



**FOR SALE**

2719 E Division Street  
Mount Vernon, Washington



# CENTER HILL VILLAGE

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



**CENTER HILL VILLAGE** consists of a proposed and permitted 21,000 SF mixed-use building next to Haggen's in Mount Vernon. The proposed project includes 12 one bedroom apartments with 6,000 SF of retail space on the ground floor. Price includes all building plans, engineering, and permits. Excellent visibility on E Division Street with close proximity to schools and Skagit Valley Hospital.

**2719 E DIVISION ST.:**



**Executive Summary**

Property Name	Center Hill Village
Opportunity Type	Land Development
Address	2719 E Division Street
Total Land Area	1.02 Acres
Parcel Number	P27122
Zoning	R-4
Jurisdiction	Skagit County
Asking Price	\$1,100,000.00



Population



Average HH Income



Daytime Population

Regis - 2018

Mile 1	17,111	\$73,485	4,986
Mile 3	39,810	\$79,900	22,048
Mile 5	59,572	\$83,868	29,821





LOCATION AERIAL



BED BATH & BEYOND  
BEST BUY  
ROSS  
PET SMART  
OLD NAVY

COSTCO  
WHOLESALE

GEORGE HOPPER RD.

KOHL'S

McDonald's

INTERSTATE 5

THE TRADER  
PERFECT

SKAGIT RIVER

Walmart  
Supercenter

Coastal  
FRESH & FARM

Office DEPOT  
OfficeMax  
petco

HOAG RD

verizon

KFC

value  
village

E COLLEGE WAY

Taco  
Time

JO-ANN

N ADVENTURE RD

538

HOBBY LOBBY  
TRACTOR  
SUPPLY CO  
DOLLAR TREE

GROCERY  
OUTLET

THE  
Pavilion

E FIR ST

INTERSTATE 5

RIVERSIDE DR

Mt. Vernon  
High School

Immaculate  
Conception

Skagit Regional Health

E DIVISION ST

Haggan  
IN ORIGINALLY SIGNED BSH

← **SUBJECT  
PROPERTY**







**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”.



# WASHINGTON STATE, BY THE NUMBERS

REGIONAL AREA INFORMATION



**#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, Opportunity, 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 knowledge- and international-based economy. In fact, foreign investment accounts for 3.7% of the state's private industry employment with foreign-controlled 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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