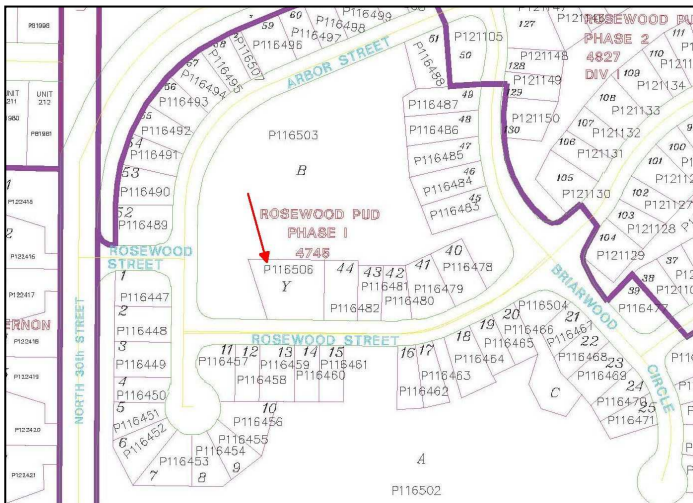


# FOR SALE

- 



COMMERCIAL, INC.  
Providing Select Commercial Real Estate Services

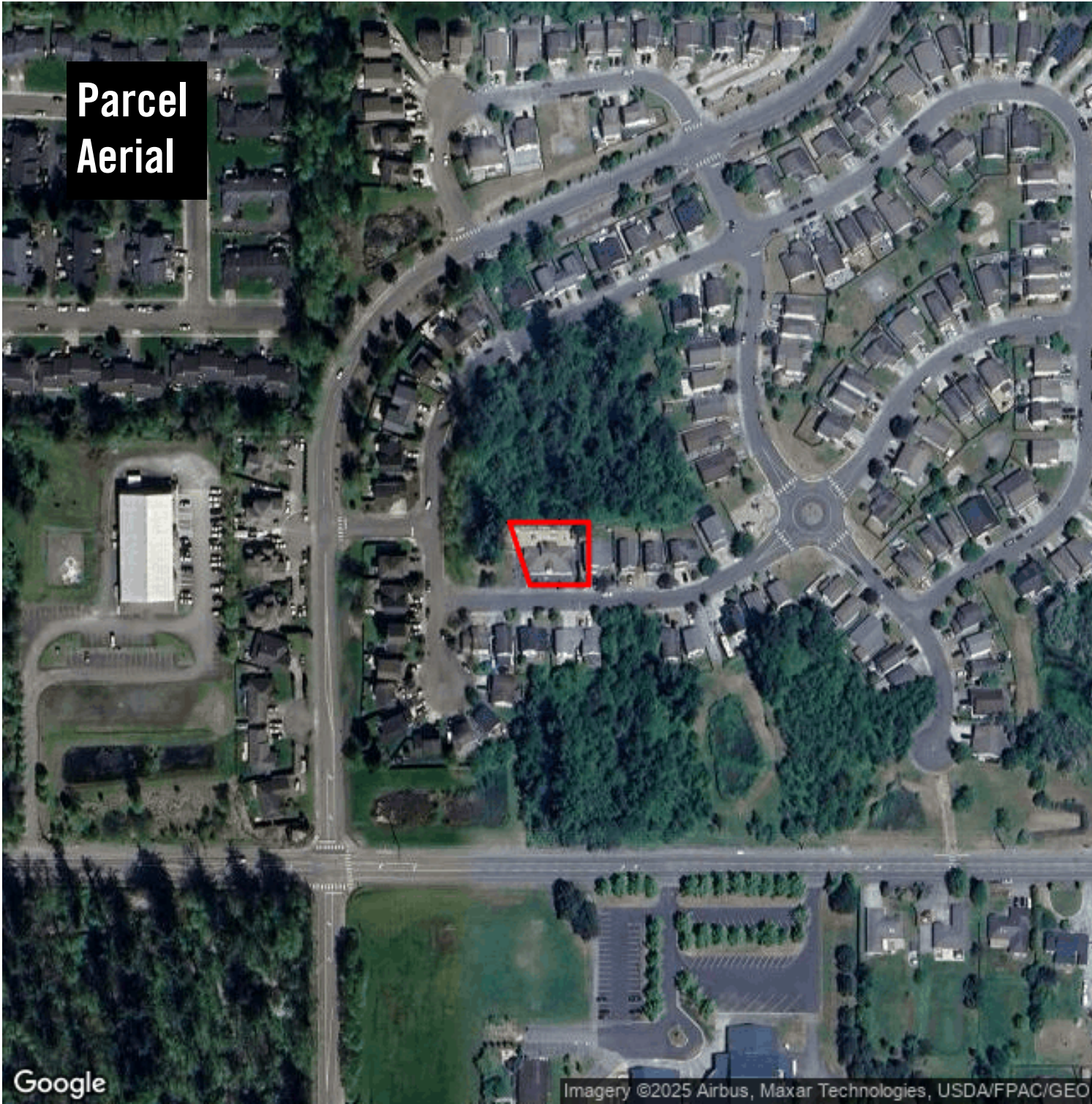
*All info deemed reliable however verification recommended.*



