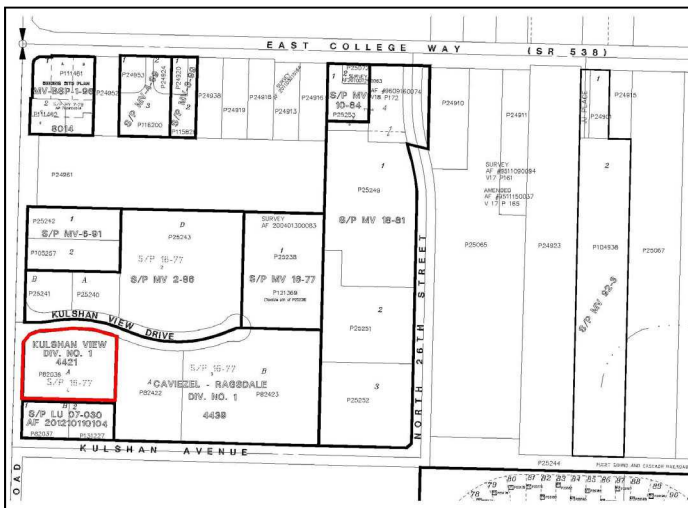


2210 KULSHAN VIEW DR STE 105 MOUNT VERNON, WA

FOR LEASE

- 1,635 +/- sf available in 13,686 +/- sf bldg
- Dental center occupied by multiple dental practices
- Just off LaVenture Rd, near College Way; close to I-5 exit 227
- In the vicinity of Sea Mar, LaVenture Middle School, and Skagit Valley College
- Zoned P-O: Professional Office District
- \$20 psf NNN CBA ID#645463



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



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

Kulshan Dental Center

Learned Commercial, Inc.

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



Kulshan Dental Center

2210 Kulshan View Dr
Mount Vernon, WA 98273

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KUSHAN DENTAL CENTER OPERATING EXPENSES

TENANT NAME: VACANT - ESTIMATE

ADDRESS: 2210 KULSHAN VIEW DR., #105 MOUNT VERNON WA 98273

RECONCILIATION TERM: 10/1/20 to 9/30/21

PERCENTAGE OF RENTED AREA - 15.50%

OPERATING EXPENSE ITEM	
ALARM MONITORING	\$ 2,356.08
HVAC CONTRACT	\$ 3,905.59
HVAC REPAIRS	\$ 1,000.00
INSURANCE	\$ 2,476.00
JANITORIAL	\$ 6,017.03
JANITORIAL SUPPLIES	\$ 1,362.27
ICE & SNOW REMOVAL	\$ 434.80
LANDSCAPING & PARKING LOT MAINTENANCE	\$ 7,174.20
LIGHTING	\$ -
MAINTENANCE	\$ 2,787.24
MANAGEMENT	\$ 13,716.25
PEST CONTROL	\$ 1,255.55
PROPERTY TAXES	\$ 30,221.79
VACUUM SYSTEM REPAIRS	\$ 186.71
GARBAGE	\$ 4,411.71
GAS	\$ 3,043.08
POWER	\$ 19,359.95
SEWER	\$ 1,059.08
STORM WATER	\$ 1,898.00
WATER	\$ 2,849.84
SUB TOTAL	\$ 105,515.17

TENANT SHARE OF OPERATING EXPENSES 15.50% \$ 16,354.85

TOTAL OPERATING EXPENSES PAID IN TERM \$ -

BALANCE OWED (DUE) IN TERM \$ 16,354.85

LANDLORD RECOMMENDS AN ESTIMATED MONTHLY PAYMENT OF \$ 1,370.00
FOR THE NEXT TERM.

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2210 Kulshan View Dr, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

