

CONFIDENTIAL OFFERING MEMORANDUM

17432

WA-536

Mount Vernon, WA 98273

**INDUSTRIAL WAREHOUSE,
OFFICE, AND FENCED YARD**

AVAILABLE FOR SALE

**ADDITIONAL AGRICULTURAL LAND
FOR SALE (COMBINED OR DETACHED)**

CBRE

Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PROPERTY DETAILS

- The property boasts an array of options for owner users or investors looking to utilize the large warehouse space, recently renovated office, and plentiful yard as storage.
- Situated with great signage along WA-536, this property offers convenient access to both I5 and Hwy 20.

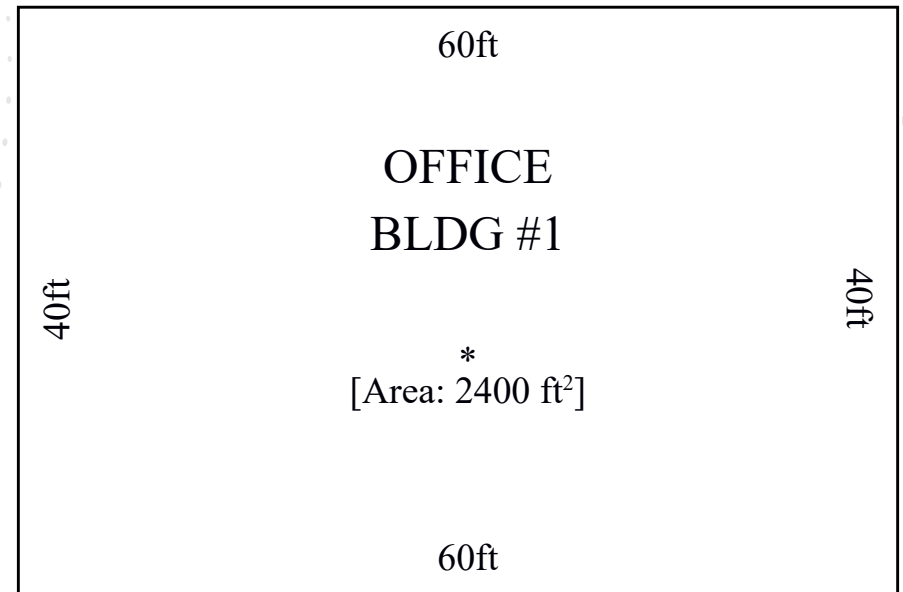
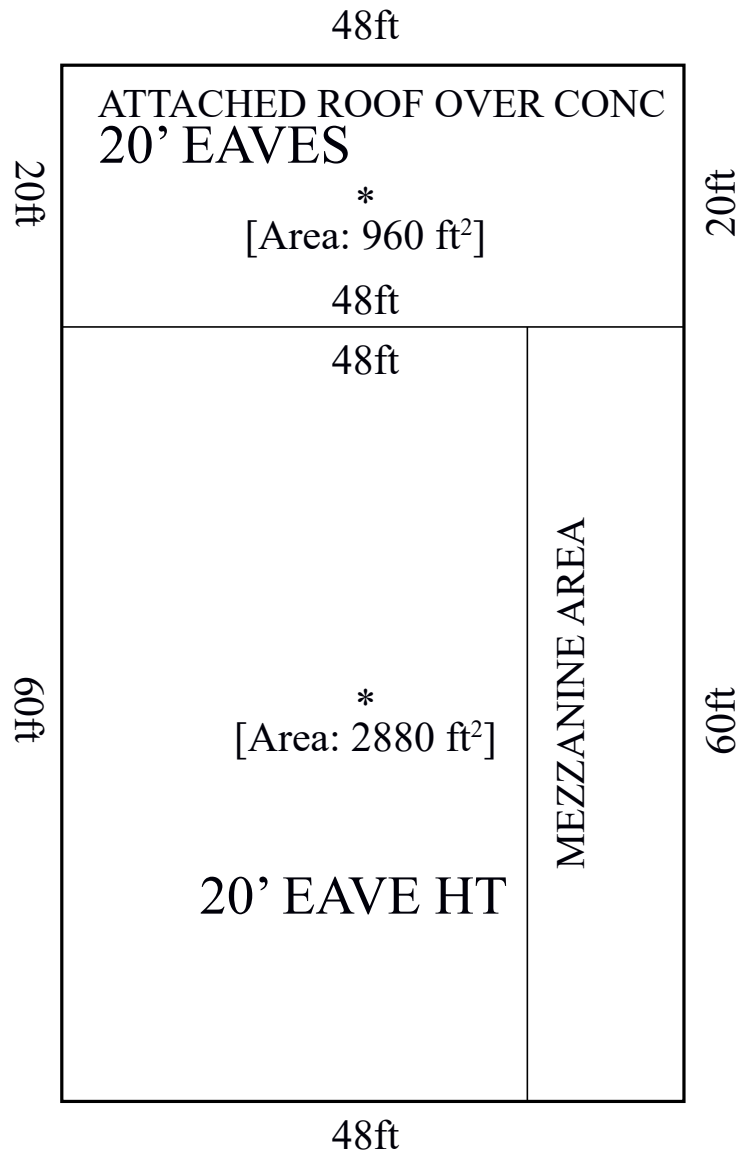
PROPERTY HIGHLIGHTS

