

Commercial Lots for For Sale and For Lease

1903 Freeway Drive

MOUNT VERNON, WA 98273

For Sale or Lease
121,532 SF
2.79 AC

Enterprise
Rent-A-Car

For Sale or Lease
0.55 AC

Easement 0.33 AC

LOWE'S

FREWAY DR

W COLLEGE WAY

INTERSTATE
5

petco



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NAI Puget Sound
Properties

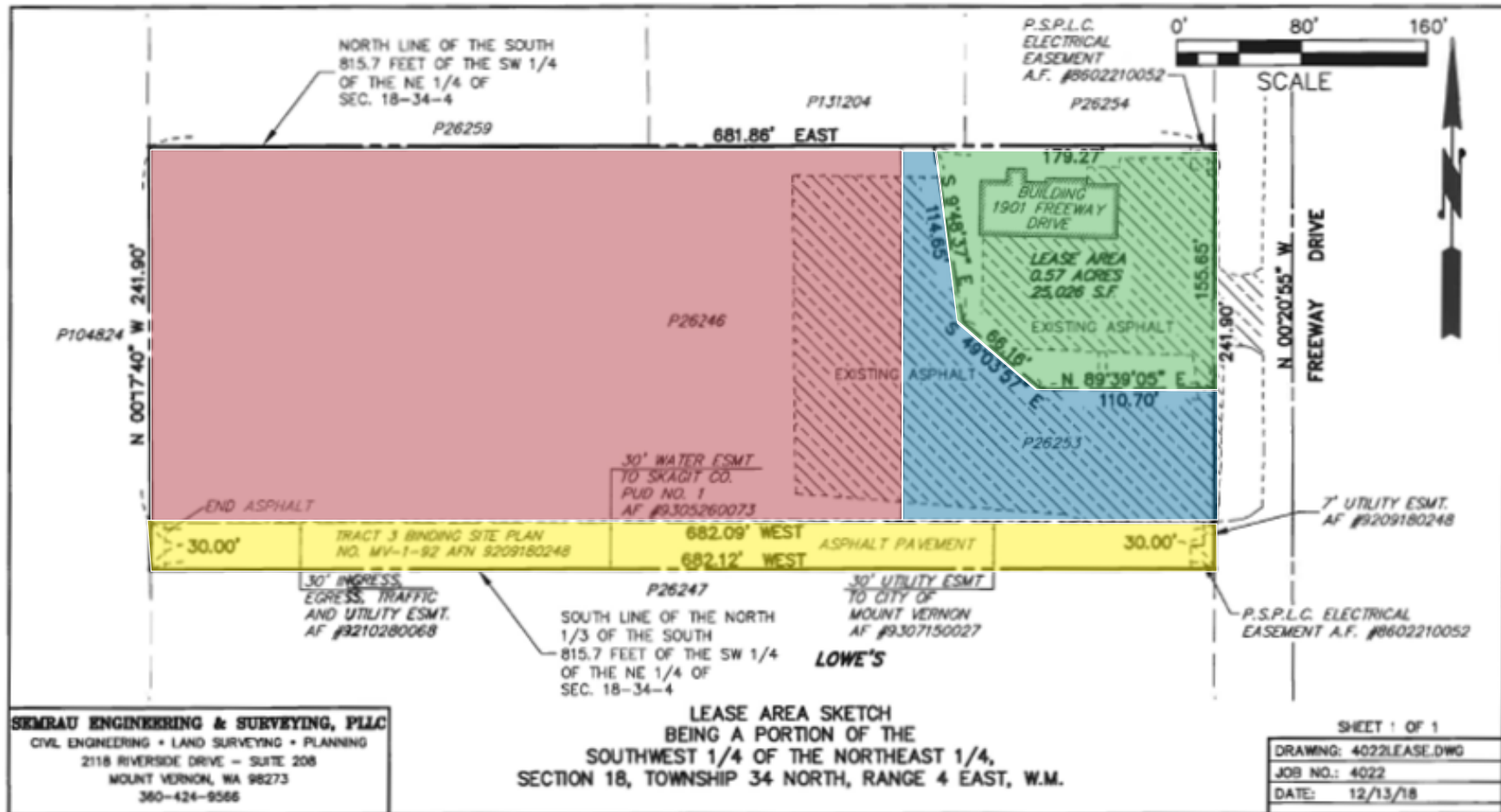
Property Overview

- + Topography mostly flat.
- + Stormwater retention offsite on adjacent city property.
- + Quick access to Interstate 5.
- + Excellent visibility from Freeway Drive.
- + Adjacent to retail, restaurants, and hotels.
- + C-2 zoning designation in City of Mount Vernon allows for a wide variety of uses.

PARCEL #	LAND AREA (AC)	LAND AREA (SF)	AVAILABLE	BUILDING AREA
P26246	2.79	121,532	For Sale or Lease	None
P26253	0.55	23,761	For Sale or Lease	None
P26253	0.57	25,026	Leased to Enterprise Rent-A-Car	3,260 SF
P101978	0.33	14,374	Access Easement	None



Property Land Survey



Zoning Overview

A summary of permitted uses in the C-2 zoning district are as follows:

-  Retail stores.
-  Offices, banks, and financial institutions.
-  Hotels, motels and lodging houses.
-  Eating and drinking establishments.
-  Theaters, bowling alleys, skating rinks and other entertainment uses.
-  Outside sales of vehicles, boats, mobile homes or equipment.
-  Drive-in banks.
-  Gasoline service stations and automobile repair garages.
-  Self-Storage use is permitted as an accessory use.

Uses that are not permitted include the following:

-  Multifamily and Auto-Wrecking.
-  Sale, rental, and leasing of passenger cars and trucks are currently not allowed per Right of Exclusive Use agreement.