40,828

AVG. HH SIZE

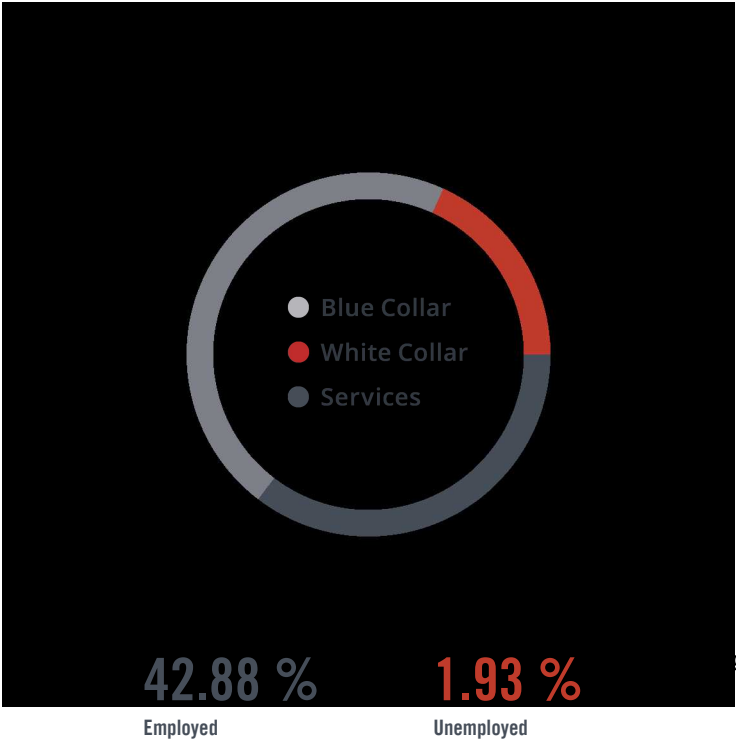
2.67

MEDIAN HH INCOME

\$52,108

HOME OWNERSHIP

8,742



Employed

Unemployed

EDUCATION

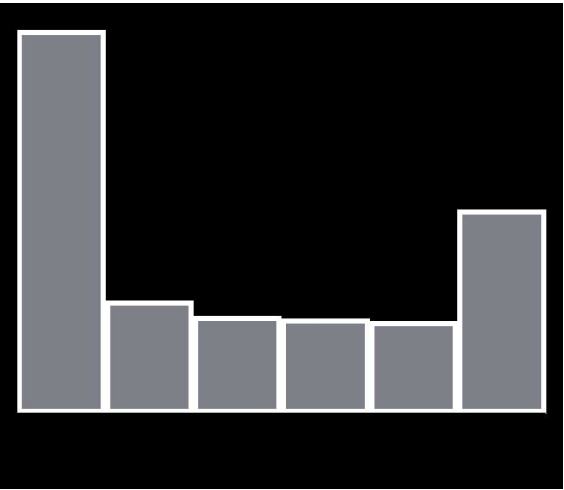
High School Grad:	22.89 %
Some College:	28.47 %
Associates:	8.28 %
Bachelors:	22.05 %

GENDER & AGE

49.60 %



50.40 %

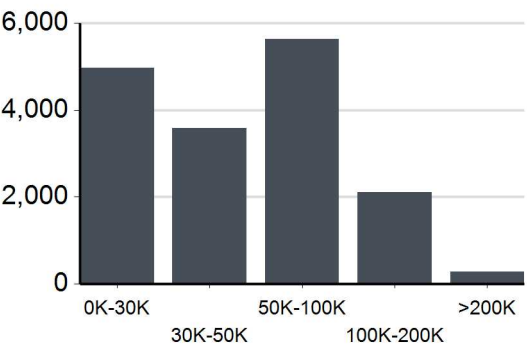


RACE & ETHNICITY

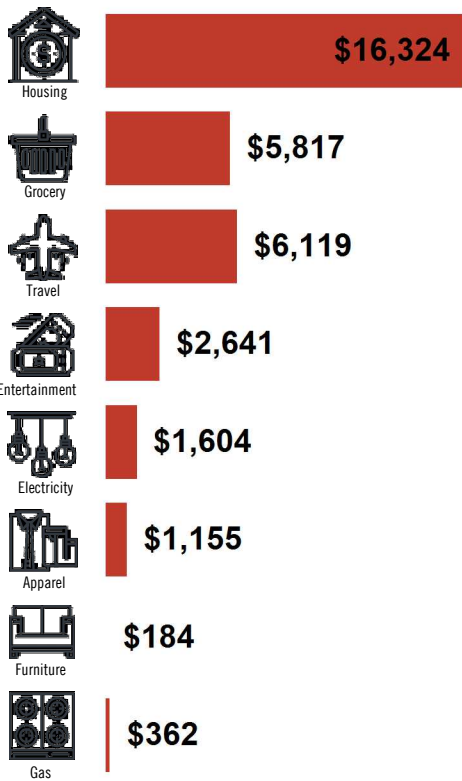
White:	45.29 %
Asian:	1.30 %
Native American:	0.59 %
Pacific Islanders:	0.08 %
African-American:	0.44 %
Hispanic:	32.58 %
Two or More Races:	19.71 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

