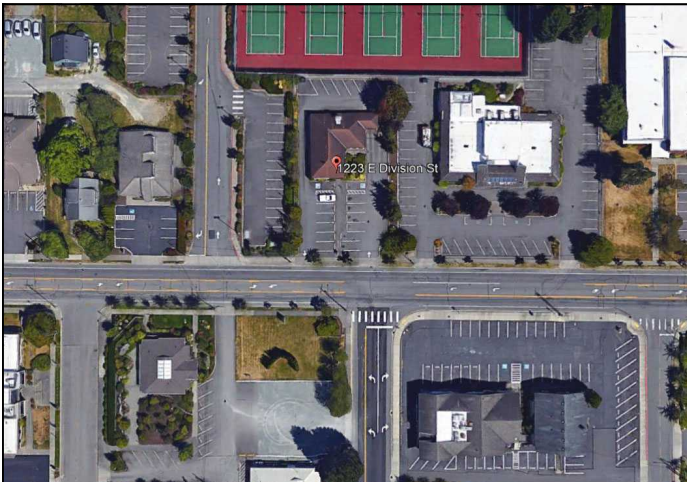


# 1223 E DIVISION MOUNT VERNON, WA

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

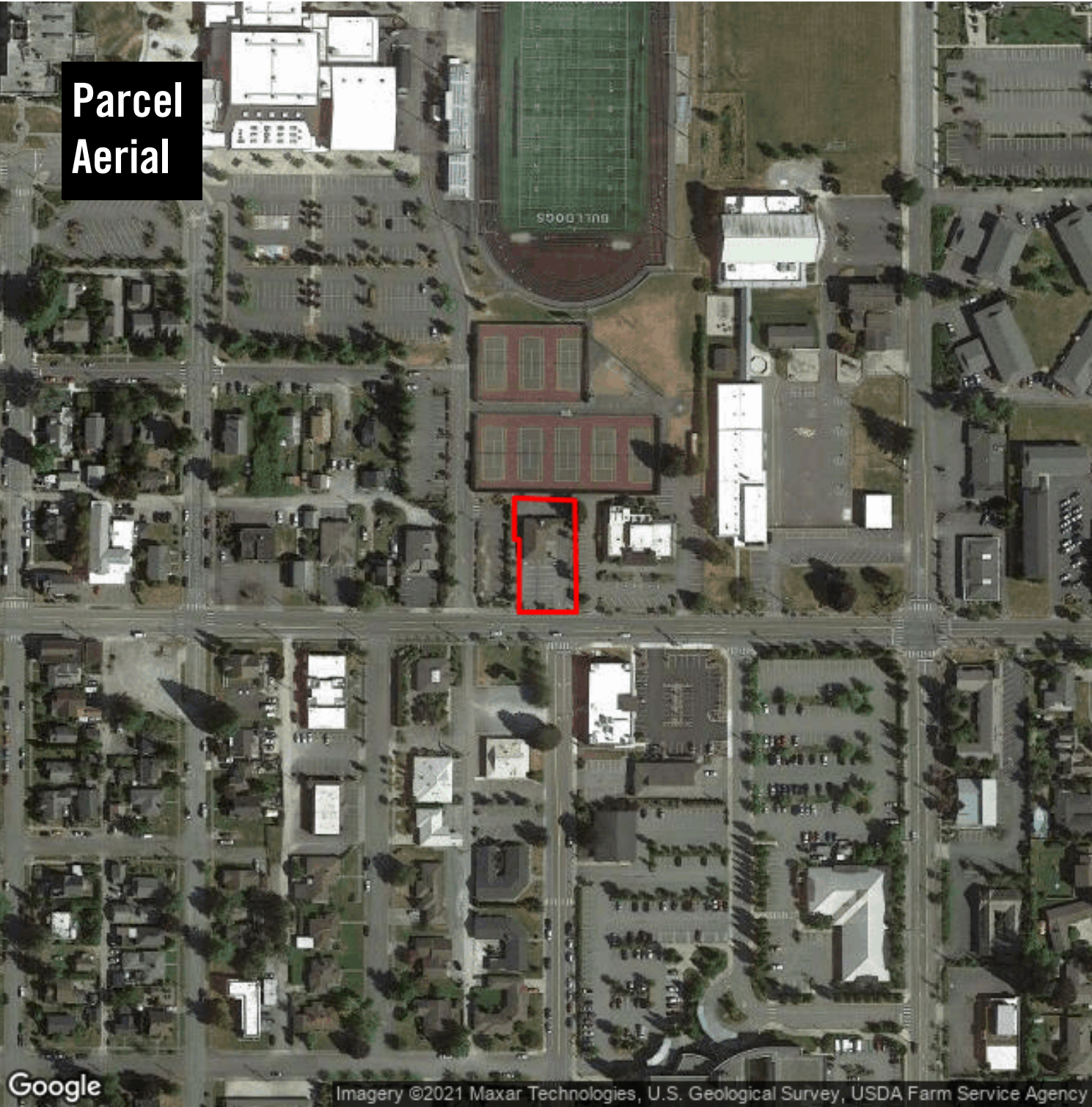


*All info deemed reliable however verification recommended.*

# 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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# 