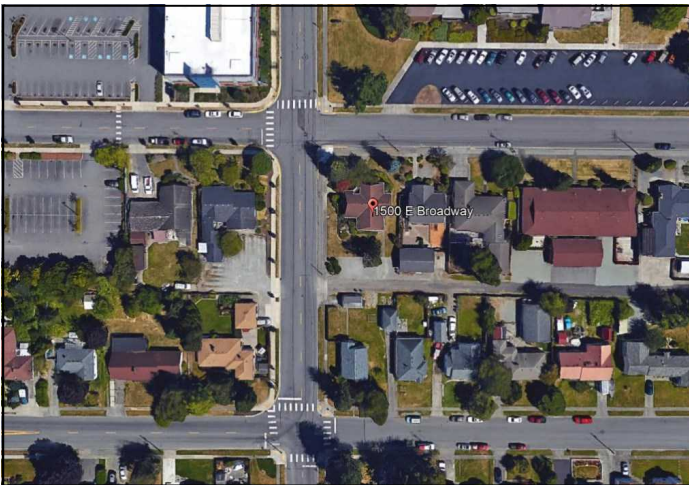


# 1500 E BROADWAY MOUNT VERNON, WA

FOR SALE

- 1,229 +/- sf office building
- Three private offices, admin office, conference room, two restrooms
- Building interior needs restored, being sold as-is
- Located 1/2 block from Skagit Valley Hospital
- Private parking lot
- Direct access via Broad St to/from I-5 exit 226/ Kincaid
- Zoned P-O: Professional Office
- \$385,000



Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
clay@claylearned.com



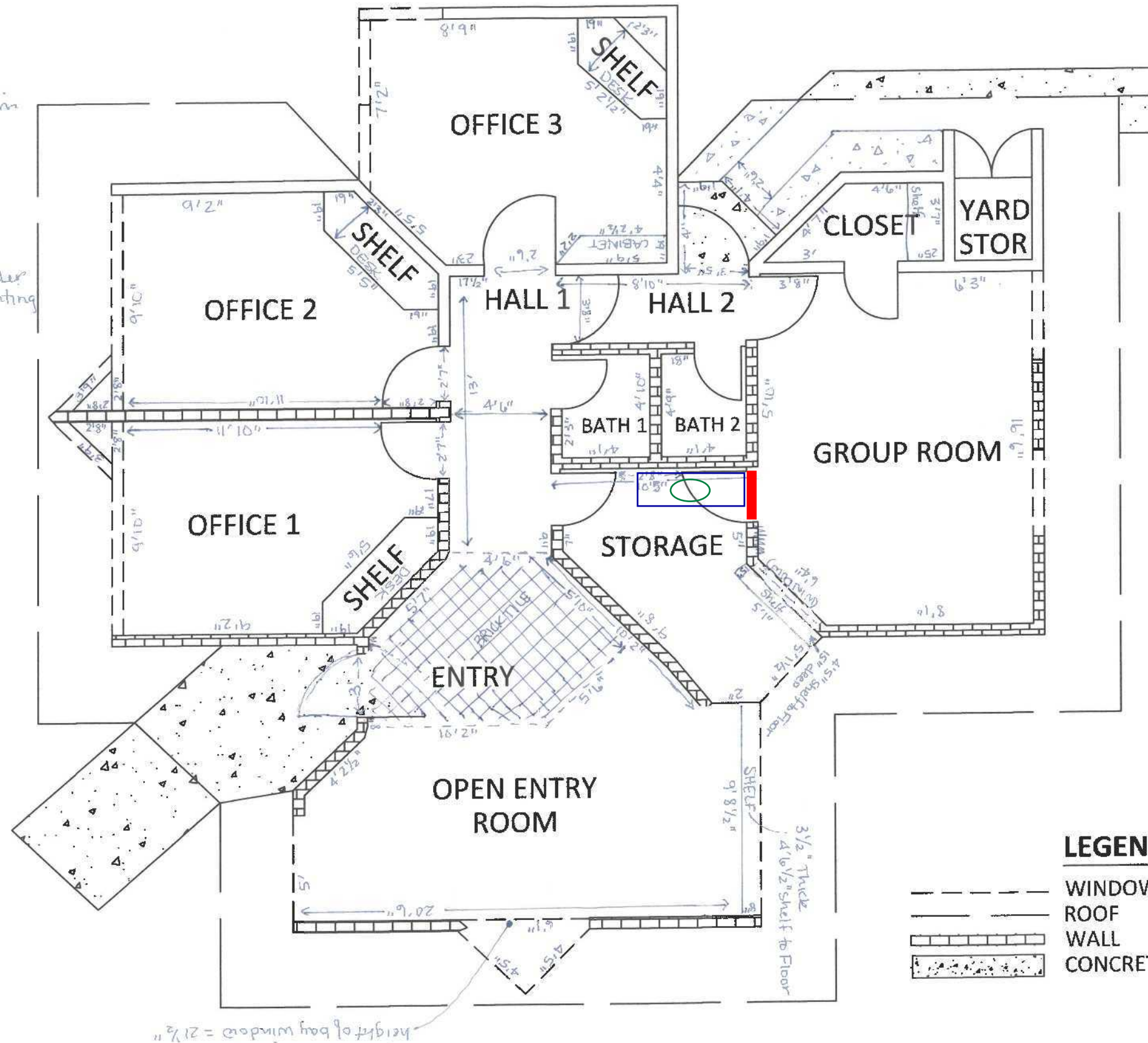
*All info deemed reliable however verification recommended.*