# Rosewood Daycare

**MOODY'S**

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



# Rosewood Daycare

3109 Rosewood Ct  
Mount Vernon, WA 98273

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 3109 Rosewood Ct, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

31,654

AVG. HH SIZE

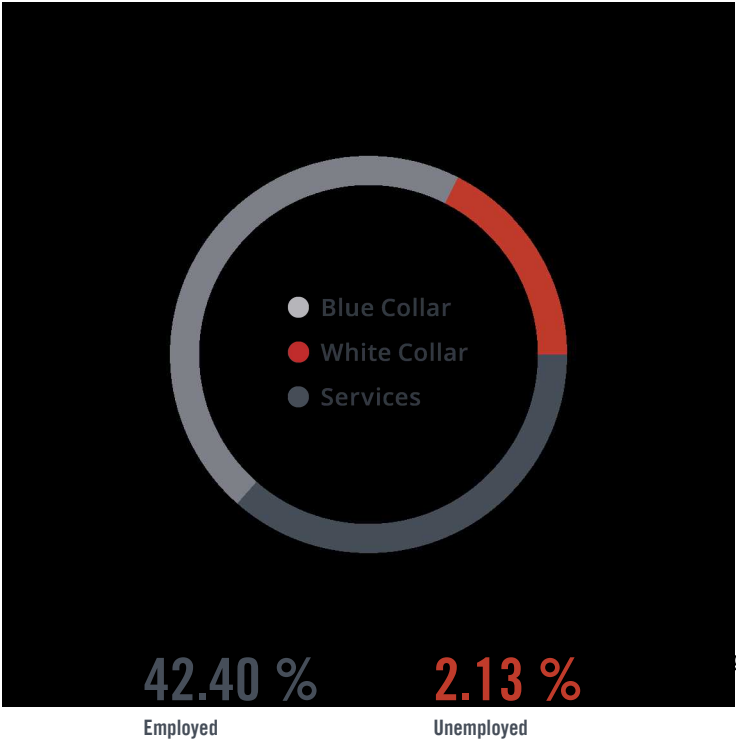
2.66

MEDIAN HH INCOME

\$52,035

HOME OWNERSHIP

6,560



Employed

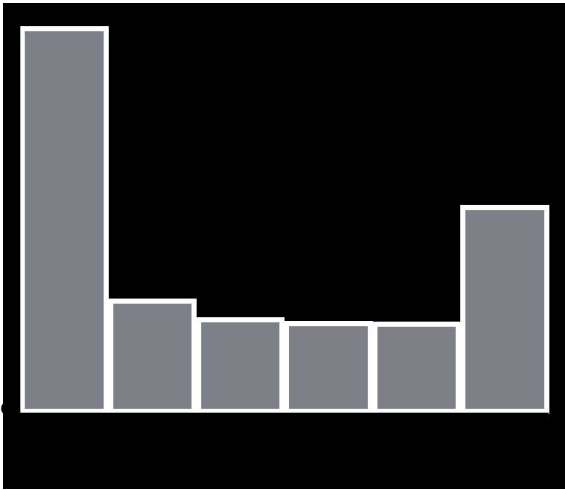
Unemployed

GENDER & AGE

49.19 %



50.81 %



RACE & ETHNICITY

White: 44.54 %

Asian: 2.10 %

Native American: 0.47 %

Pacific Islanders: 0.01 %

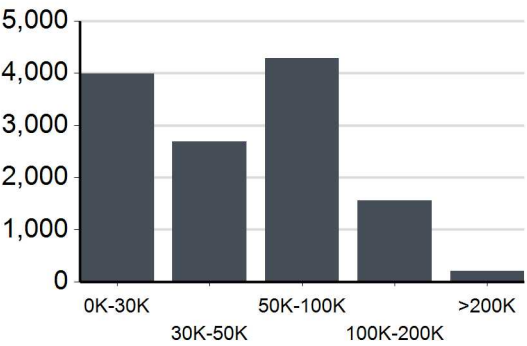
African-American: 0.64 %

Hispanic: 32.70 %

Two or More Races: 19.55 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,220



