

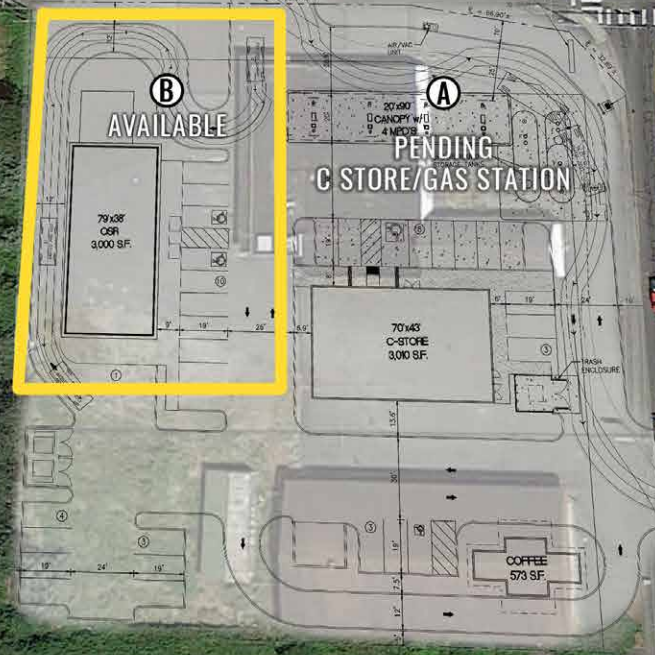
FOR LEASE

2120 East College Way
Mount Vernon, WA 98273

SKAGIT VALLEY COLLEGE



EAST COLLEGE WAY 21,700 CPD



N LAVENTURE ROAD 11,300 CPD



MOUNT VERNON DEVELOPMENT COLLEGE & LAVENTURE

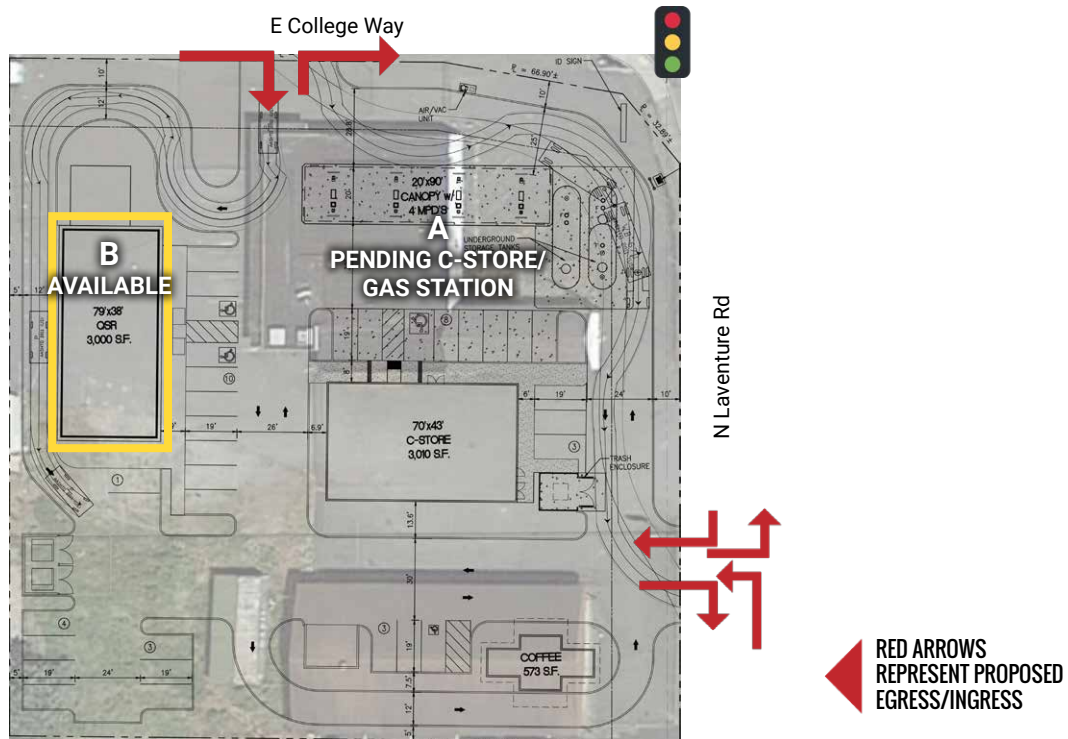
VISCONSI
CORPORATION LTD
building your future on our history

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

2120 EAST COLLEGE WAY:

**BTS/GL .80 ACRES
UP TO 2,000 SF BUILDING - DRIVE THRU AVAILABLE**

- Across the street from Skagit Valley College with 4,000 + students enrolled
- Moments off College Street exit