Walls have 1" thick trim boards  
walls measured from trim to trim

Desks: Floor to underside = 25"  
Floor to countertop = 30"

Ceilings = 8'

All desks have shelves above  
them w/ lights mounted under  
the bottom shelf for desk lighting



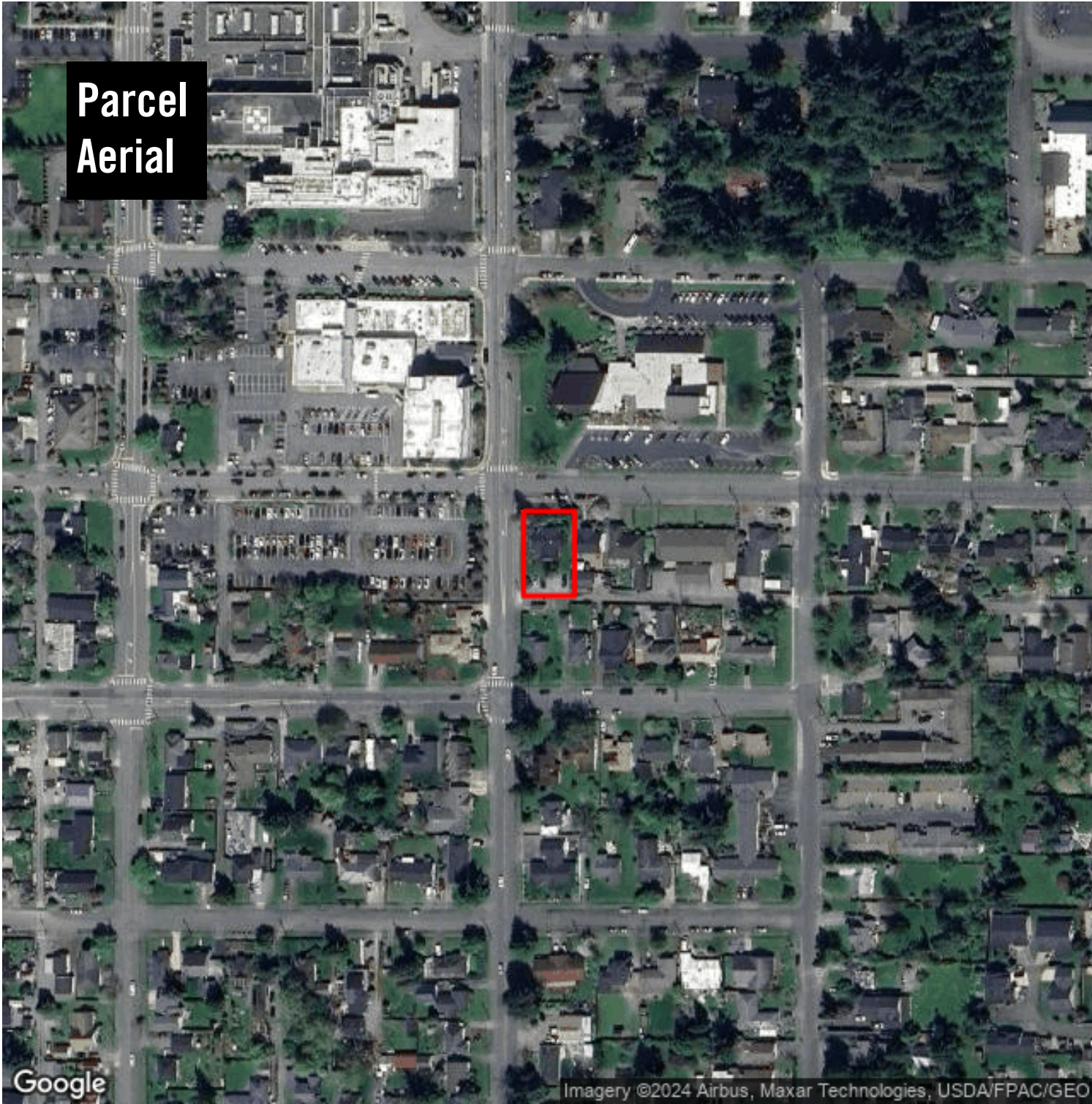
Sign Post to Post = 4'1"  
Soil to Post Cap = 3'11"