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

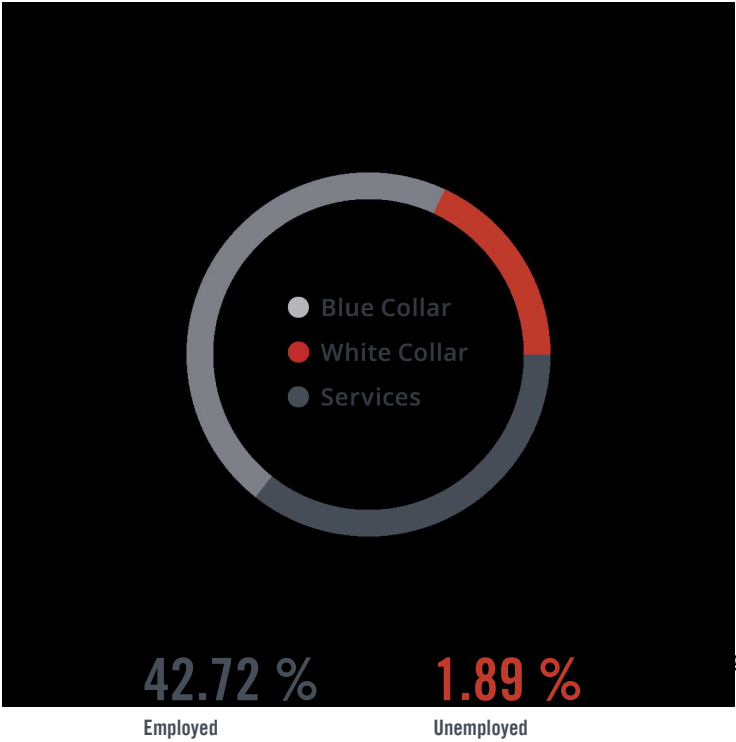
2.66

MEDIAN HH INCOME

\$51,605

HOME OWNERSHIP

8,091



Employed

Unemployed

EDUCATION

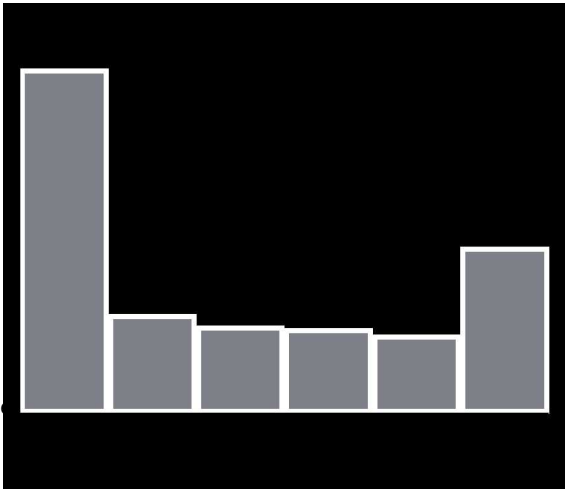
High School Grad:	22.86 %
Some College:	29.10 %
Associates:	8.13 %
Bachelors:	21.22 %

