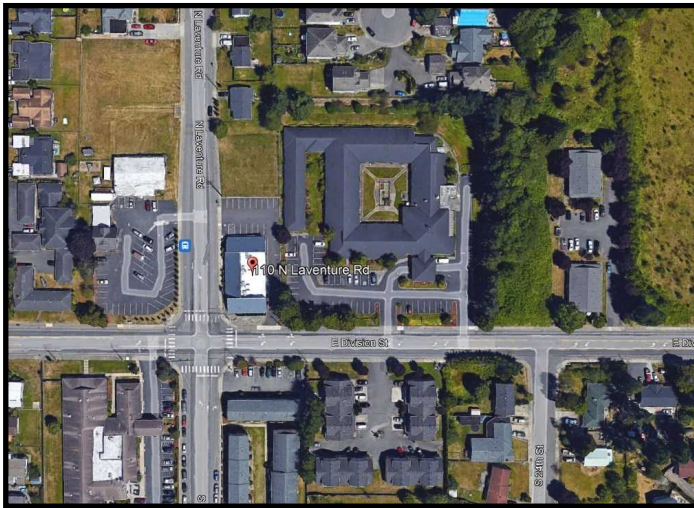


110 N LAVENTURE RD A-B MOUNT VERNON WA

FOR SALE

- 3,010 +/- sf office space on 0.21 acres
- Corner lot—NE quadrant at the controlled intersection of Division St/ LaVenture Rd
- In the vicinity of Skagit County medical community
- Zoned P-O: Professional Office
- \$1,150,000