Retailer Map



WEST OF I-5 AMENITIES

1. Quality Inn Mount Vernon
2. Arby's
3. Burger King
4. IHOP
5. 7-Eleven
6. Panda Express
7. Lowe's Home Improvement
8. Dairy Queen Grill & Chill
9. Burgermaster
10. Walmart Supercenter
11. Riverbend Loop Trail
12. Farmstrong Brewing
13. Anytime Fitness

EAST OF I-5 AMENITIES

1. Coastal Farm & Ranch
2. Petco
3. Jersey Mike's Subs
4. Denny's
5. Hobby Lobby
6. Days Inn
7. Safeway
8. Jack in the Box
9. Firehouse Subs
10. Starbucks
11. Rite Aid
12. Wells Fargo Bank
13. U.S. Bank Branch
14. WaFd Bank
15. Grocery Outlet
16. Taco Time NW
17. Best Western Plus
18. Orange Teriyaki
19. Taqueria La Bamba
20. Harbor Freight Tools

Map Overview

Subject Property

Mount
Vernon

Stanwood

Arlington

Whidbey
Island

Everett

Lynnwood

Bothell

Poulsbo

Seattle

Bellevue

Mercer
Island

Google

Demographic Overview

1
MILE
RADIUS



3,133
Population



1,285
Households



598
Total Businesses



6,434
Total Employees



8,896
Total Daytime
Population



\$62,764
Average Household Income



\$25,073
Per Capita Income

3
MILE
RADIUS



45,672
Population



16,808
Households



2,482
Total Businesses



27,202
Total Employees



53,561
Total Daytime
Population



\$85,561
Average Household Income



\$31,603
Per Capita Income

5
MILE
RADIUS



58,243
Population



21,385
Households



2,869
Total Businesses



32,006
Total Employees



67,300
Total Daytime
Population



\$92,013
Average Household Income



\$33,882
Per Capita Income

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MOUNT VERNON, WA

EXCLUSIVELY LISTED BY:

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