GENDER & AGE

49.79 %



50.21 %

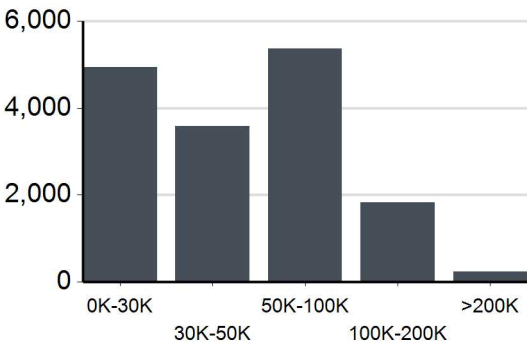


RACE & ETHNICITY

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

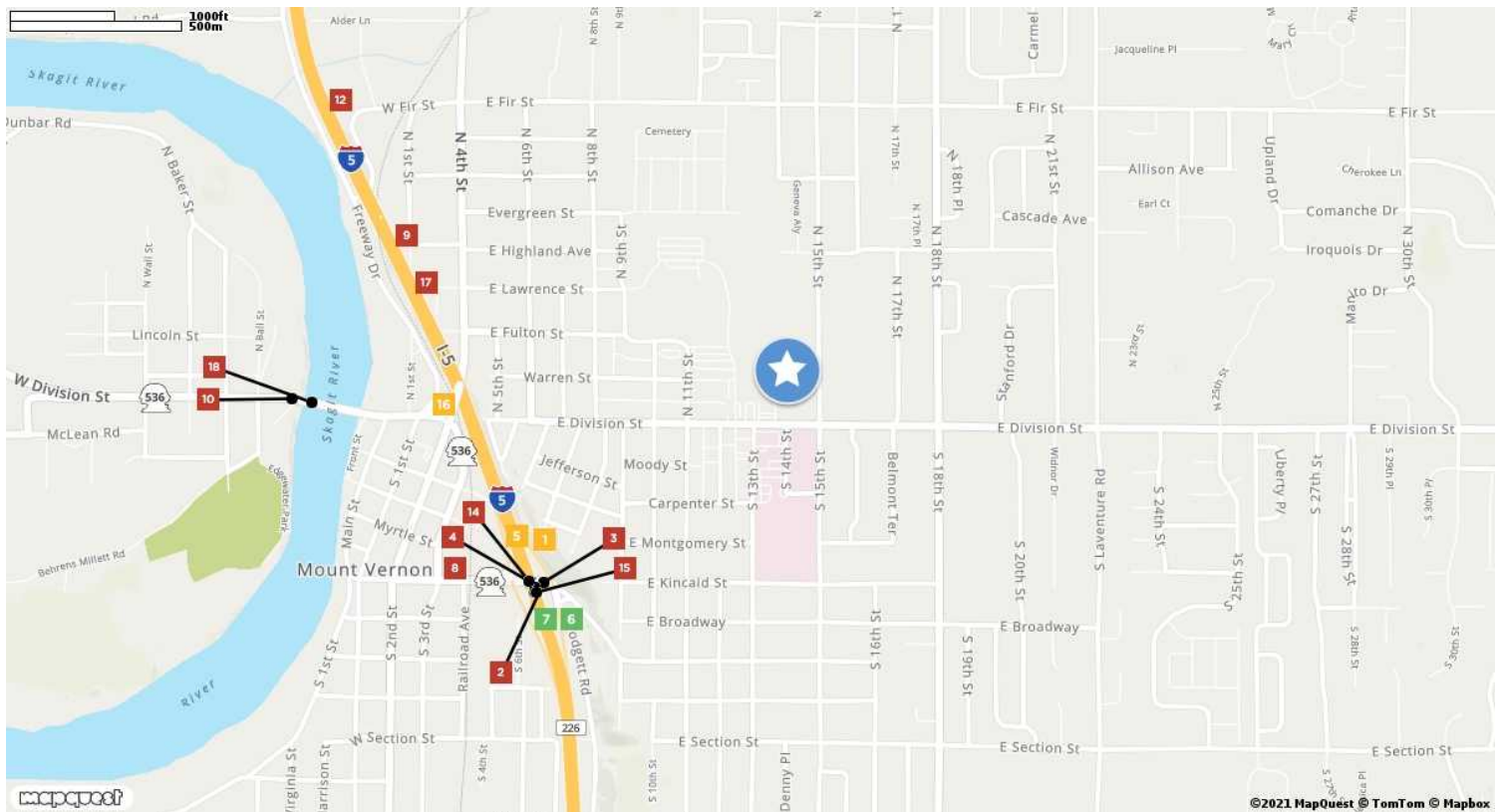
\$364

# Hilltop Pharmacy

Learned Commercial, Inc.

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

## Traffic Counts



	<b>1</b>
S 3rd St	
Year: 2021	7,615 est
Year: 2019	7,600
Year: 2018	7,600

	<b>6</b>
Broad St	
Year: 2021	4,450 est
Year: 2019	4,200
Year: 2018	4,200

	<b>11</b>
E College Way	
Year: 2021	74,117 est
Year: 2019	70,000
Year: 2018	76,000

	<b>16</b>
West Division Street	
FwyDr	
Year: 2021	9,656 est
Year: 2018	9,600

	<b>2</b>
Broad Street	
I- 5	
Year: 2021	14,066 est
Year: 2019	14,000
Year: 2018	14,000

	<b>7</b>
Union St	
Year: 2021	4,410 est
Year: 2019	4,200
Year: 2018	4,200

	<b>12</b>
I- 5	
Year: 2021	77,605 est
Year: 2019	76,000
Year: 2018	76,000

	<b>17</b>
I- 5	
N 4th St	
Year: 2021	75,795 est
Year: 2018	76,000
Year: 2017	74,000

	<b>3</b>
Cameron Way	
Year: 2021	66,420 est
Year: 2019	61,000
Year: 2007	67,628

	<b>8</b>