Jarrod Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com

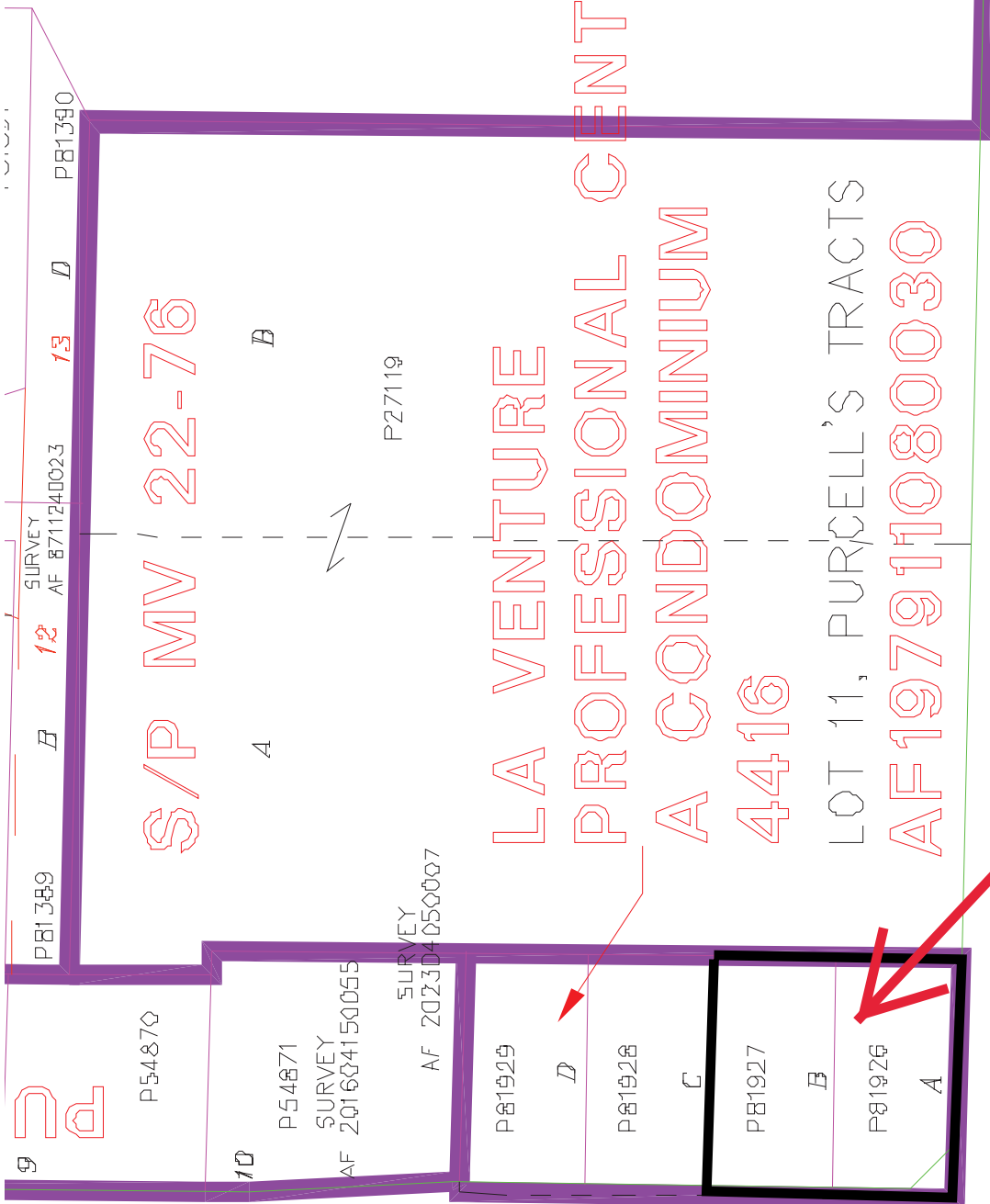


LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

H I R O N



9



PB1389

B

12

SURVEY
AF 8711240023

13

D

PB1390

P54870

10

P54871

SURVEY
AF 201604150055

SURVEY
AF 202304050007

P81929

D

P81928

C

PB1927

B

P81926

A

P27119

A

B



S/P MV 22-76

LA VENTURE
PROFESSIONAL CENTER
A CONDOMINIUM
4416

LOT 11, PURCELL'S TRACTS
AF197911080030

44A

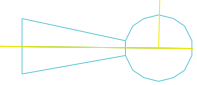
P83793

44B

P83794

EAST

WEST



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 110 LaVenture, Mount Vernon, WA 98273

CITY, STATE
Mount Vernon, WA

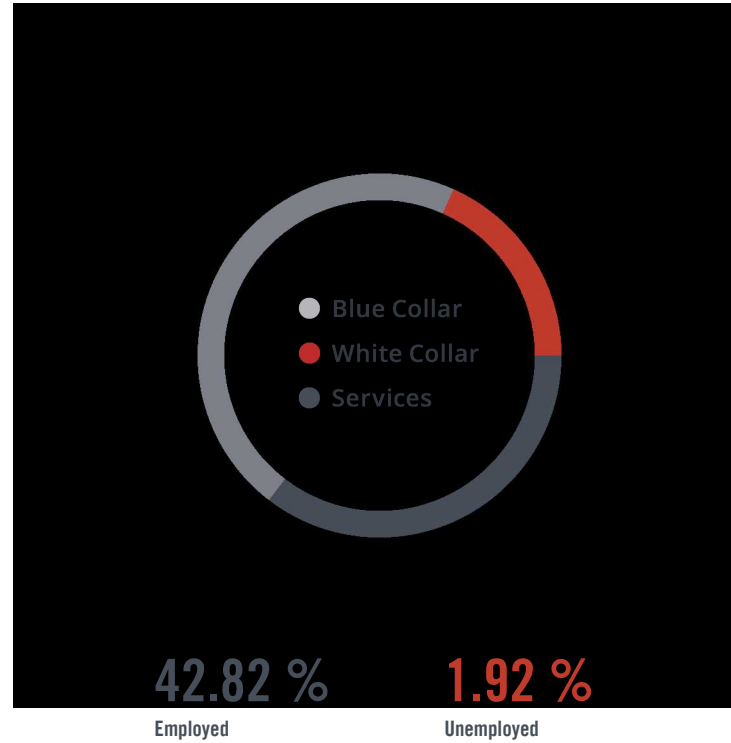
POPULATION
41,580

AVG. HHSIZE
2.67

MEDIAN HH INCOME
\$51,145

HOME OWNERSHIP

8,945

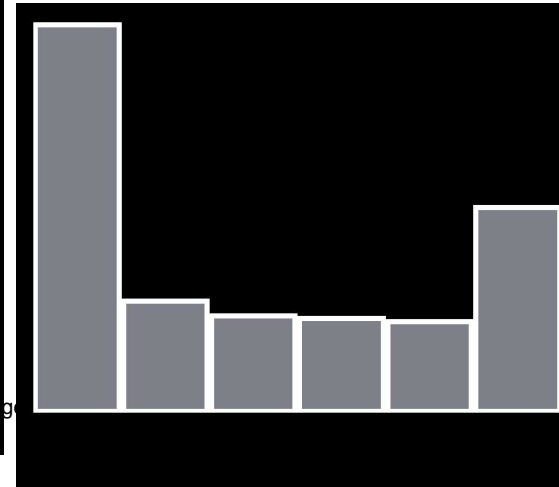


EDUCATION

High School Grad: **22.80 %**
 Some College: **28.71 %**
 Associates: **8.35 %**
 Bachelors: **22.00 %**