- Office Building Recently Remodeled (2025)
- 208V, 3-phase power
- 20' Eave Height in Warehouse
- Fenced, Gravel Lot
- Premier frontage and signage along State Route 536

PROPERTY OVERVIEW

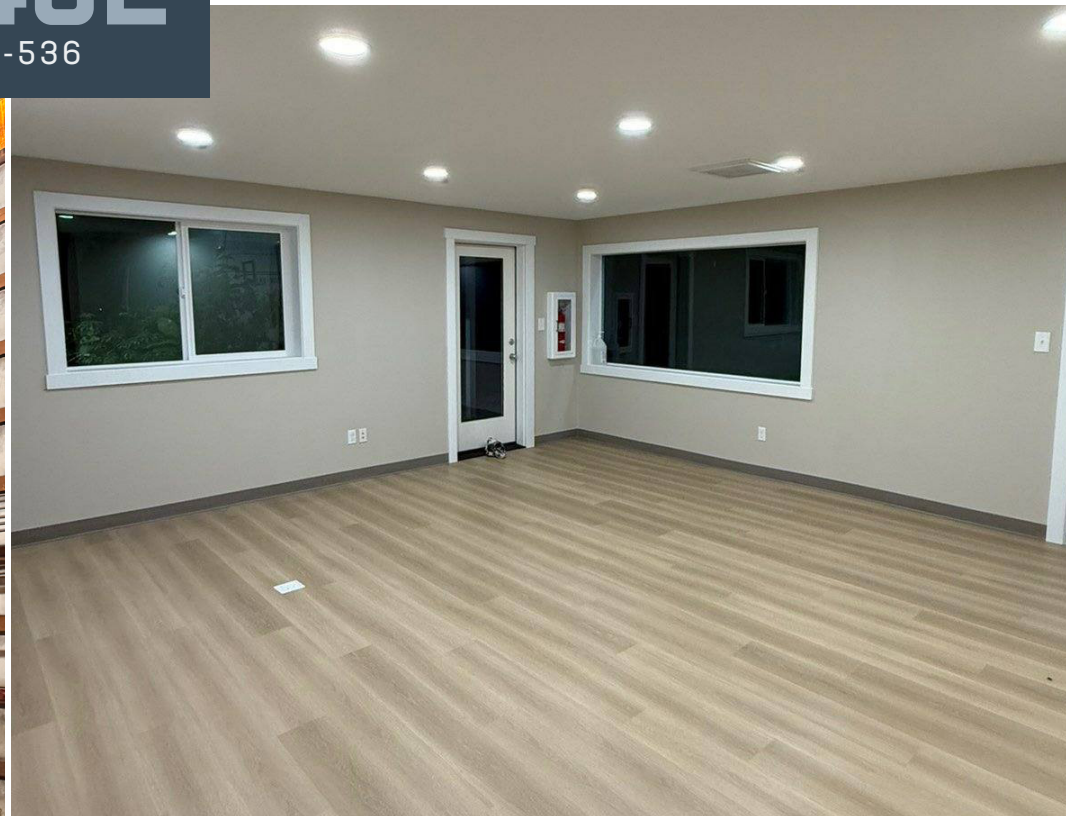
Office Building SF	2,400 SF (Built 1978/Renovated 2025)
Warehouse Building SF	2,880 SF (Built 1986)
Total Lot AC	5.94 AC
Zoning	2.83 AC of URC-1 (Urban Reserve Commercial -Industrial) 3.11 AC of AG-NRL (Agricultural- Natural Resource Lands)
Asking Price	\$1,500,000
Per Building SF	\$284
Per Land SF	\$5.80