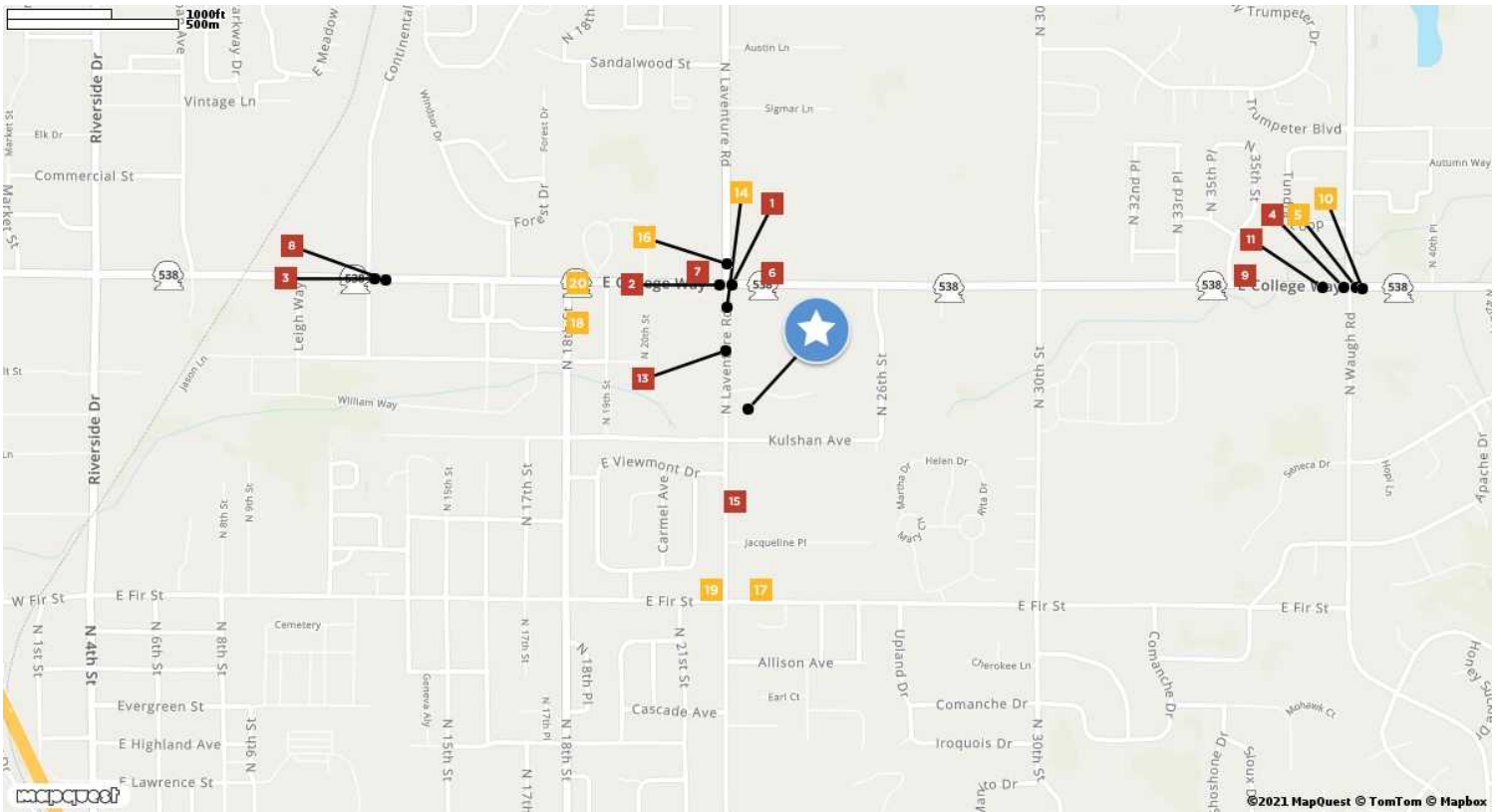


Kulshan Dental Center

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Traffic Counts



East College Way 1 N 19th St Year: 2021 17,055 est Year: 2019 17,000	East College Way 2 Leigh Way Year: 2021 20,065 est Year: 2019 20,000	East College Way 3 N 19th St Year: 2021 24,078 est Year: 2019 24,000	East College Way 4 N 35th St Year: 2021 12,039 est Year: 2019 12,000	East College Way 5 N 35th St Year: 2021 9,430 est Year: 2019 9,400
E College Way 6 N Laventure Rd Year: 2021 17,163 est Year: 2018 17,000 Year: 2017 19,000	E College Way 7 N Laventure Rd Year: 2021 21,028 est Year: 2018 20,000 Year: 2017 23,000	E College Way 8 Continental Pl Year: 2021 24,728 est Year: 2018 24,000 Year: 2017 27,000	E College Way 9 Martin Rd Year: 2021 12,058 est Year: 2018 12,000	E College Way 10 Martin Rd Year: 2021 9,392 est Year: 2018 9,400 Year: 2017 11,000
E College Way 11 Martin Rd Year: 2021 11,454 est Year: 2017 12,000 Year: 2015 11,000	N 30th St 12 Manito Dr Year: 2021 1,597 est Year: 2014 1,612 Year: 2012 1,642	N Laventure Rd 13 Kulshan View Dr Year: 2021 11,208 est Year: 2013 11,303 Year: 2012 10,306	N Laventure Rd 14 E College Way Year: 2021 9,391 est Year: 2013 9,500	N Laventure Rd 15 Jacqueline Pl Year: 2021 11,350 est Year: 2013 12,958 Year: 2012 10,869
N Laventure Rd 16 E College Way Year: 2021 9,438 est Year: 2013 8,130 Year: 2012 10,645	E Fir St 17 N Laventure Rd Year: 2021 5,444 est Year: 2013 5,325 Year: 2012 5,434	N 18th St 18 Roosevelt Ave Year: 2021 7,110 est Year: 2013 7,429 Year: 2005 7,000	E Fir St 19 N 21st St Year: 2021 7,193 est Year: 2013 7,189 Year: 2012 7,012	N 18th St 20 E College Way Year: 2021 6,787 est Year: 2013 6,310 Year: 2012 7,593

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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).