

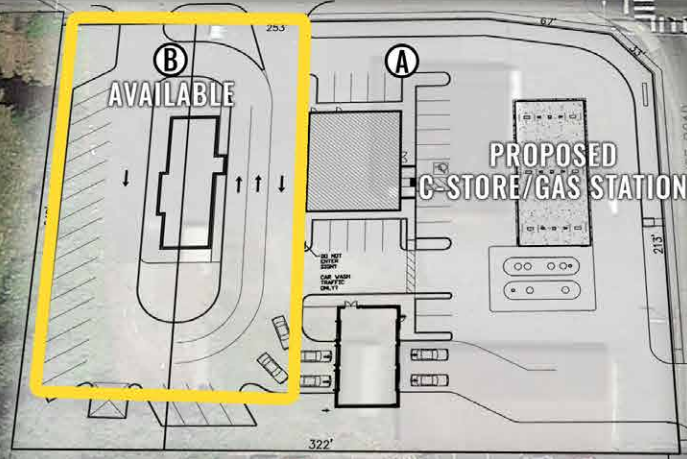
**FOR LEASE**

2120 East College Way  
Mount Vernon, WA 98273

**SKAGIT VALLEY COLLEGE**



**EAST COLLEGE WAY** 21,700 CPD



**11,300 CPD**

**N LAVENTURE ROAD**



**MOUNT VERNON DEVELOPMENT  
COLLEGE & LAVENTURE**

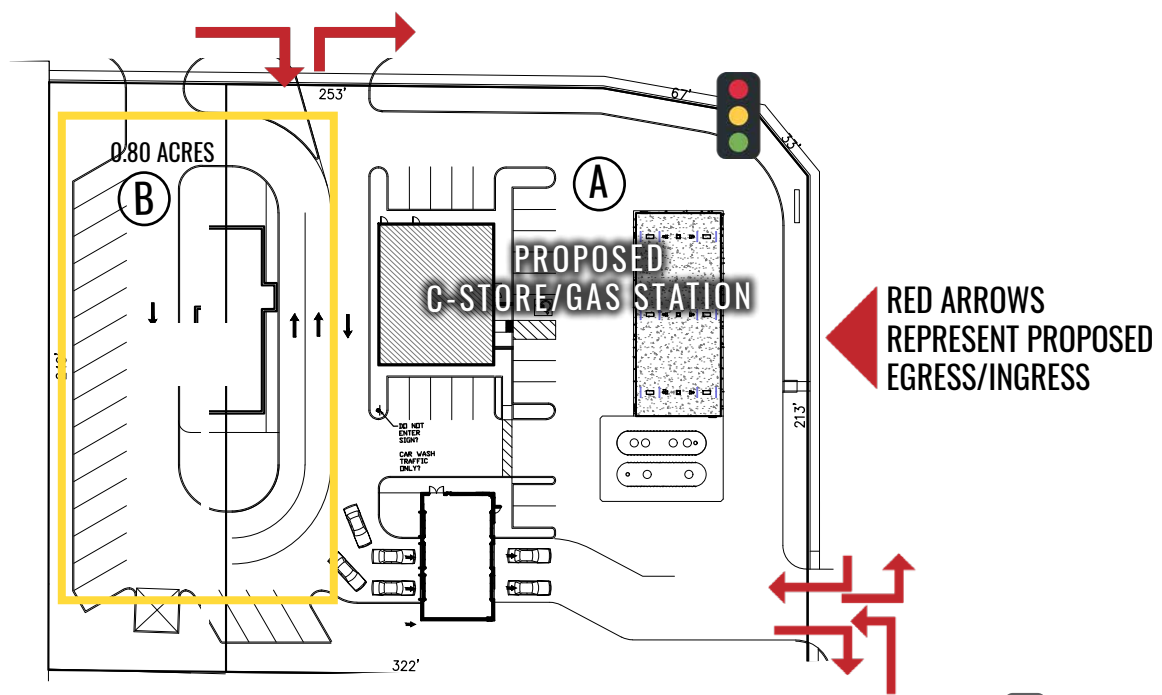
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6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

# 2120 EAST COLLEGE WAY:

BTS/GL .80 ACRES

- Across the street from Skagit Valley College with 4,000 + students enrolled
- Moments off College Street exit



