

FOR  
LEASE

# 1714 RIVERSIDE DRIVE

MOUNT VERNON, WASHINGTON 98273

Retail 24/7.

The Mount Vernon market is shared with the neighboring City of Burlington. The economy is driven primarily by agricultural farming. The submarket serves as the primary retail hub to several smaller surrounding communities and towns (LaConner, Anacortes and Sedro Woolley).

## INVESTMENT SUMMARY

Building Size .....	±9,560 SF
Premises Size.....	±1,700 SF
Lease Rate .....	\$19.00 PSF/Yr
Building Remodeled .....	1998
Parking .....	4/1,000
Access.....	Curb cuts on Riverside Drive and College Way
Zoning .....	C2 (General Commercial)



## HIGHLIGHTS

- Great exposure: corner lot location.
- Close proximity to major interchange accessing I-5.
- Located at one of the highest traffic intersections in Mount Vernon (Riverside Drive and College Way).
- Strong neighboring retail base anchored by Safeway.
- Adjacent shopping center provides additional traffic in the area plus additional access to College Way, which connects with I-5 and is the major residential access point east of the property.
- College Way is one of the most active streets in the area.

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**John F. Miller, Jr.**  
CB Richard Ellis  
206.292.6106  
john.miller@cbre.com

**Pete Papadopoulos**  
Chuckanut Commercial Real Estate Consultants, LLC  
360.424.9700 | 206.619.3319 C  
pete@chuckanutcrec.com

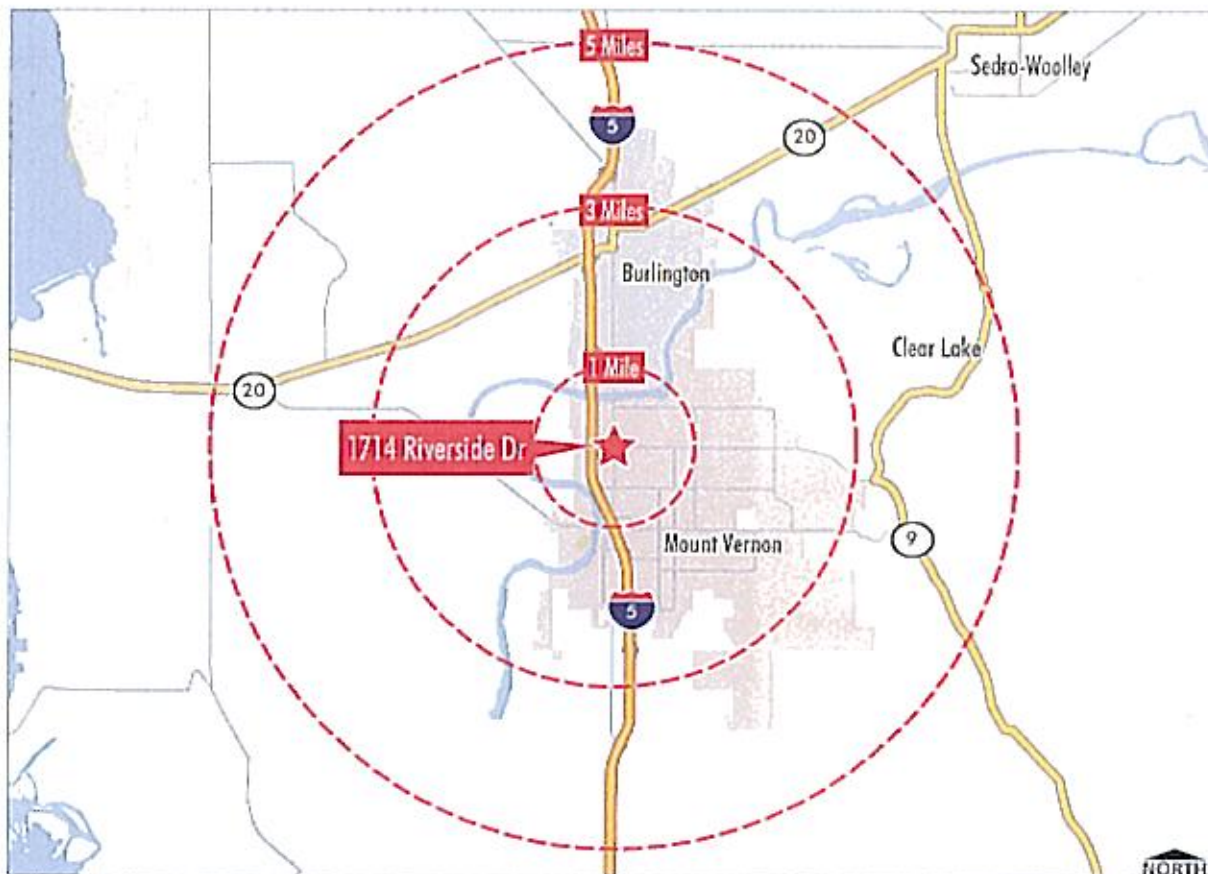
**CBRE**  
CB RICHARD ELLIS

FOR  
LEASE

**1714  
RIVERSIDE DRIVE**  
MOUNT VERNON, WASHINGTON 98273

Retail **24/7.**

AREA  
MAP



**2010 ESTIMATED DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION	5,906	44,777	54,791
DAYTIME POPULATION	8,858	26,975	31,797
AVG. HOUSEHOLD INCOME	\$55,410	\$62,574	\$65,379
HOUSEHOLDS	2,266	15,710	19,398
HOUSEHOLD GROWTH (2010-2015)	5.38%	7.66%	7.05%

**2009 TRAFFIC COUNT**

RIVERSIDE DRIVE	23,900 VPD
COLLEGE WAY	22,900 VPD

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**John F. Miller, Jr.**  
CB Richard Ellis  
206.292.6106  
john.miller@cbre.com

**Pete Papadopoulos**  
Chuckanut Commercial Real Estate Consultants, LLC  
360.424.9700 | 206.619.3319 C  
pete@chuckanutcrec.com

CB Richard Ellis | 1420 Fifth Avenue | Suite 1700 | Seattle, WA 98101 | F 206.292.6033

www.cbre.com/  
seattle

© 2013 CB Richard Ellis, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or statements used are for informational purposes only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine its suitability for your needs. CBRE, CB RICHARD ELLIS and the CBRE CB RICHARD ELLIS logo are service marks of CB Richard Ellis, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks employed on this document are the property of their respective owners. It is specifically acknowledged by the parties hereto that John F. Miller, Jr. is an employee of CB Richard Ellis, a licensed real estate broker, and that his fee arrangement with client herein is a special relationship having a beneficial interest in the property that is the subject of this marketing effort. (jfm 11-13-10)

**CBRE**  
CB RICHARD ELLIS