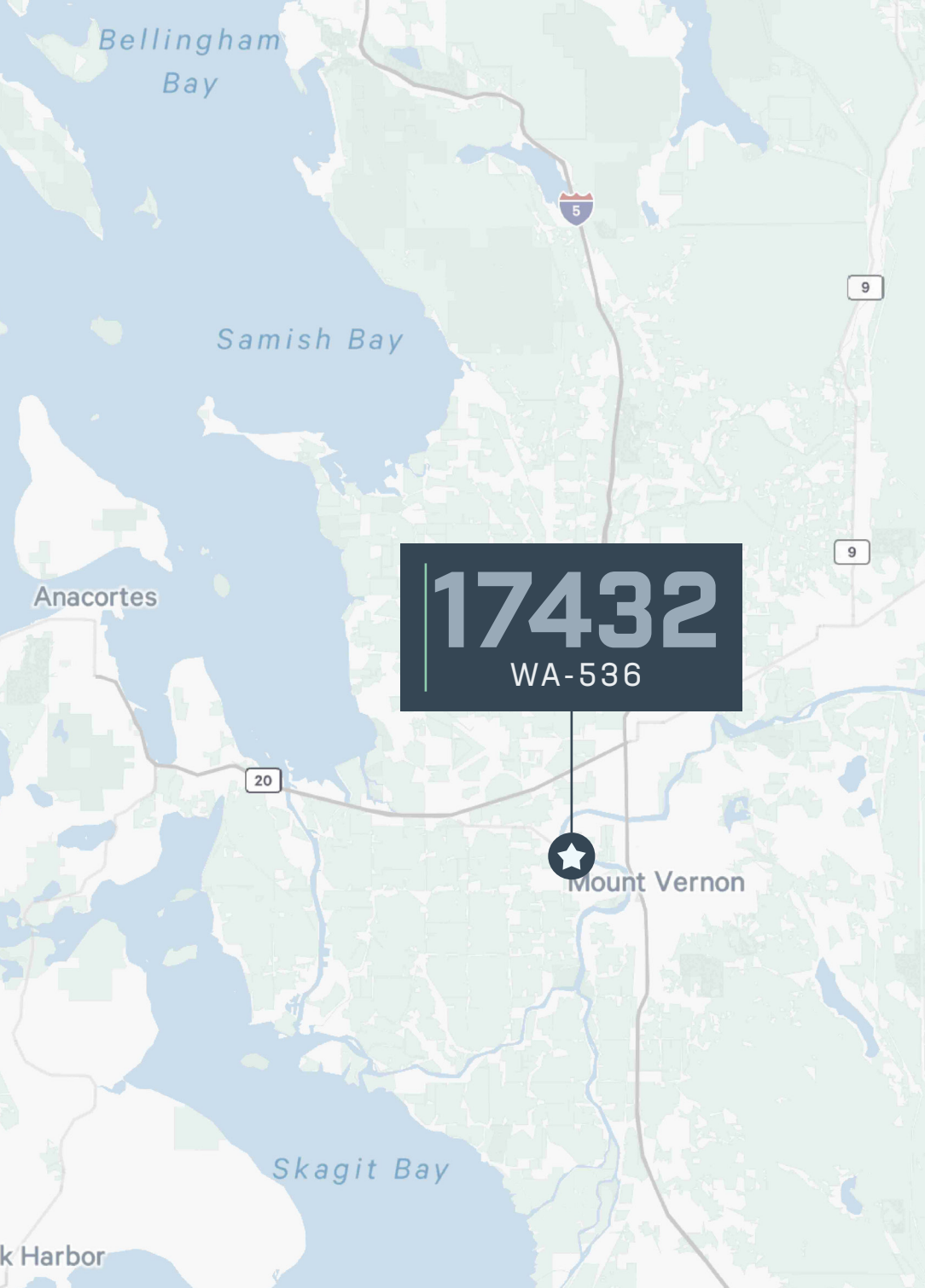
FLOOR PLANS





17432
WA-536





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE

Population	2 MILES	5 MILES	10 MILES
2020 Population	7,598	55,673	90,759
2025 Population	7,856	58,024	94,383
2030 Population Projection	8,034	59,464	96,870
Annual Growth 2020-2025	0.64%	0.79%	0.75%
Annual Growth Projection 2025-2030	0.45%	0.49%	0.52%

Household Income

2025 Average Household Income	\$101,770	\$109,219	\$114,918
2025 Median Household Income	\$70,554	\$85,990	\$89,859

2018 Traffic Count

Valley View Dr & Memorial Hwy N	807
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17432

WA-546

Mount Vernon, WA 98273



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