

FOR LEASE

324 E College Way, Suite 103
Mount Vernon, WA 98273

DRIVE-THRU OPPORTUNITY!



324 E COLLEGE WAY

Justin Holmes | Jake Thurber

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

First Western Properties—Tacoma Inc. | 253.472.0404
6402 Tacoma Mall Blvd, Tacoma, WA 98409 | fwp-inc.com

324 E COLLEGE WAY is a highly visible retail suite on one of Mount Vernon's busiest commercial corridors. Features an open, flexible layout with large storefront windows and strong signage exposure. Surrounded by national retailers and minutes from I-5, this location offers excellent traffic, easy access, and ample shared parking. Perfect for retail, service, or quick-service concepts looking for standout visibility and convenience.

AVAILABLE

» **SUITE 103: 2,200 SF | \$45.00 + NNN
W/ DRIVE-THRU**

- Located along a well-established commercial corridor
- Convenient access to major thoroughfares, including proximity to I-5
- Steady traffic volume and a robust surrounding customer base
- Adequate shared on-site parking to accommodate customers and staff



Population



Average HH Income



Daytime Population

Regis - 2026

	Population	Average HH Income	Daytime Population
Mile 1	5,854	\$91,896	9,946
Mile 3	47,285	\$105,145	39,374
Mile 5	58,294	\$109,951	48,209

TENANTS

Gentle Dental

Great Clips
IT'S GONNA BE GREAT™

NEARBY RETAIL

LOWE'S

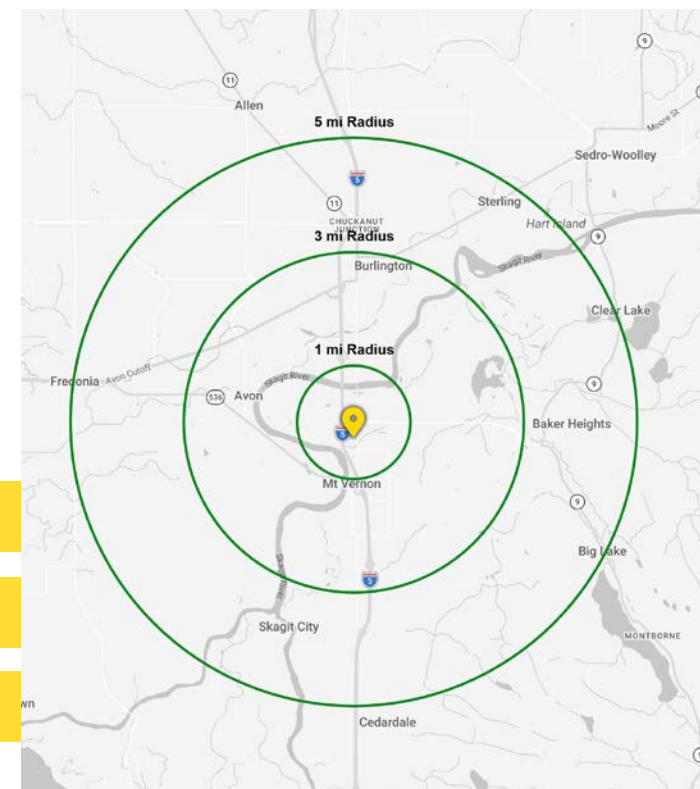
Walmart

petco

SAFeway

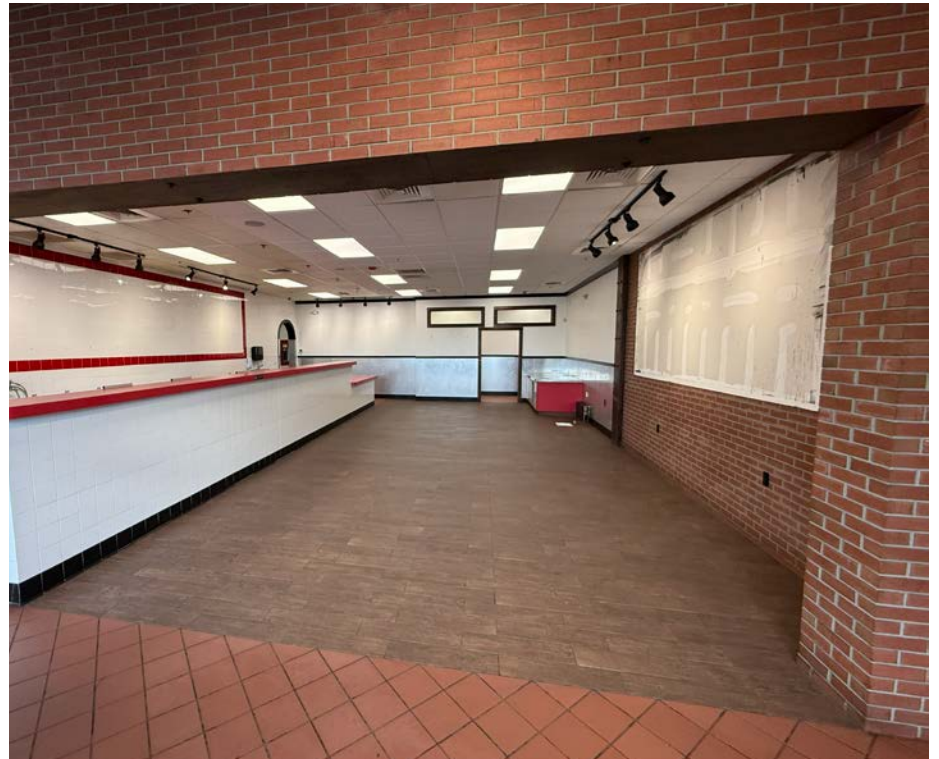
TSC TRACTOR
SUPPLY CO.