RED ARROWS REPRESENT PROPOSED EGRESS/INGRESS



Population



Average HH Income

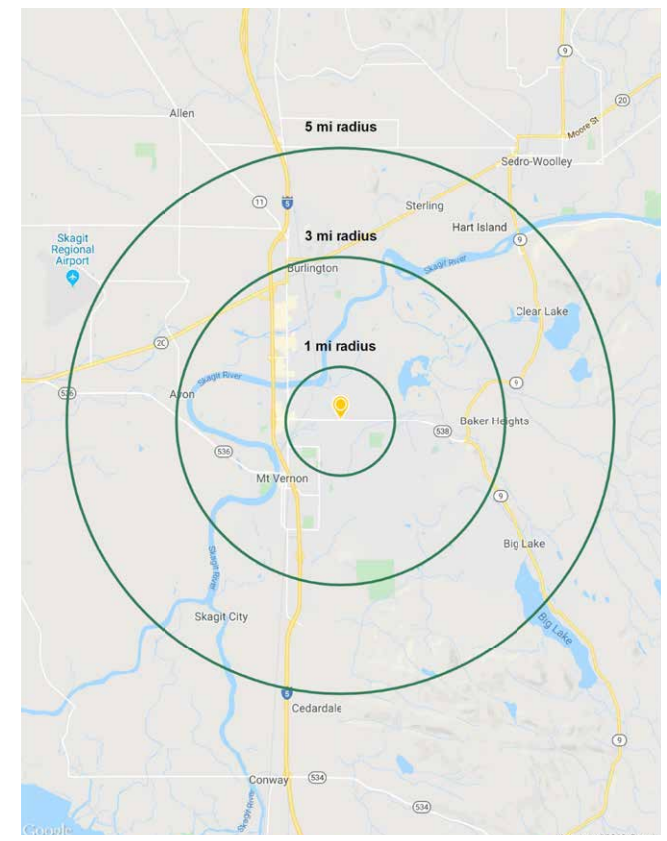


Daytime Population

Regis - 2019

	Population	Average HH Income	Daytime Population
Mile 1	11,650	\$68,721	10,668
Mile 3	39,477	\$79,354	33,046
Mile 5	56,453	\$82,658	45,578