GENDER & AGE

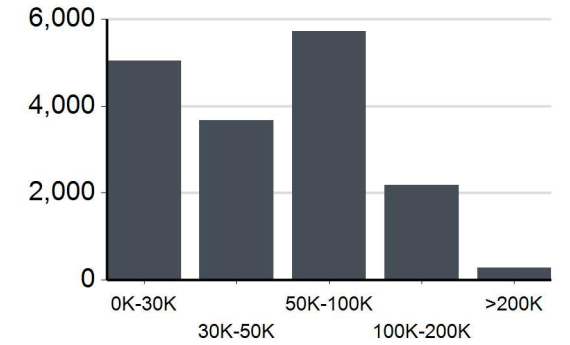
49.69 % 50.31 %



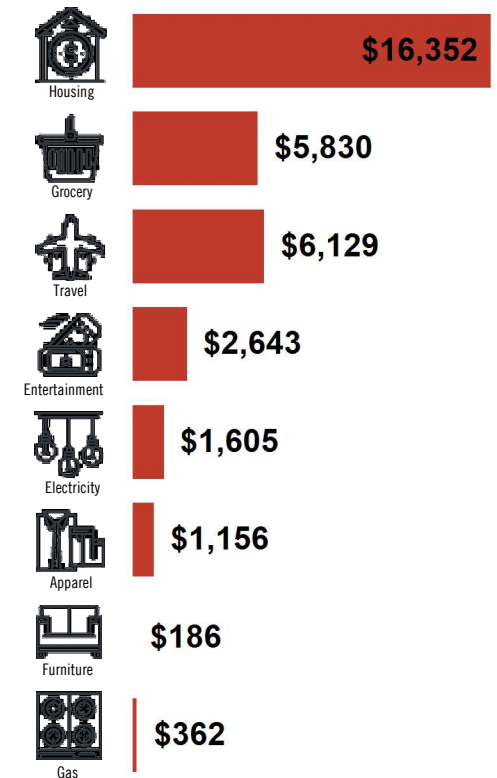
RACE & ETHNICITY

White: **48.84 %**
 Asian: **1.04 %**
 Native American: **0.61 %**
 Pacific Islanders: **0.07 %**
 African-American: **0.38 %**
 Hispanic: **30.56 %**
 Two or More Races: **18.51 %**

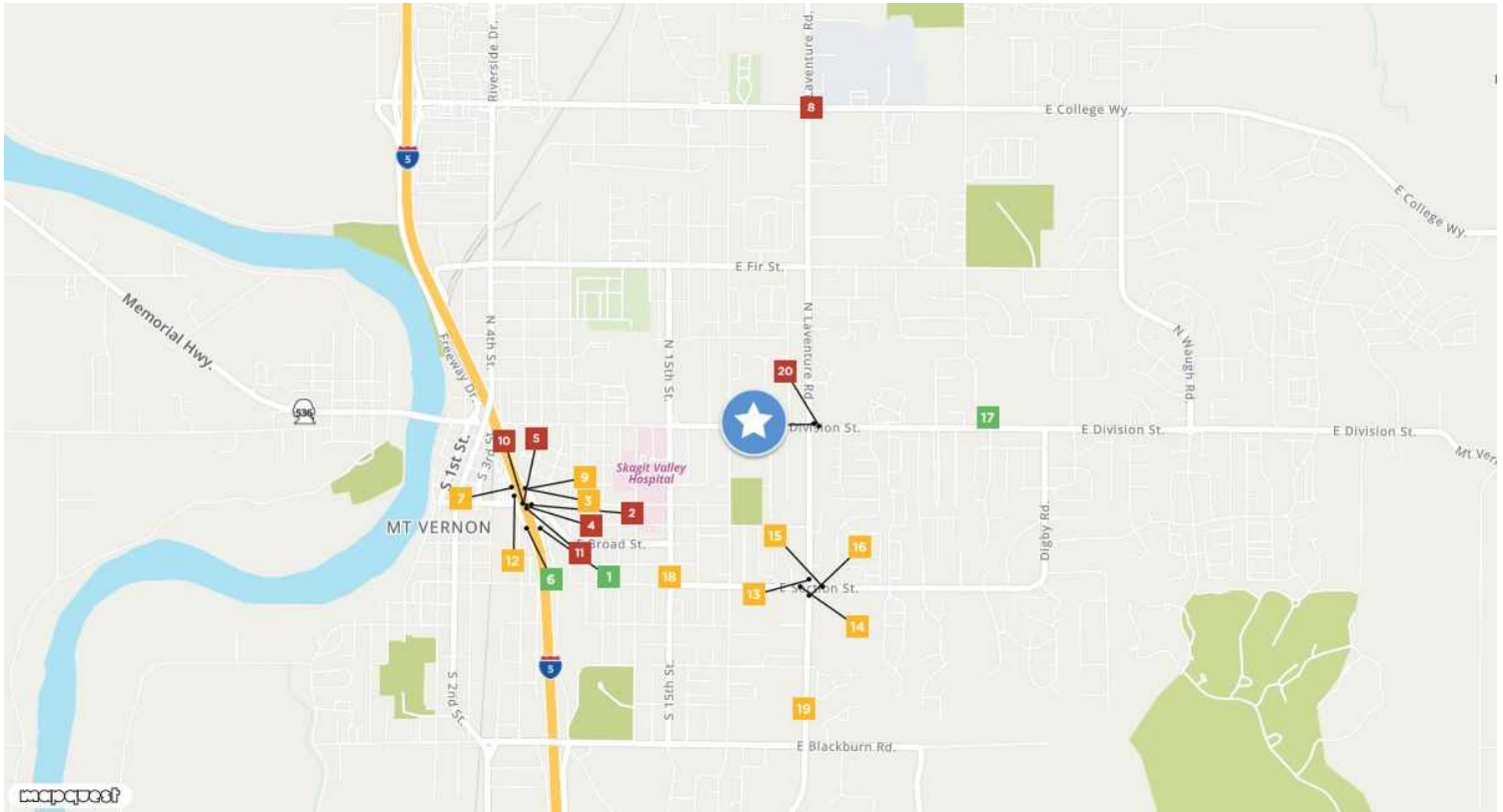
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