Grocery

\$5,766



Travel

\$6,041



Entertainment

\$2,601



Electricity

\$1,600



Apparel

\$1,144



Furniture

\$184



Gas

\$359

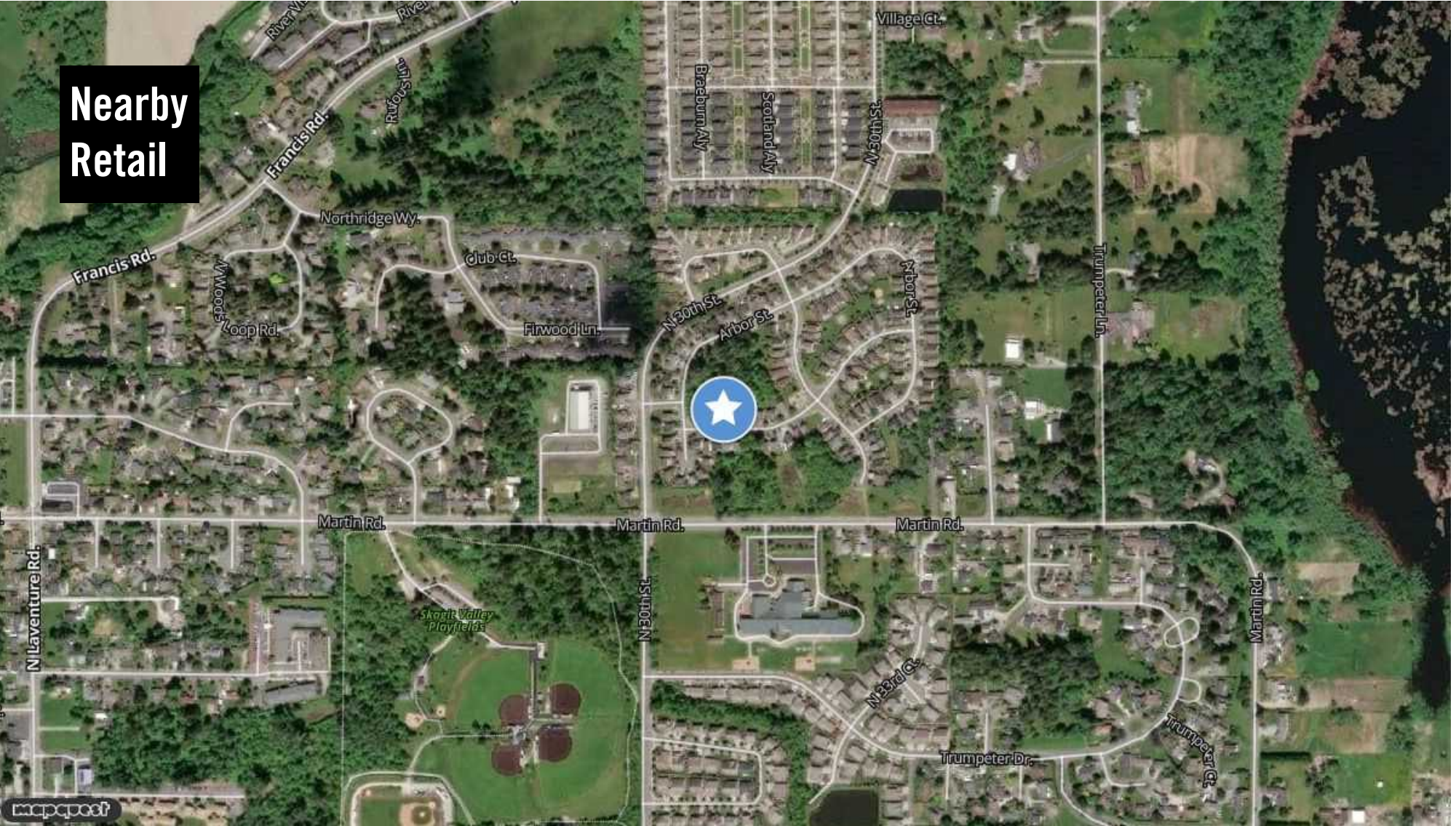


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Nearby  
Retail

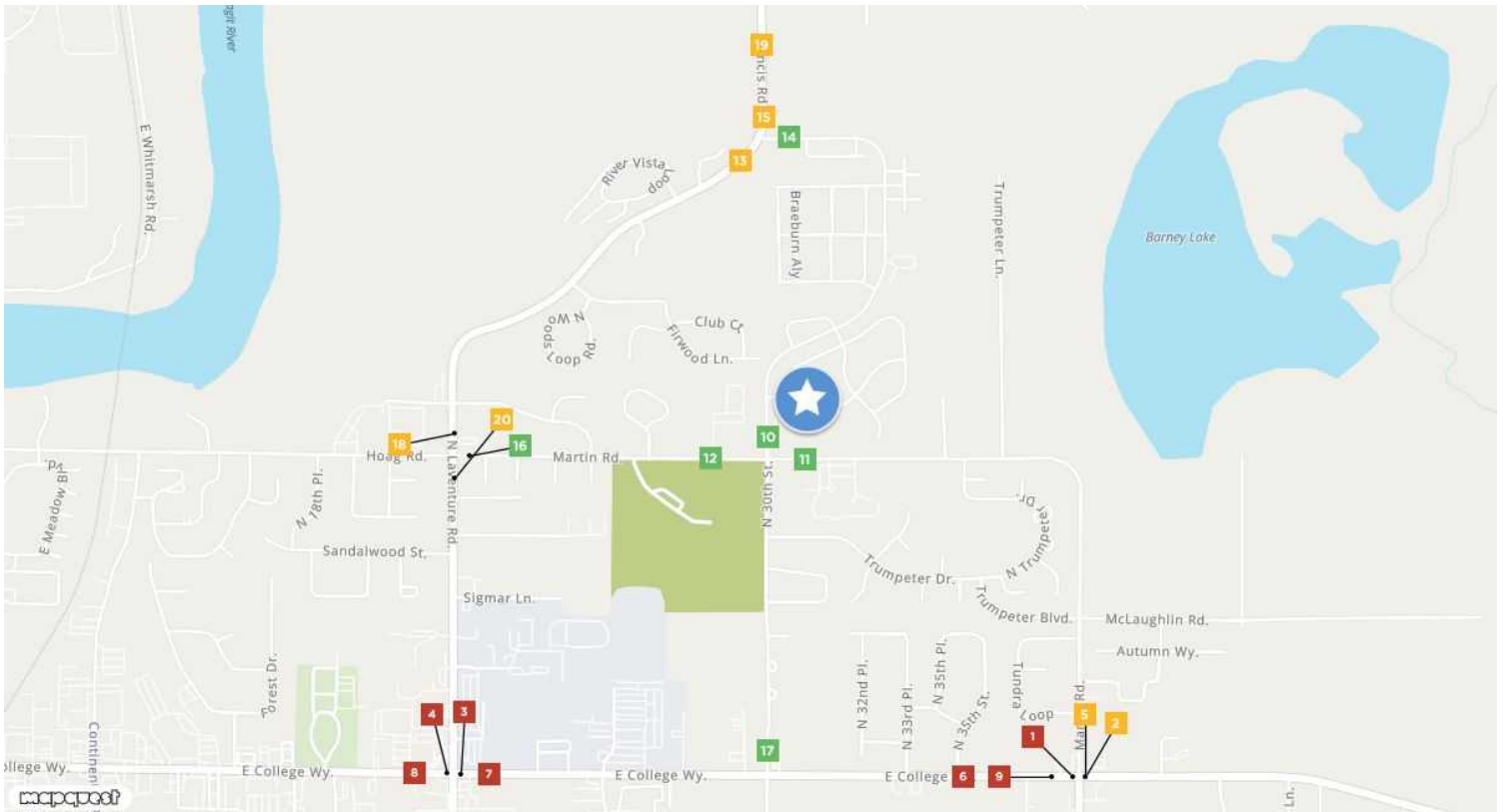


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## Traffic Counts



<b>East College Way</b> <span>1</span>	<b>East College Way</b> <span>2</span>	<b>East College Way</b> <span>3</span>	<b>East College Way</b> <span>4</span>	<b>East College Way</b> <span>5</span>
N 35th St	Martin Rd	N 19th St	Leigh Way	N 35th St
Year: 2022 11,567	Year: 2022 9,024	Year: 2022 16,128	Year: 2022 19,602	Year: 2019 9,400
