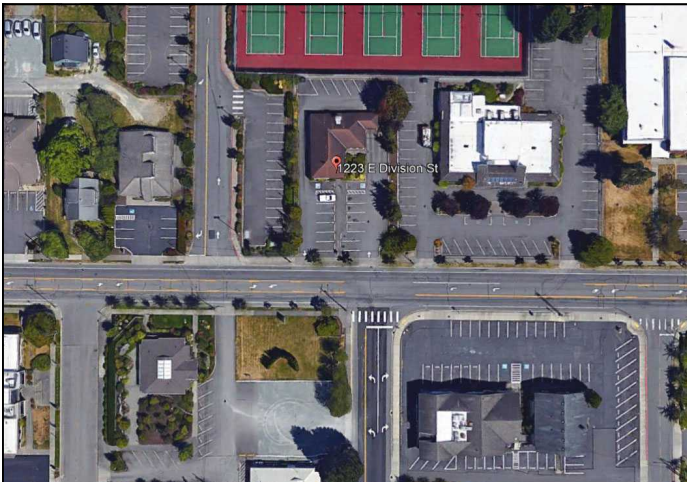


1223 E DIVISION MOUNT VERNON, WA

FOR LEASE

- 600 +/- sf in a 1,983 +/- sf building
- In the vicinity of Skagit Valley Hospital and main Skagit County medical community
- Adjacent tenant is Hilltop Pharmacy
- Great for deli or coffee, possible drive thru capabilities
- Zoned P-O: Professional Office
- \$15 psf NNN CBA ID#643234