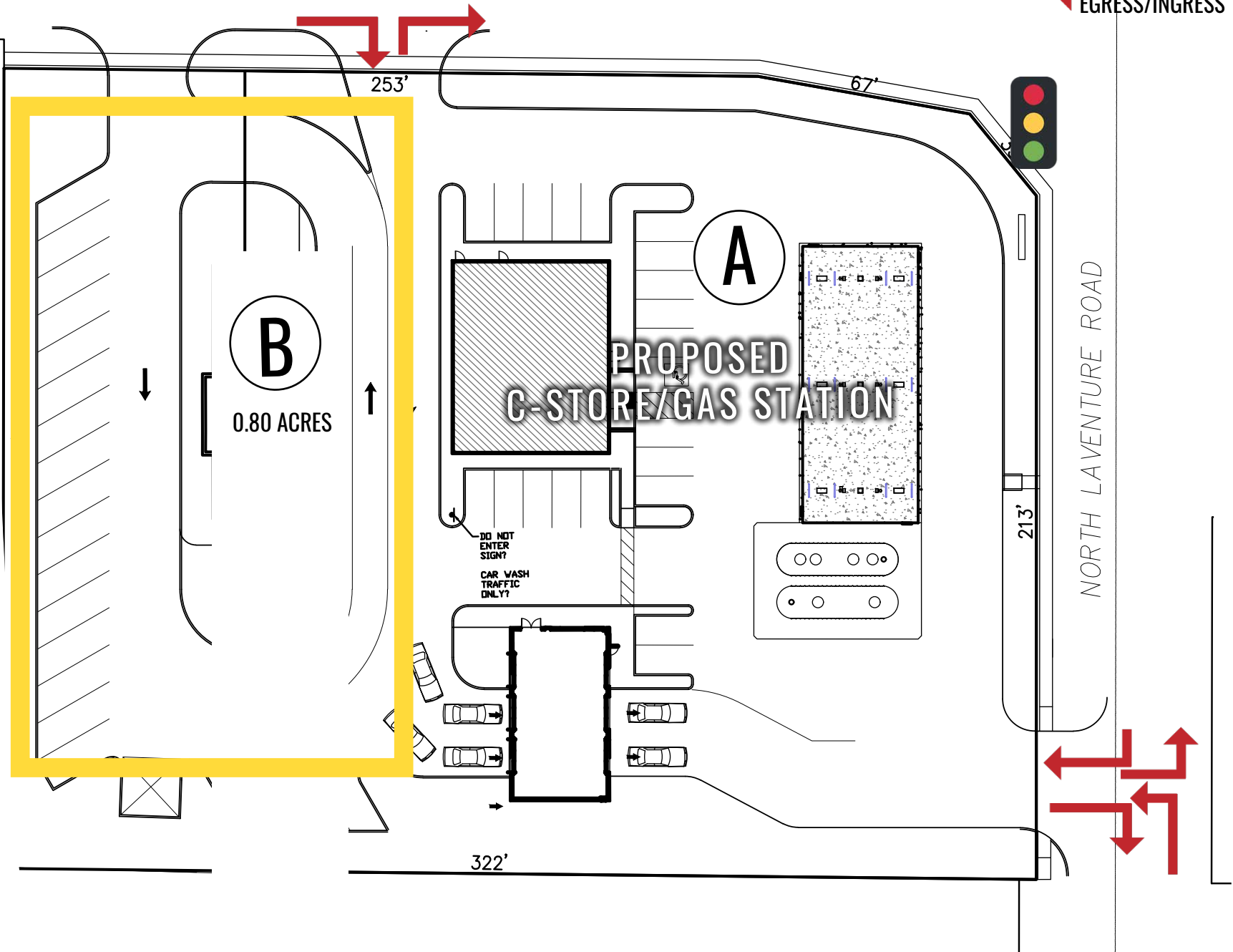
# NEARBY TENANTS



SUMMARY

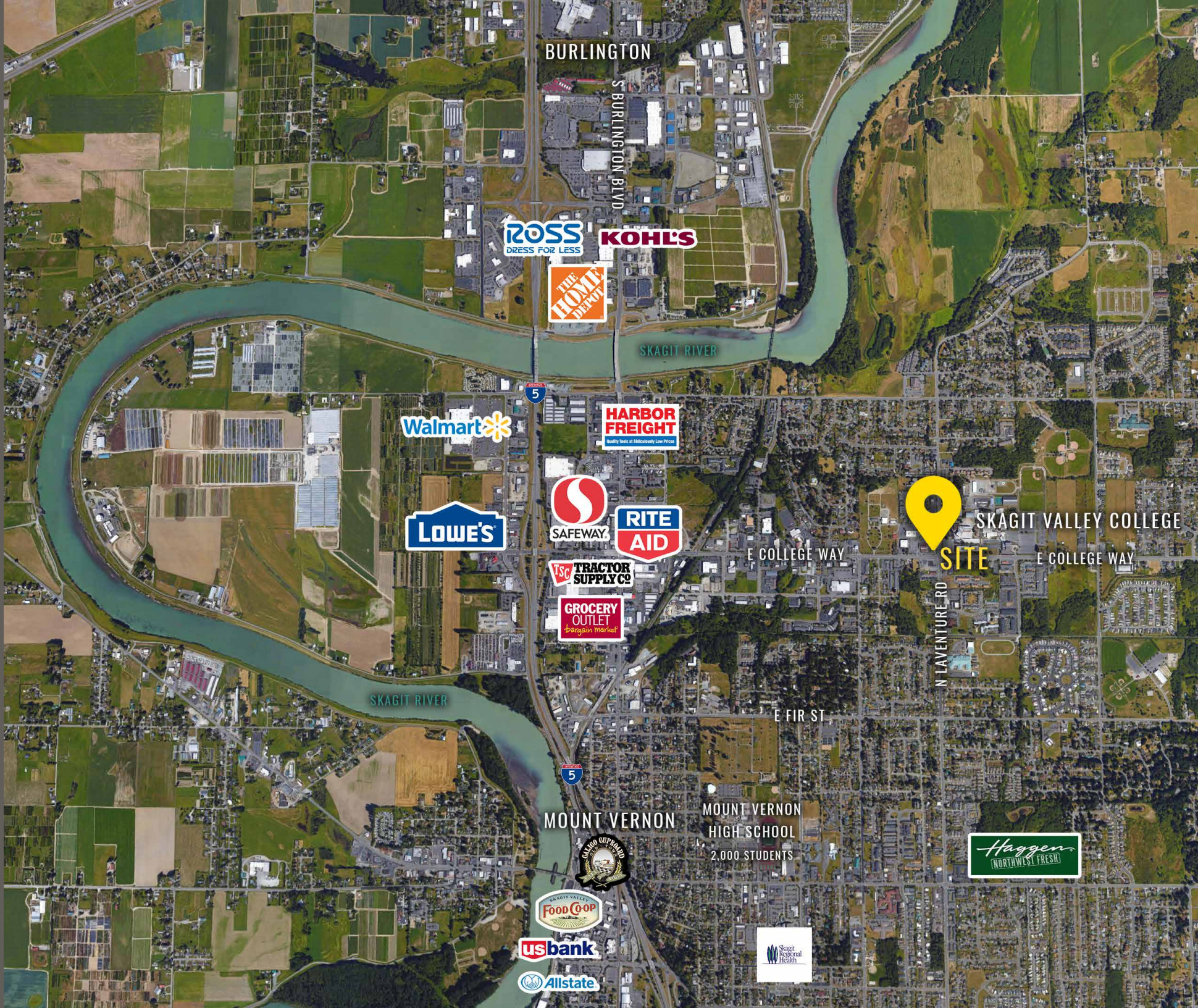


# SITE PLAN



RED ARROWS REPRESENT PROPOSED EGRESS/INGRESS

LOCATION AERIAL



TACOMA | KIRKLAND | PORTLAND | SEATTLE



**RELATIONSHIP FOCUSED. RESULTS DRIVEN.**

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