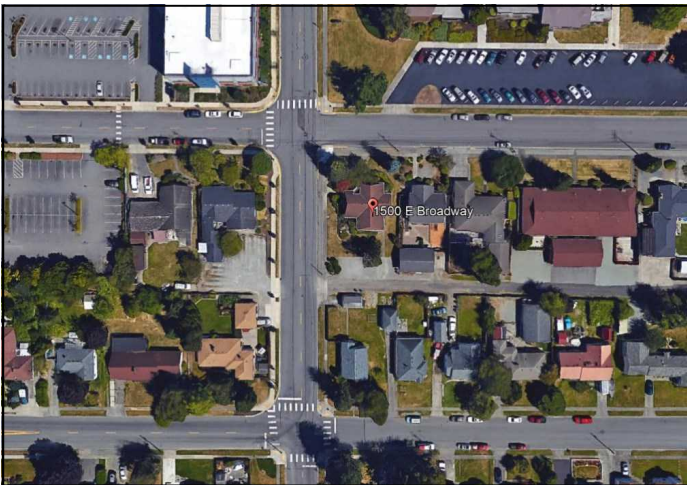


1500 E BROADWAY MOUNT VERNON, WA

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



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

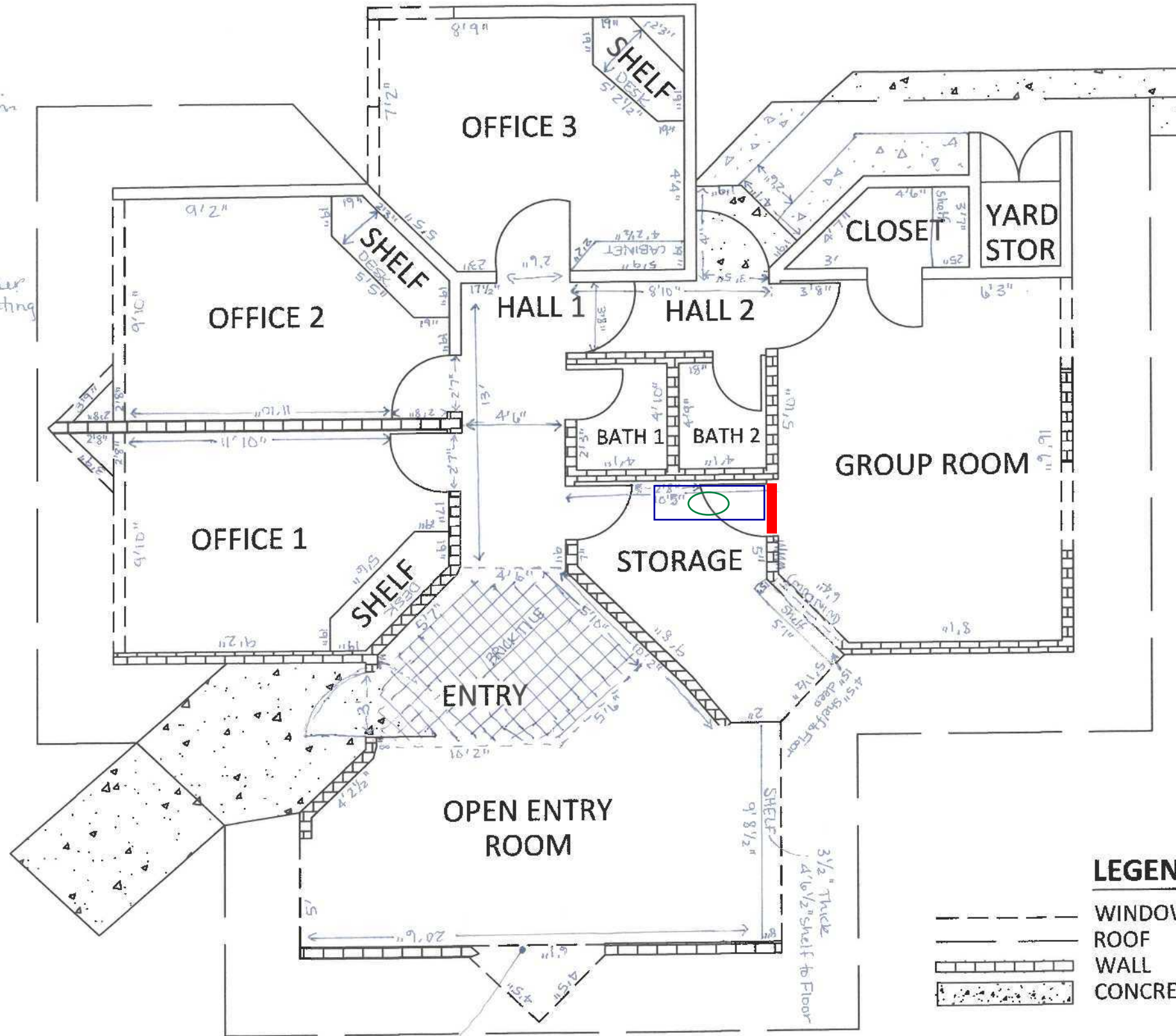
All info deemed reliable however verification recommended.