West Kincaid Street	
S 4th St	
Year: 2021	15,085 est
Year: 2019	15,000
Year: 2018	15,000

	<b>13</b>
East College Way	
N 19th St	
Year: 2021	24,078 est
Year: 2019	24,000

	<b>18</b>
W Division St	
Division	
Year: 2021	20,236 est
Year: 2018	19,000
Year: 2017	20,000

	<b>4</b>
East Kincaid Street	
I- 5	
Year: 2021	14,890 est
Year: 2019	14,000
Year: 2015	14,000

	<b>9</b>
Anderson Rd	
Year: 2021	67,945 est
Year: 2019	76,000
Year: 2017	62,000

	<b>14</b>
East Kincaid Street	
I- 5	
Year: 2021	14,082 est
Year: 2018	14,000

	<b>19</b>
S 7th St	
E Hazel St	
Year: 2021	71,834 est
Year: 2018	70,000

	<b>5</b>
E Kincaid St	
Year: 2021	6,921 est
Year: 2019	6,900
Year: 2018	6,800

	<b>10</b>
West Division Street	
Curtis St	
Year: 2021	16,504 est
Year: 2019	19,000
Year: 2018	13,000

	<b>15</b>
I- 5	
Broad St	
Year: 2021	60,469 est
Year: 2018	61,000
Year: 2017	60,000

	<b>20</b>
E College Way	
Continental Pl	
Year: 2021	24,728 est
Year: 2018	24,000
Year: 2017	27,000

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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).