1	Broad Street	2	I-5	3	I-5	4	East Kincaid Street	5
Broad St	I-5	I-5	I-5	Cameron Way	East Kincaid Street	I-5	I-5	I-5
Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021
Year: 2019	Year: 2019	Year: 2019	Year: 2017	Year: 2019	Year: 2019	Year: 2019	Year: 2018	Year: 2018
Year: 2018	Year: 2018	Year: 2018	Year: 2013	Year: 2007	Year: 2017	Year: 2017	Year: 2013	Year: 2013
3,611	13,714	6,710	55,282	67,628	14,000	14,000	14,000	13,910
4,200	14,000	15,000	61,000	7,600	14,000	14,000	14,000	14,000
4,200	14,000	13,820	67,628	7,700	13,910	14,000	14,000	13,910
6	7	8	9	10	11	12	13	14
Union St	E Kincaid St	East College Way	S 3rd St	East Kincaid Street	I-5	I-5	S Laventure Rd	E Section St
Year: 2021	Year: 2021	Year: 2021	Year: 2019	Year: 2019	Year: 2019	Year: 2019	Year: 2014	Year: 2014
Year: 2019	Year: 2019	Year: 2019	Year: 2018	Year: 2015	Year: 2018	Year: 2015	Year: 2014	Year: 2013
Year: 2018	Year: 2018	Year: 2019	Year: 2017	Year: 2013	Year: 2015	Year: 2013	Year: 2014	Year: 2013
3,748	6,087	15,953	7,600	14,000	61,000	6,900	5,032	7,725
4,200	6,900	17,000	7,600	14,000	60,000	6,600	5,040	8,538
4,200	6,800	5,770	7,700	13,910	57,000	5,982	6,116	6,530
15	16	17	18	19	20	12	13	14
E Section St	S Laventure Rd	N 30th St	S 15th St	S Laventure Rd	E Division St	E Kincaid St	E Section St	E Section St
Year: 2014	Year: 2014	Year: 2014	Year: 2014	Year: 2014	Year: 2013	Year: 2017	Year: 2014	Year: 2014
Year: 2013	Year: 2013	Year: 2012	Year: 2012	Year: 2013	Year: 2012	Year: 2015	Year: 2013	Year: 2013
Year: 2013	Year: 2013	Year: 2012	Year: 2012	Year: 2013	Year: 1978	Year: 2013	Year: 2013	Year: 2013
6,624	6,624	1,612	5,386	6,565	11,187	6,900	6,116	6,530
8,432	8,432	1,642	5,979	6,120	11,423	6,600	6,116	6,530
7,320	7,320	1,642	5,979	6,120	1,300	5,982	6,116	6,530



Jarrod Ball
 jb@learnedcommercial.com
 360-855-8875

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).