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

Desks: Floor to underside = 25"
 Floor to counter-top = 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"

height of bay window = 21 1/2"

LEGEND

- WINDOW
- ROOF
- ▒ WALL
- ▒ CONCRETE

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

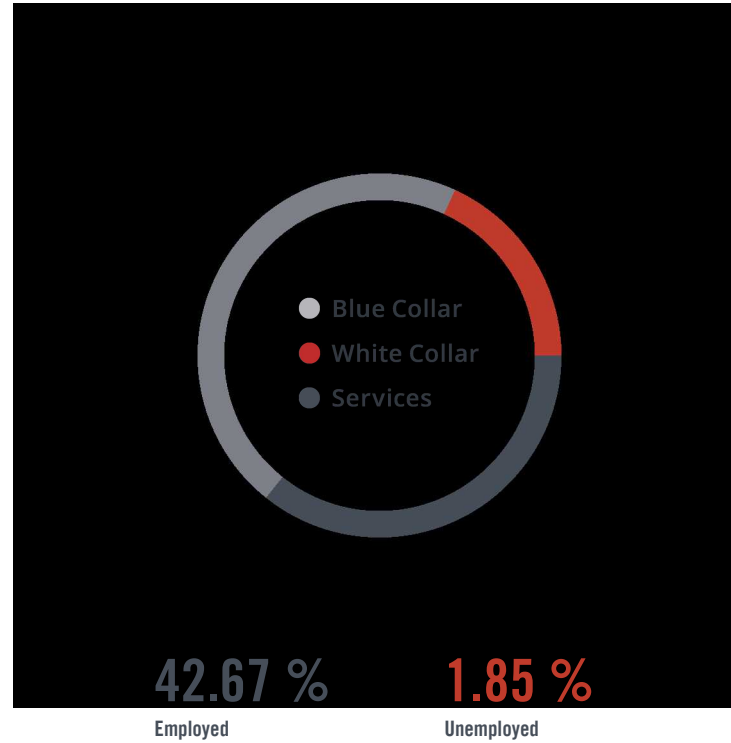
AVG. HHSIZE
2.67

MEDIAN HH INCOME
\$51,005

HOME OWNERSHIP

6,249

7,800

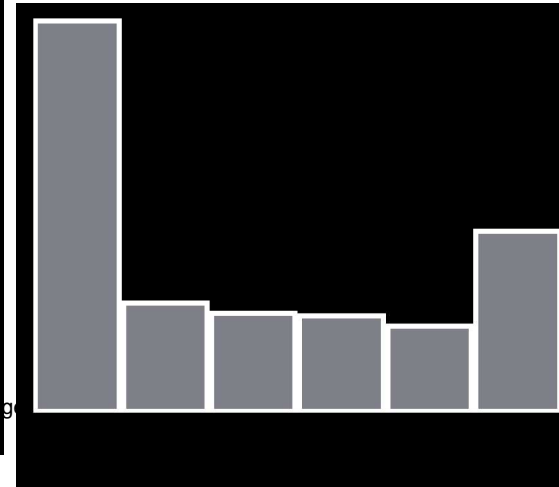


EDUCATION

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

GENDER & AGE

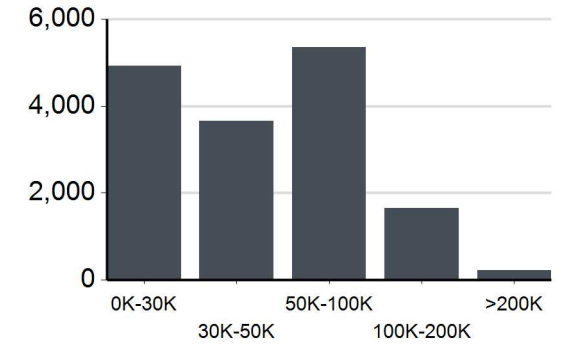
49.94 % 50.06 %



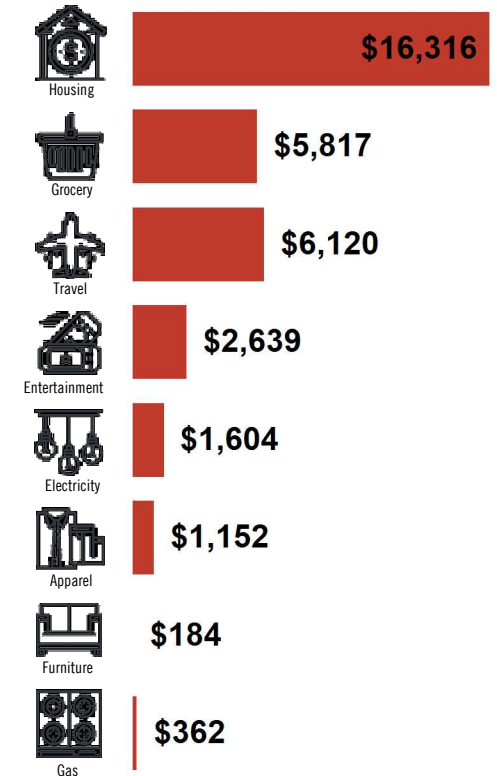
RACE & ETHNICITY

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 %**

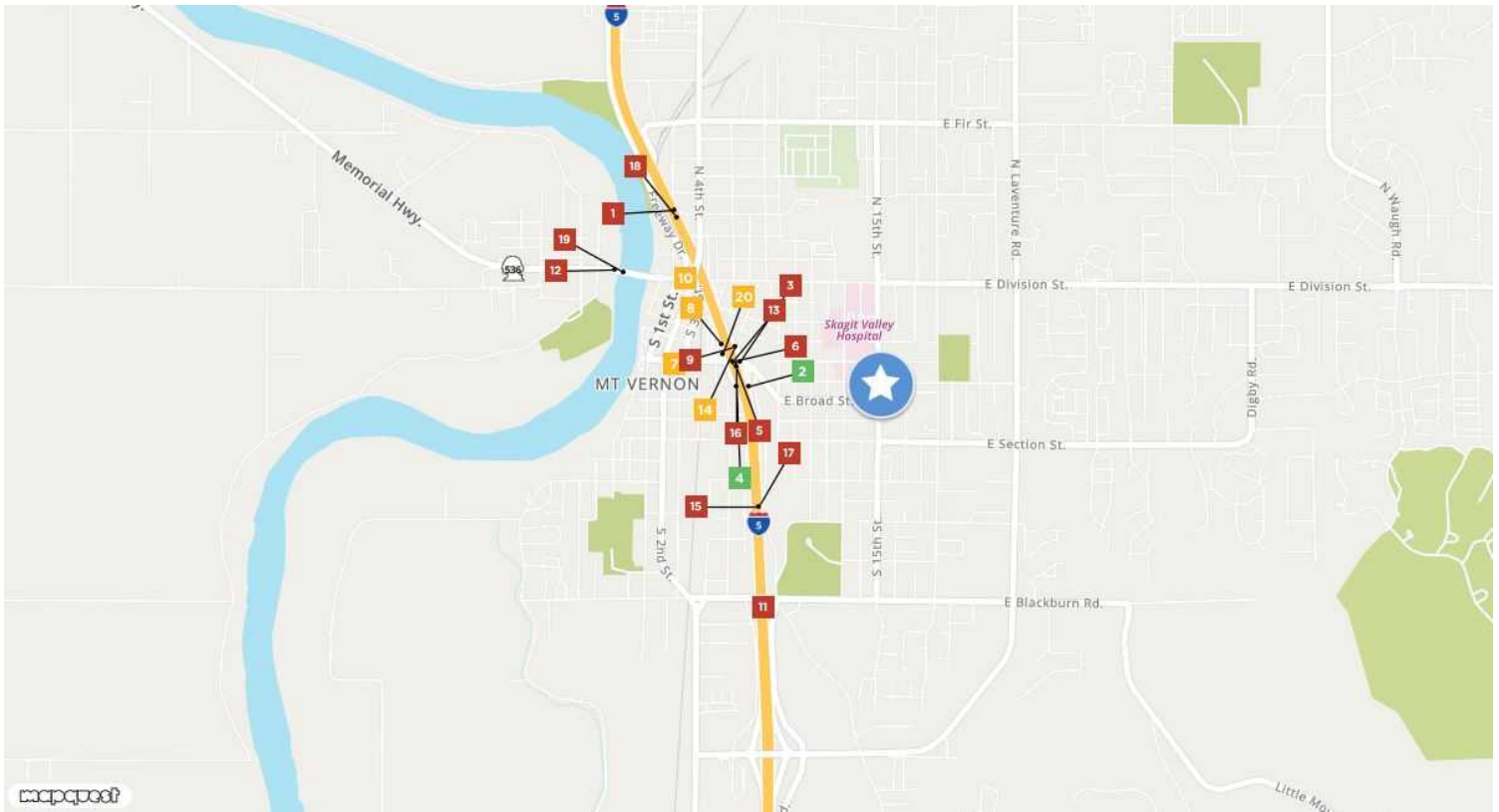
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



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

Broad St	2
Year: 2021	3,611
Year: 2019	4,200
Year: 2018	4,200

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

Union St	4
Year: 2021	3,748
Year: 2019	4,200
Year: 2018	4,200

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

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

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

E Kincaid St	8
Year: 2021	6,087
Year: 2019	6,900
Year: 2018	6,800

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

West Division Street	10
FwyDr	
Year: 2021	9,168
Year: 2018	9,600

I 5	11
I- 5	
Year: 2021	62,472
Year: 2018	70,000

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

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

S 3rd St	14
Year: 2019	7,600
Year: 2018	7,600
Year: 2017	7,700

E College Way	15
Year: 2019	70,000
Year: 2018	76,000

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

S 7th St	17
E Hazel St	
Year: 2018	70,000

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

W Division St	19
Division	
Year: 2018	19,000
Year: 2017	20,000
Year: 2015	20,000

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

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 360-770-1388

MOODY'S
 ANALYTICS

Catlyst

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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).