# Broadway Professional Office

**MOODY'S**

Learned Commercial, Inc. 108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888



# Broadway Professional Office

1500 E Broadway St  
Mount Vernon, WA 98274

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

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 prof. advisor.

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1500 E Broadway St, Mount Vernon, WA 98274

CITY, STATE

Mount Vernon, WA

POPULATION

38,880

AVG. HH SIZE

2.67

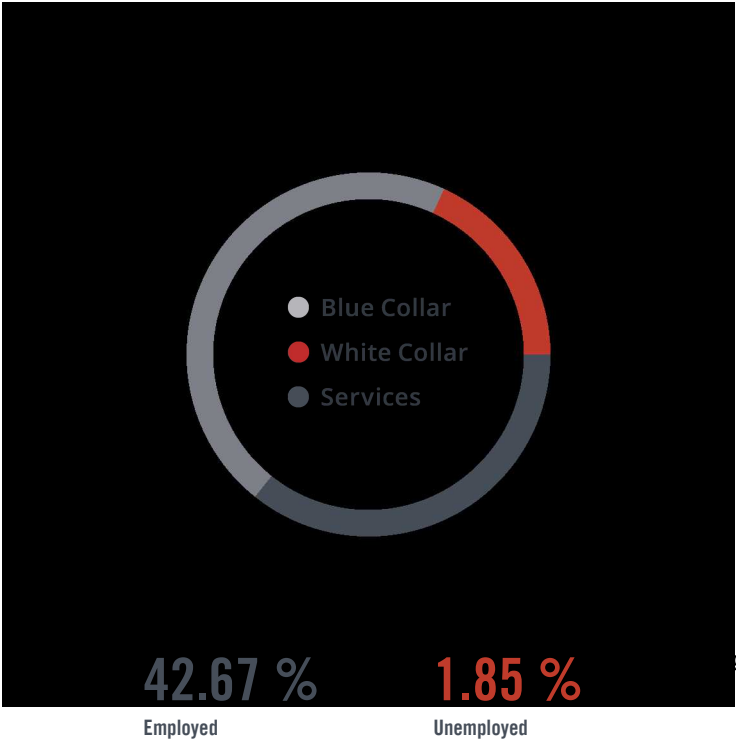
MEDIAN HH INCOME

\$51,005

HOME OWNERSHIP

6,249

7,800



Employed

Unemployed

EDUCATION

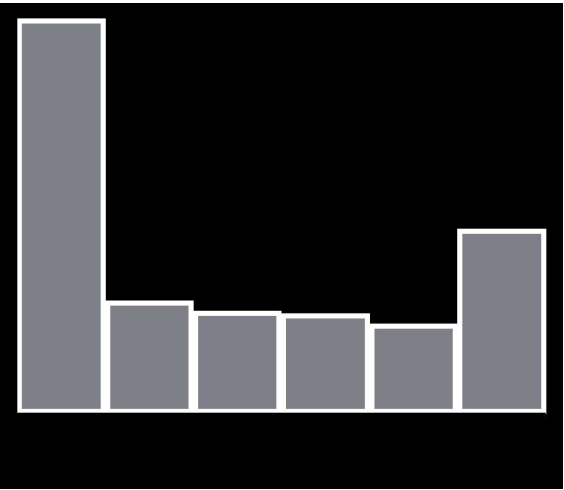
High School Grad:	22.87 %
Some College:	29.85 %
Associates:	7.99 %
Bachelors:	20.51 %