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

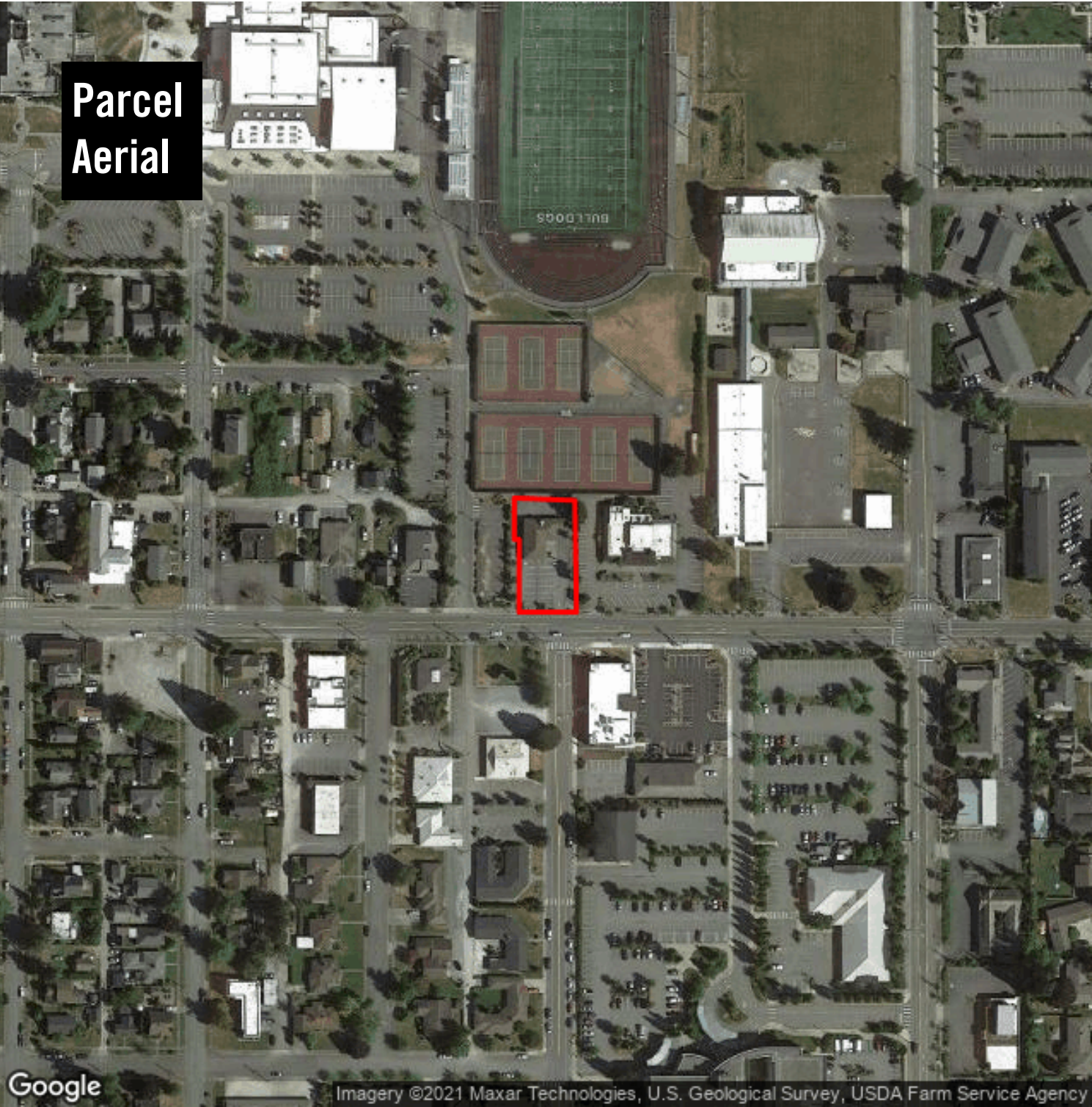


All info deemed reliable however verification recommended.

Hilltop Pharmacy

Learned Commercial, Inc.

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



Hilltop Pharmacy

1223 E Division
Mount Vernon, WA 98274

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



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[illegible]

928

P26774 1 P26826

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Q. ADDITION				
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NOTES

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INDEX

44

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1223 E Division, Mount Vernon, WA 98274

