



**DRIVE-THRU PAD
AVAILABLE FOR LEASE
FOR BUILDING OF 3,750 SF**



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PETCO



Mt. Vernon Marketplace

119 E COLLEGE WAY | MT. VERNON, WA 98273

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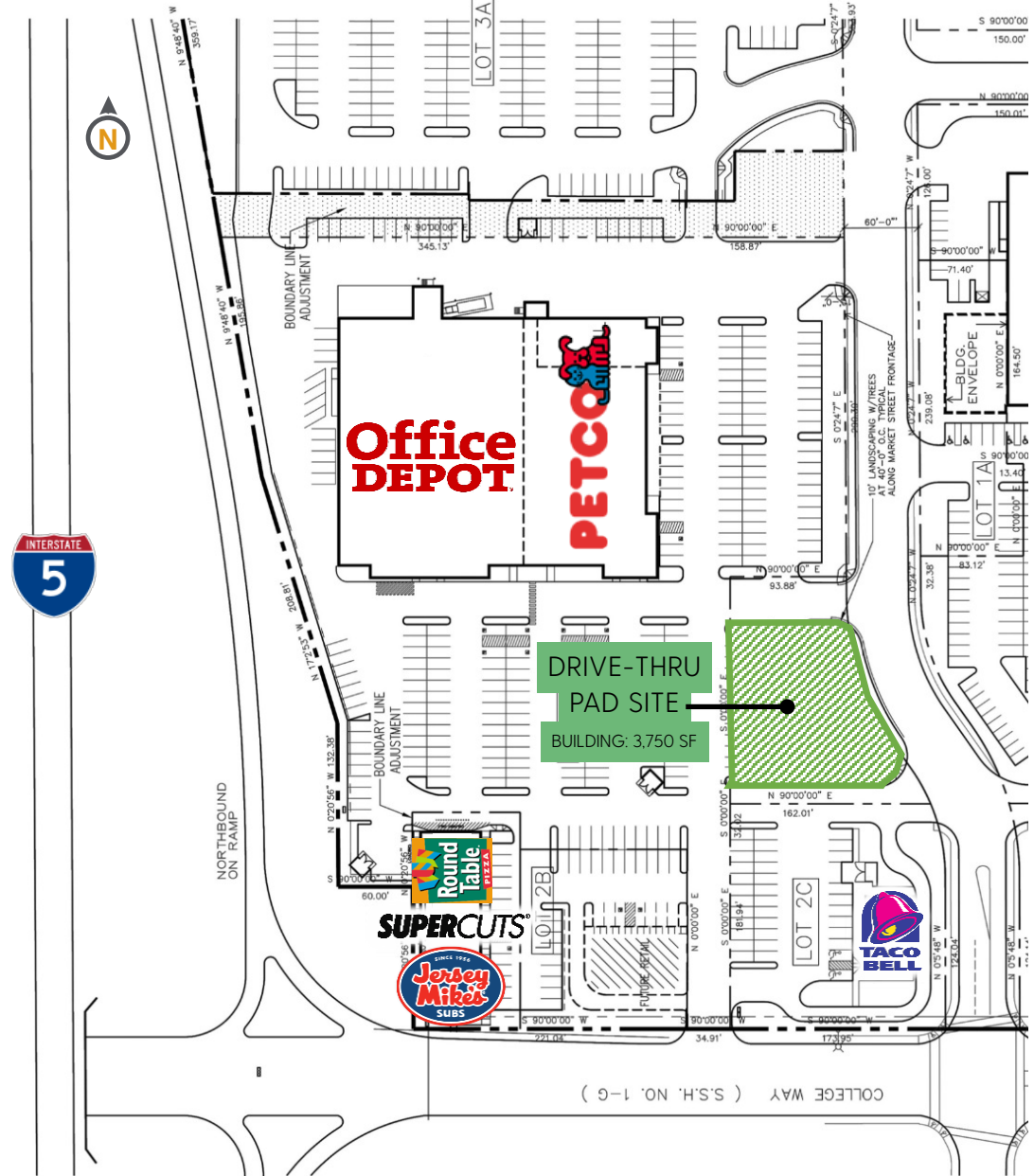
JSH | PROPERTIES, INC.

7325 166TH AVENUE NE, SUITE F-260 | REDMOND, WA 98052
425.455.0500 | www.jshproperties.com

Property Highlights

- Drive-thru pad available for lease for 3,750 SF building.
- Busy neighborhood center with excellent visibility and access
- Site located immediately off I-5 College Way exit
- Over 28,000 cars per day East College Way
- Asking Rate: \$25.00/SF + NNN \$9.00 psf/yr.