GENDER & AGE

49.94 %



50.06 %

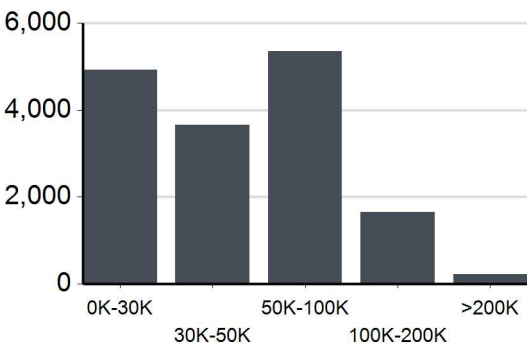


RACE & ETHNICITY

White:	52.96 %
Asian:	0.71 %
Native American:	0.69 %
Pacific Islanders:	0.09 %
African-American:	0.27 %
Hispanic:	28.08 %
Two or More Races:	17.19 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,316



Grocery

\$5,817



Travel

\$6,120



Entertainment

\$2,639



Electricity

\$1,604



Apparel

\$1,152



Furniture

\$184

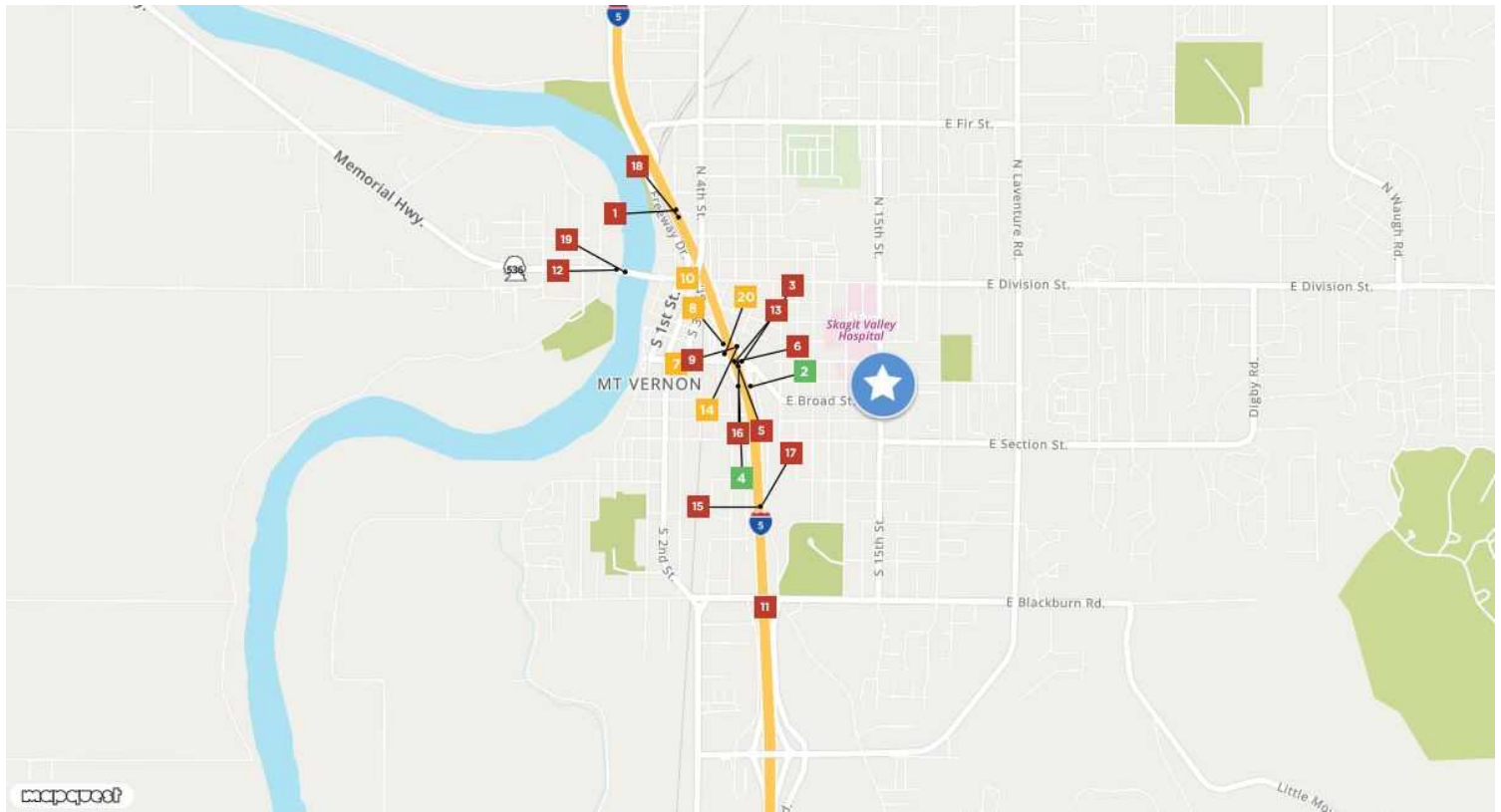


Gas

\$362



## Traffic Counts



<b>I 5</b>	<b>1</b>
Anderson Rd	
Year: 2022	79,746
Year: 2019	76,000
Year: 2017	62,000

<b>East Kincaid Street</b>	<b>6</b>
I- 5	
Year: 2021	13,714
Year: 2018	14,000

<b>I 5</b>	<b>11</b>
I- 5	
Year: 2021	62,472
Year: 2018	70,000

<b>I- 5</b>	<b>16</b>
Broad St	
Year: 2018	61,000
Year: 2017	60,000
Year: 2015	57,000

<b>Broad St</b>	<b>2</b>
Year: 2021	3,611
Year: 2019	4,200
Year: 2018	4,200

<b>I- 5</b>	<b>7</b>
Year: 2021	6,710
Year: 2017	15,000
Year: 2013	13,820

<b>West Division Street</b>	<b>12</b>
Curtis St	
Year: 2021	18,510
Year: 2019	19,000
Year: 2018	13,000

<b>S 7th St</b>	<b>17</b>
E Hazel St	
Year: 2018	70,000

<b>Broad Street</b>	<b>3</b>
I- 5	
