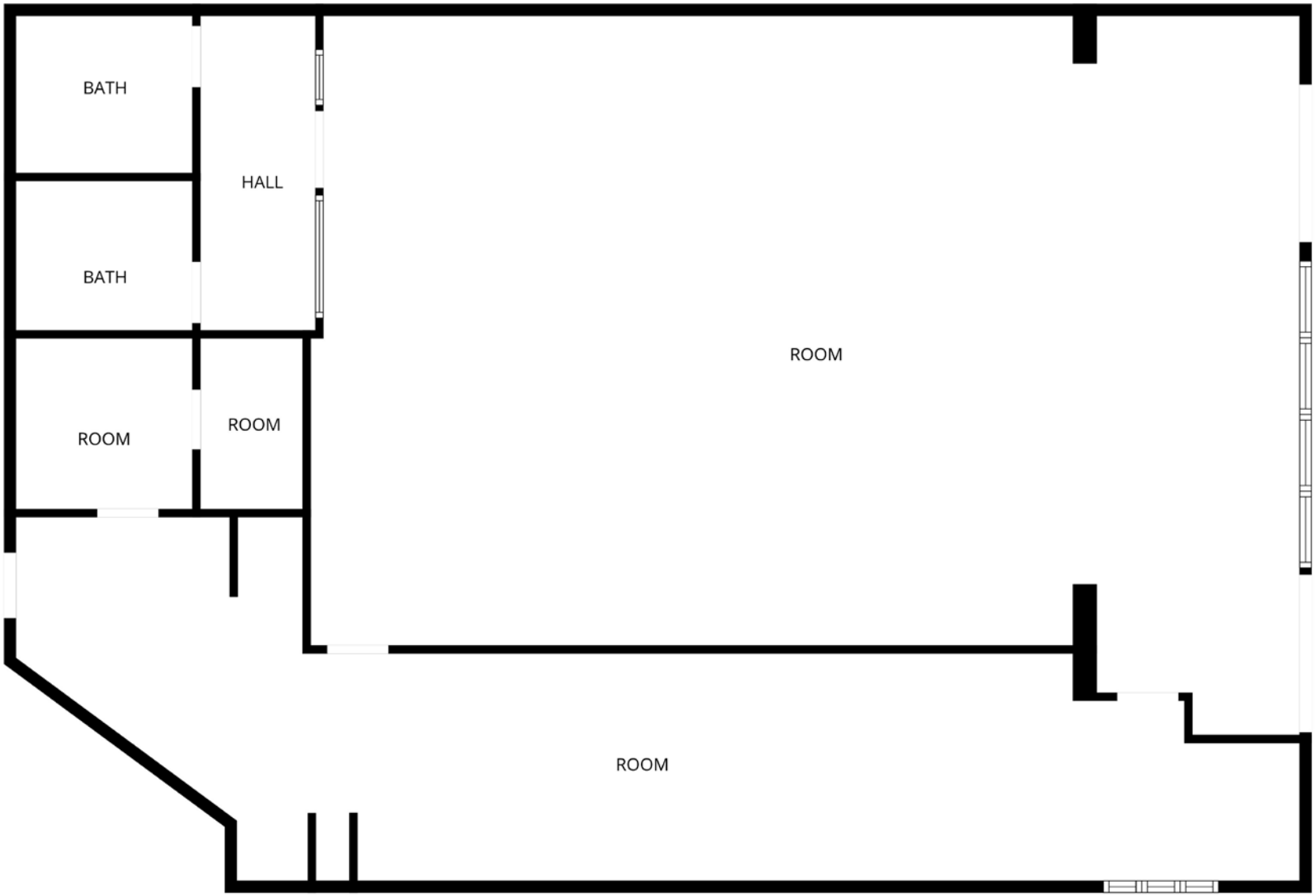
FLOOR PLAN



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LOCATION DETAILS

Mount Vernon's busiest commercial corridors

Located minutes from I-5

26,029 CPD
E College Way

13,372 CPD
Riverside Drive

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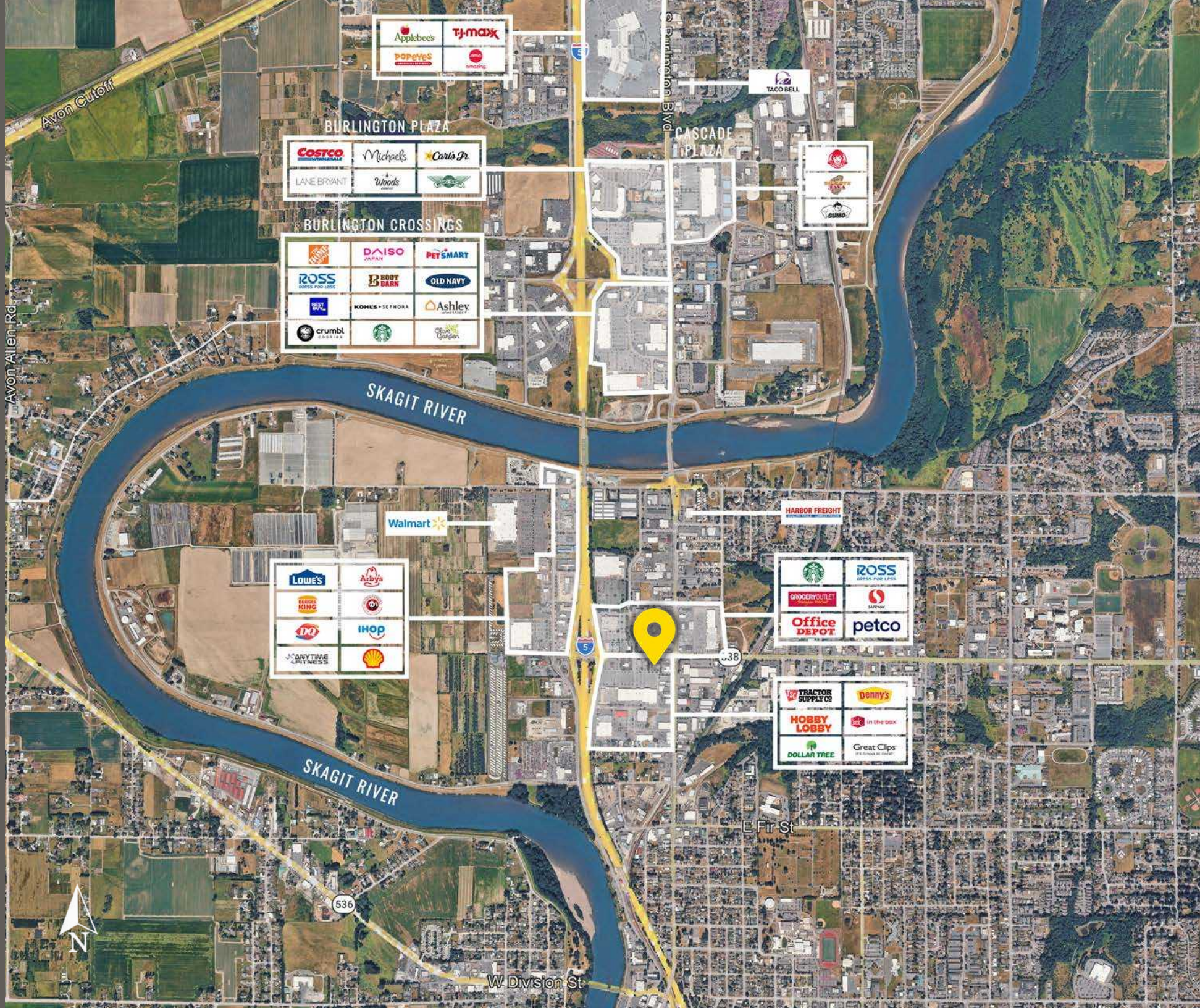
LOCATION AERIAL



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TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

JAMESON SULLIVAN

253.471.5508

jsullivan@firstwesternproperties.com

JUSTIN HOLMES

253.447.2282

justin@firstwesternproperties.com

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

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