CITY, STATE

Mount Vernon, WA

POPULATION

39,299

AVG. HH SIZE

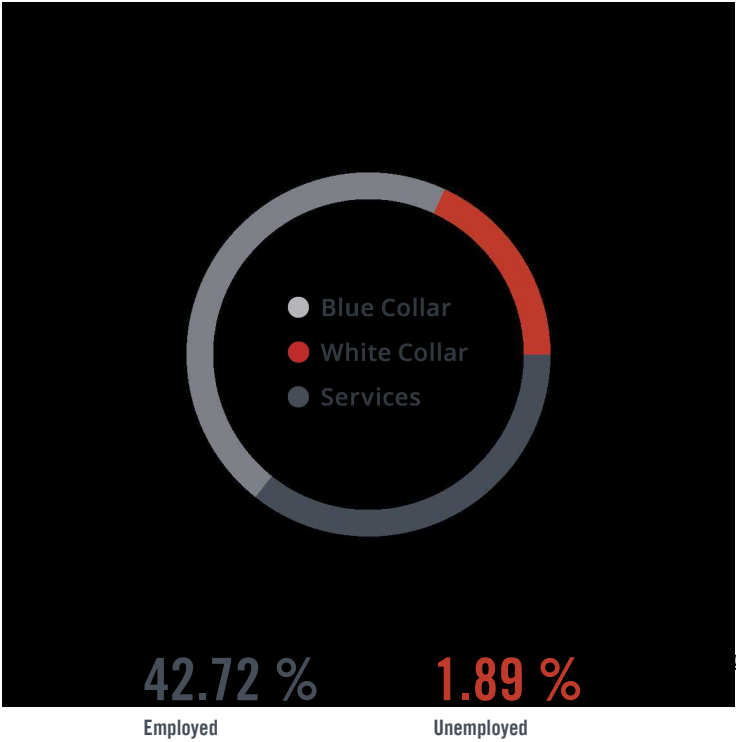
2.66

MEDIAN HH INCOME

\$51,605

HOME OWNERSHIP

8,091



Employed

Unemployed

EDUCATION

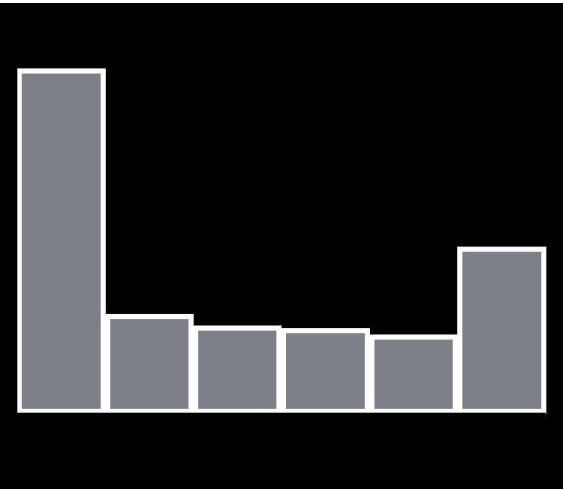
High School Grad:	22.86 %
Some College:	29.10 %
Associates:	8.13 %
Bachelors:	21.22 %

GENDER & AGE

49.79 %



50.21 %

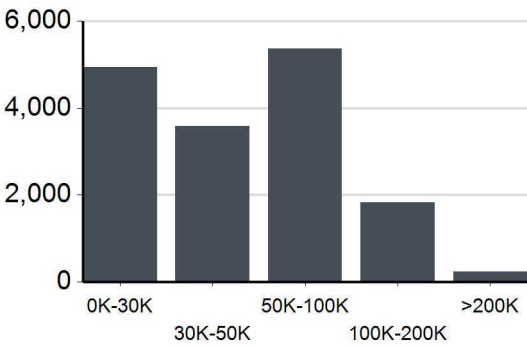


RACE & ETHNICITY

White:	52.79 %
Asian:	0.77 %
Native American:	0.63 %
Pacific Islanders:	0.10 %
African-American:	0.30 %
Hispanic:	28.31 %
Two or More Races:	17.10 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$16,420