Year: 2021	13,714
Year: 2019	14,000
Year: 2018	14,000

<b>E Kincaid St</b>	<b>8</b>
Year: 2021	6,087
Year: 2019	6,900
Year: 2018	6,800

<b>East Kincaid Street</b>	<b>13</b>
I- 5	
Year: 2019	14,000
Year: 2015	14,000
Year: 2013	13,910

<b>I- 5</b>	<b>18</b>
N 4th St	
Year: 2018	76,000
Year: 2017	74,000
Year: 2012	67,000

<b>Union St</b>	<b>4</b>
Year: 2021	3,748
Year: 2019	4,200
Year: 2018	4,200

<b>West Kincaid Street</b>	<b>9</b>
S 4th St	
Year: 2021	14,578
Year: 2019	15,000
Year: 2018	15,000

<b>S 3rd St</b>	<b>14</b>
Year: 2019	7,600
Year: 2018	7,600
Year: 2017	7,700

<b>W Division St</b>	<b>19</b>
Division	
Year: 2018	19,000
Year: 2017	20,000
Year: 2015	20,000

<b>I 5</b>	<b>5</b>
Cameron Way	
Year: 2021	55,282
Year: 2019	61,000
Year: 2007	67,628

<b>West Division Street</b>	<b>10</b>
FwyDr	
Year: 2021	9,168
Year: 2018	9,600

<b>E College Way</b>	<b>15</b>
Year: 2019	70,000
Year: 2018	76,000

<b>I- 5</b>	<b>20</b>
E Kincaid St	
Year: 2017	6,900
Year: 2015	6,600
Year: 2013	5,982

**Clay Learned**  
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360-770-1388

**MOODY'S**  
ANALYTICS

Catylist

## 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).