2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	4,960	46,809	59,868
HOUSEHOLDS	1,946	16,855	21,703
AVERAGE HOUSEHOLD INCOME	\$57,136	\$73,654	\$78,287
DAYTIME EMPLOYEES	9,071	50,830	65,228





Vehicles per Day
Factoria Blvd

28,000



Average Household Income
3 Mile Radius

\$73,654



Total Daytime Population
3 Mile Radius

50,830

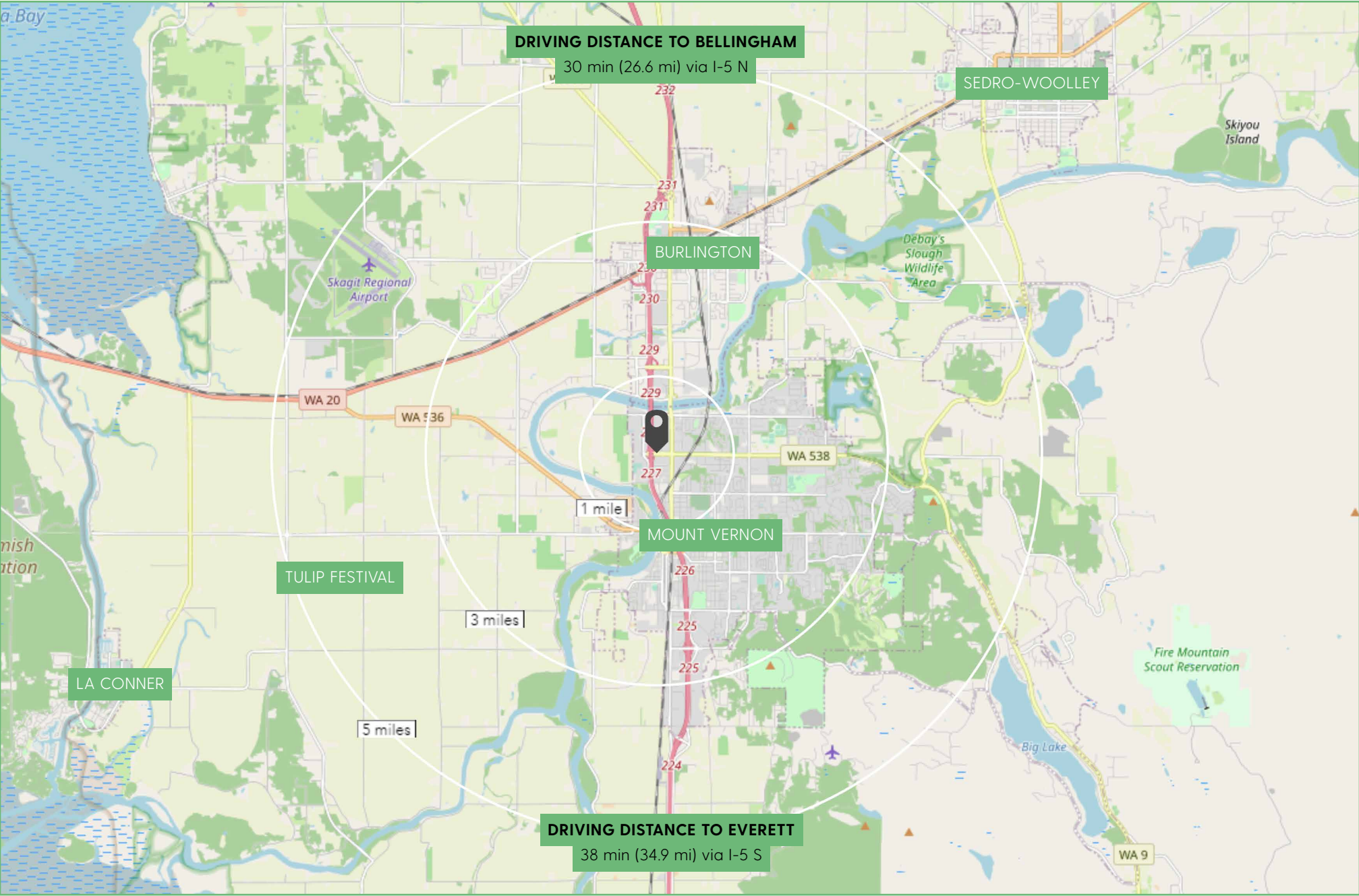


Average Home Value
3 Mile Radius

\$384,383

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MT VERNON MARKETPLACE REGIONAL MAP



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