



BLACKBURN AND LAVENTURE

First Western Properties,Inc. | 425.822.5522 | fwp-inc.com 11621 97th Lane NE, Kirkland, Washington 98034

Commercial Development Opportunity

BLACKBURN & LAVENTURE is a rare commercial development opportunity at the gateway to the Mount Vernon rapidly developing residential neighborhoods. Prime corner location at the NE intersection of E Blackburn Road and S LaVenture Road with access off of both arterials. This site is 36,982 SF and is zoned C-4 with the opportunity for a drive thru. The site is surrounded by the largest residential neighborhoods of Mount Vernon, which is under-served in all facets of commercial retail presenting an exciting opportunity to serve the southeast side of Mount Vernon. 8 Schools within a two mile radius with student counts of 5,433+. The site is for sale but lease options will be considered. Future Mount Vernon road extensions will allow the connection of Blackburn Road to the major residential communities surrounding the site and thus creating a prime intersection within the market. City Plans on the Transportation Improvements section of this flyer.



ESTERN

Mile 5

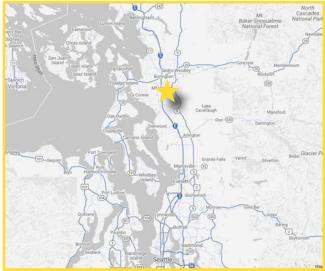
55.117

| BLACKBUR | RN RD & S L | AVENTURE RD: | |
|------------------------|-------------|------------------------|--------------------|
| SALE PRIC \$800,000 | Ε | LEASE Call for rati | ES |
| | | \$ | |
| Regis - 2018 | Population | Average HH Income | Daytime Population |
| Mile 1 | 9,389 | \$84,899 | 2,540 |
| Mile 3 | 38,560 | \$79,066 | 18,910 |
| | | | |

\$82,603

28.836





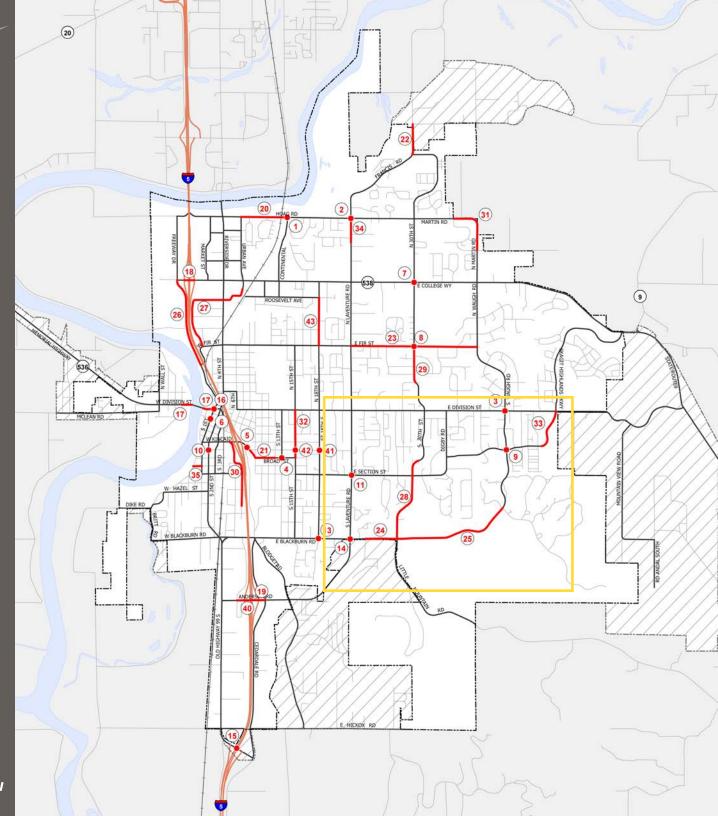


TRANSPORTATION IMPROVEMENTS





TRANSPORTATION IMPROVEMENTS

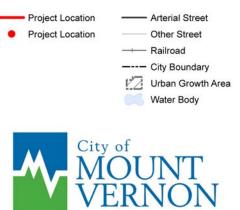


Drive Thru Designation:

This site is part of a PUD (zoning overlay) established with City file number: LU06-089.

This project was deemed technically complete for processing on December 27, 2006. As such, consistent with RCW 58.17.170(2)(b) this site is vested to the attached copy of the C-4 development regulations until May 29, 2024. After this date the site would be required to comply with the C-4 regulations currently in effect. I calculated this date by adding 10 years to the date this plat was recorded (see A.F. #: 201405290037).

This distinction is made by staff b/c drive through uses are not allowed in the C-4 zone under current code. If someone wants to develop a drive-through they need to do it before May 29, 2024.







MOUNT VERNON, WA is sixty miles north of Seattle and 90 miles south of Vancouver BC. Skagit County is uniquely situated to take advantage of more than 6 million people within a short drive. As one of the fastest growing counties in Washington, Skagit County is primed to cater to business, tourism, and families. Businesses in Mount Vernon enjoy strong community and local government support, a thriving business climate , and easy access to Interstate 5 and marine shipping. Mount Vernon Ranked #1 in Business Week for "Where the Jobs Will Be".





#1 Washington State's ranking for combined job and wage growth (ADP Workforce Vitality Report) based on strong employment and wage growth.

#5 Washington state's ranking on the Best States overall Ranking based on Infrastructure, Health Care, Education, Opporuntity, Economy, Government, Crime & Corrections. With a score of 117.9 topping the national average of 106.8. **#4** Seattle's rank as a global startup hub, beating out New York City and Boston, due to the number of startups created, the talent pool, and infrastructure

#2 Washington State's rank in the latest "State New Economy Index" published by the Information Technology and Innovation Foundation, based on our economy's reliance on innovation. Seattle ranking of #8 in the US for creating the most technology jobs 2017 (Forbes)



THE NORTHWEST REGION IS BUILT ON THE STRENGTH OF INDUSTRIES competing in the knowledgeand international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreigncontrolled businesses employing over 91,000 Washington workers. Combine that with the superb quality of life in the Pacific Northwest, a world-class arts scene, professional sports teams, and culinary delights from some of the country's top chefs, and you've got a great place to do business where your employees will be happy to call "home."

OUR REGION'S STRENGTH INCLUDES

- » Strategic location w/regard to the Pacific Rim
- » Nonstop international flights
- » Deep-water ports
- » Reliable transportation connection to the rest of the U.S.
- » Well-educated population
- » Strong business climate
- » Vibrant international communities
- » Vast experience in international trade

[~] Economic Development Council



KIRKLAND| TACOMA | PORTLAND

RETAIL FOCUSED. RESULTS DRIVEN.

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