Grocery

\$5,863



Travel

\$6,163



Entertainment

\$2,661



Electricity

\$1,606



Apparel

\$1,172



Furniture

\$189



Gas

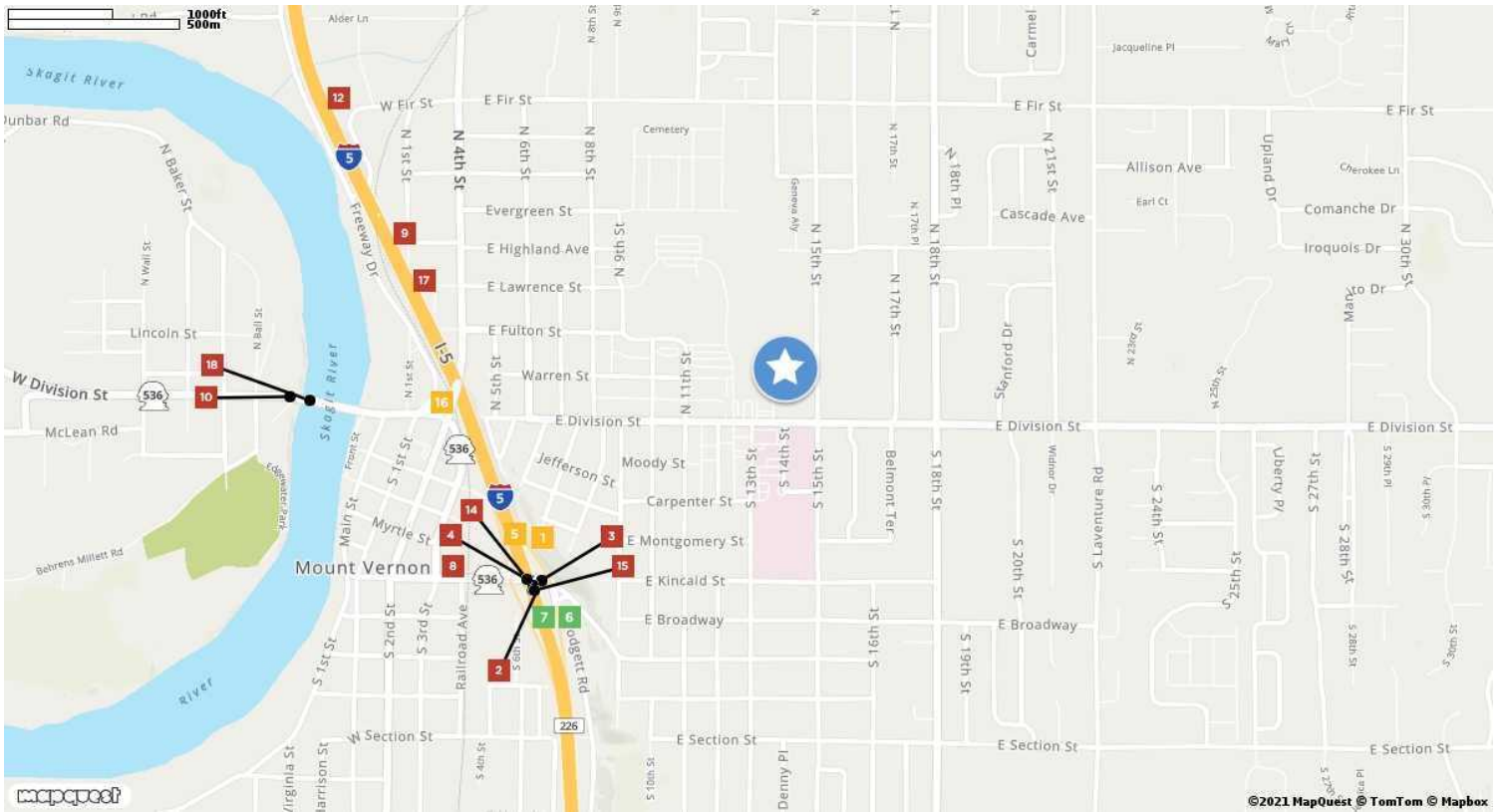
\$364

Hilltop Pharmacy

Learned Commercial, Inc.

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

Traffic Counts



1	Broad Street	2	3	4	5
S 3rd St	I- 5	Cameron Way	East Kincaid Street	E Kincaid St	
Year: 2021 7,615 est	Year: 2021 14,066 est	Year: 2021 66,420 est	Year: 2021 14,890 est	Year: 2021 6,921 est	
Year: 2019 7,600	Year: 2019 14,000	Year: 2019 61,000	Year: 2019 14,000	Year: 2019 6,900	
Year: 2018 7,600	Year: 2018 14,000	Year: 2007 67,628	Year: 2015 14,000	Year: 2018 6,800	
6	7	8	9	10	15
Broad St	Union St	West Kincaid Street	Anderson Rd	West Division Street	I- 5
Year: 2021 4,450 est	Year: 2021 4,410 est	S 4th St	Year: 2021 67,945 est	Curtis St	Broad St
Year: 2019 4,200	Year: 2019 4,200	Year: 2021 15,085 est	Year: 2019 76,000	Year: 2021 16,504 est	Year: 2021 60,469 est
Year: 2018 4,200	Year: 2018 4,200	Year: 2019 15,000	Year: 2017 62,000	Year: 2019 19,000	Year: 2018 61,000
11	12	13	14	16	20
E College Way	I- 5	East College Way	East Kincaid Street	West Division Street	E College Way
Year: 2021 74,117 est	Year: 2021 77,605 est	N 19th St	I- 5	FwyDr	Continental Pl
Year: 2019 70,000	Year: 2019 76,000	Year: 2021 24,078 est	Year: 2021 14,082 est	Year: 2021 9,656 est	Year: 2021 24,728 est
Year: 2018 76,000	Year: 2018 76,000	Year: 2019 24,000	Year: 2018 14,000	Year: 2018 9,600	Year: 2018 24,000
17	18	19	20		
I- 5	W Division St	S 7th St	E Kincaid St		
N 4th St	Division	E Hazel St			
Year: 2021 75,795 est	Year: 2021 20,236 est	Year: 2021 71,834 est			
Year: 2018 76,000	Year: 2018 19,000	Year: 2018 70,000			
Year: 2017 74,000	Year: 2017 20,000				

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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).