RED ARROWS REPRESENT PROPOSED EGRESS/INGRESS

NEARBY TENANTS

KOHL'S



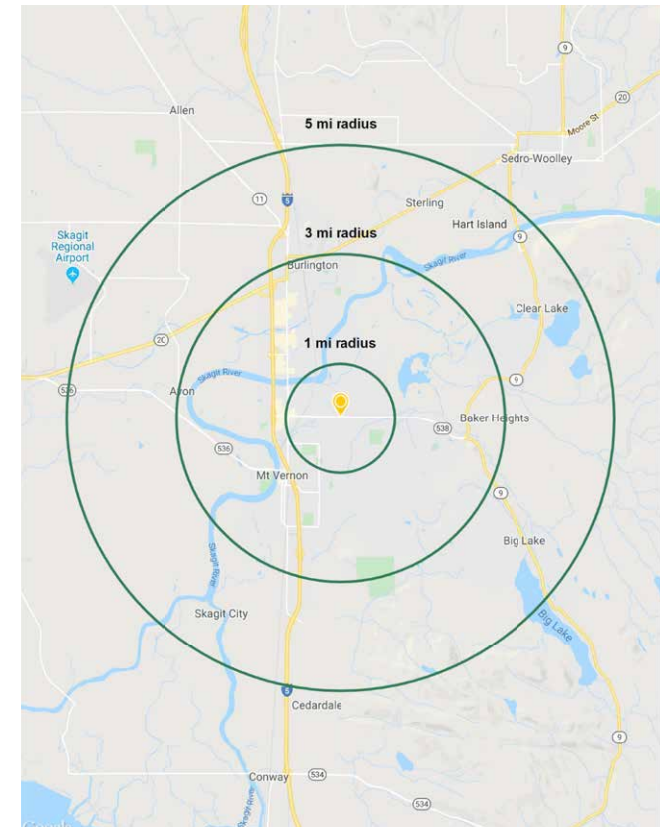
Walmart



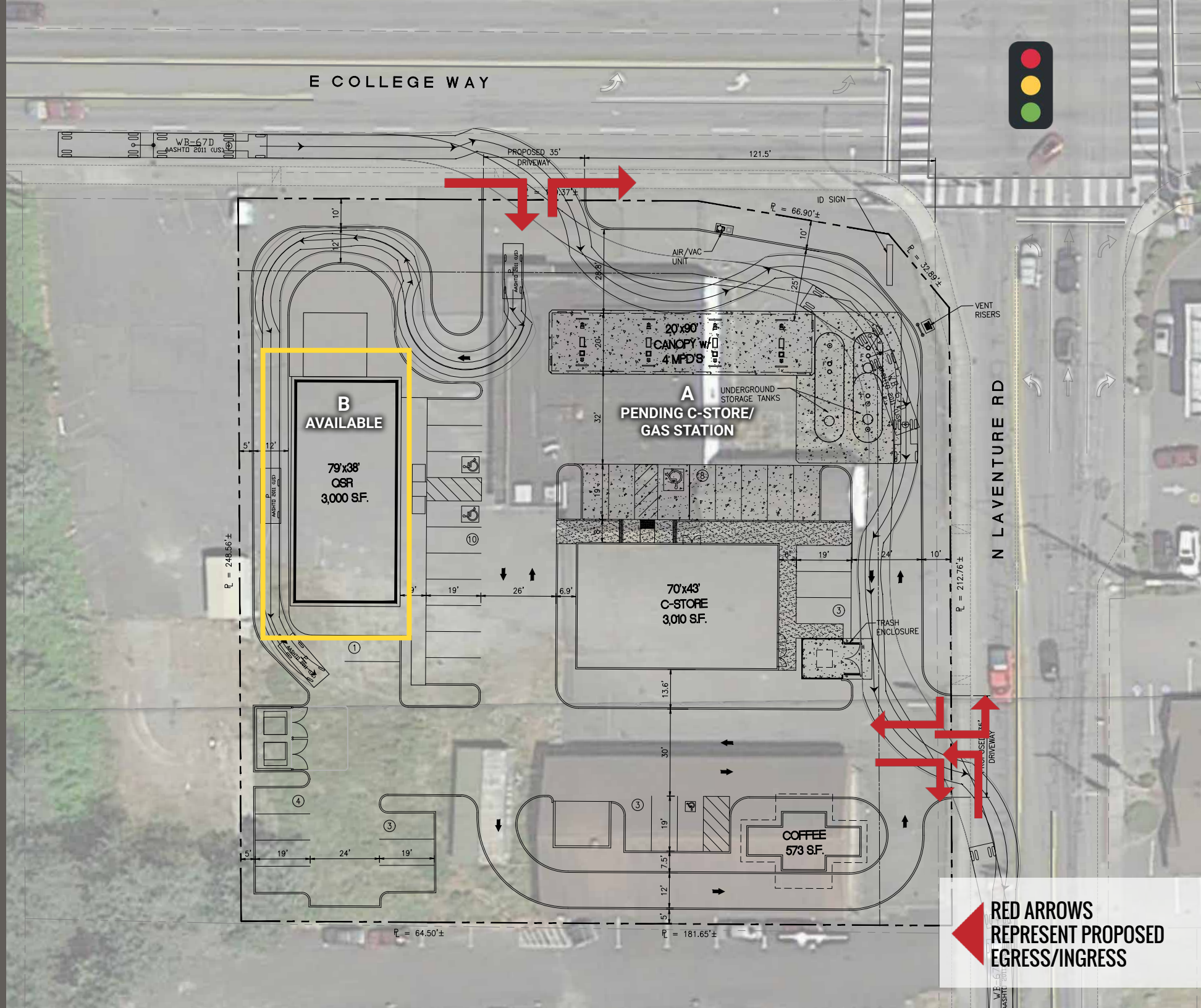
SUMMARY

Regis - 2019 Population Average HH Income Daytime Population

Mile	Population	Average HH Income	Daytime Population
Mile 1	11,650	\$68,721	10,668