Year: 2021 11,567	Year: 2021 9,024	Year: 2021 16,128	Year: 2021 19,602	
Year: 2019 12,000	Year: 2018 9,400	Year: 2019 17,000	Year: 2019 20,000	
<b>E College Way</b> <span>6</span>	<b>E College Way</b> <span>7</span>	<b>E College Way</b> <span>8</span>	<b>E College Way</b> <span>9</span>	<b>NW 30th St</b> <span>10</span>
Martin Rd	N Laventure Rd	N Laventure Rd	Martin Rd	Hoag Rd
Year: 2018 12,000	Year: 2018 17,000	Year: 2018 20,000	Year: 2017 12,000	Year: 2013 1,800
	Year: 2017 19,000	Year: 2017 23,000	Year: 2015 11,000	
	Year: 2015 16,000	Year: 2015 20,000	Year: 2014 11,000	
<b>Hoag Rd</b> <span>11</span>	<b>Hoag Rd</b> <span>12</span>	<b>Francis Rd</b> <span>13</span>	<b>N 30th St</b> <span>14</span>	<b>Francis Rd</b> <span>15</span>
NW 30th St	NW 30th St	N 30th St	Francis Rd	N 30th St
Year: 2013 2,330	Year: 2013 3,100	Year: 2013 5,370	Year: 2013 300	Year: 2013 5,510
	Year: 2005 3,900			Year: 2011 4,978
				Year: 2009 5,292
<b>Hoag Rd</b> <span>16</span>	<b>N 30th St</b> <span>17</span>	<b>N Laventure Rd</b> <span>18</span>	<b>Francis Rd</b> <span>19</span>	<b>N Laventure Rd</b> <span>20</span>
N Laventure Rd	E College Way	Hoag Rd	Swan Rd	Hoag Rd
Year: 2013 3,440	Year: 2013 1,740	Year: 2013 6,250	Year: 2013 5,321	Year: 2013 6,400
		Year: 2005 7,300	Year: 2005 1,300	
			Year: 1996 2,885	

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ANALYTICS

Catylst