Mile 3	39,477	\$79,354	33,046
Mile 5	56,453	\$82,658	45,578



SITEPLAN



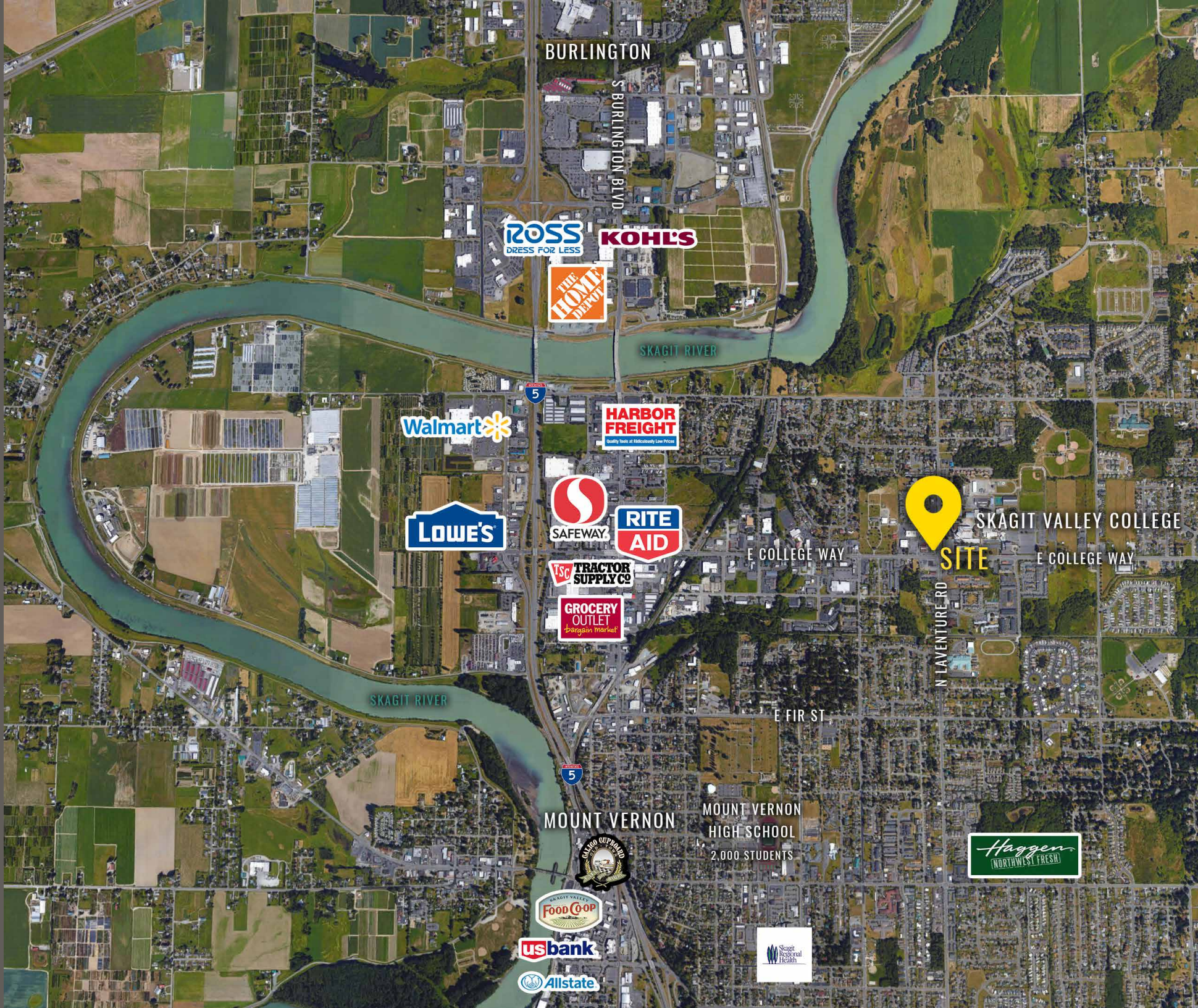
N LAVENTURE RD

E COLLEGE WAY



 RED ARROWS REPRESENT PROPOSED EGRESS/INGRESS

LOCATION AERIAL



TACOMA | KIRKLAND | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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