Jack in the box

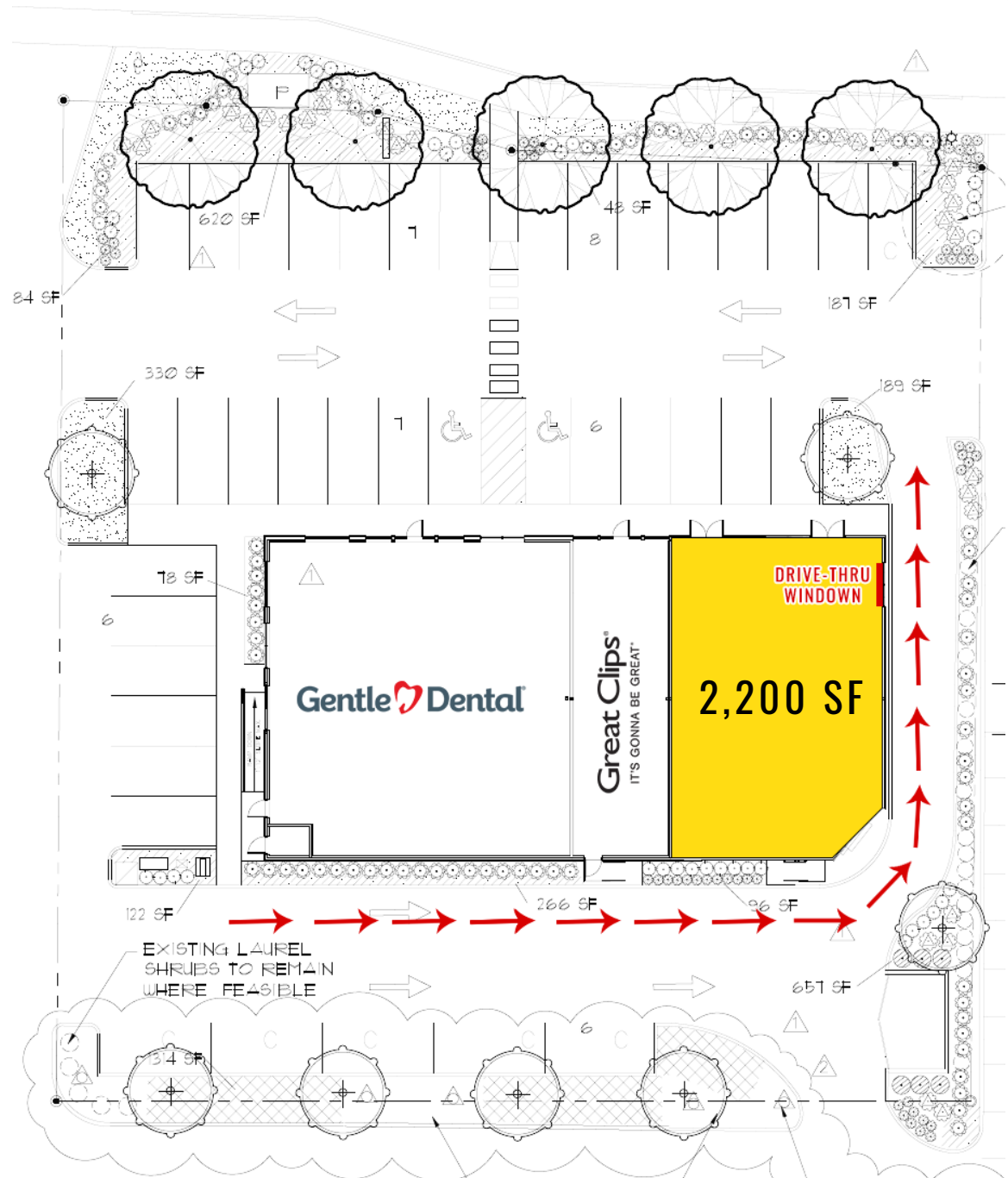




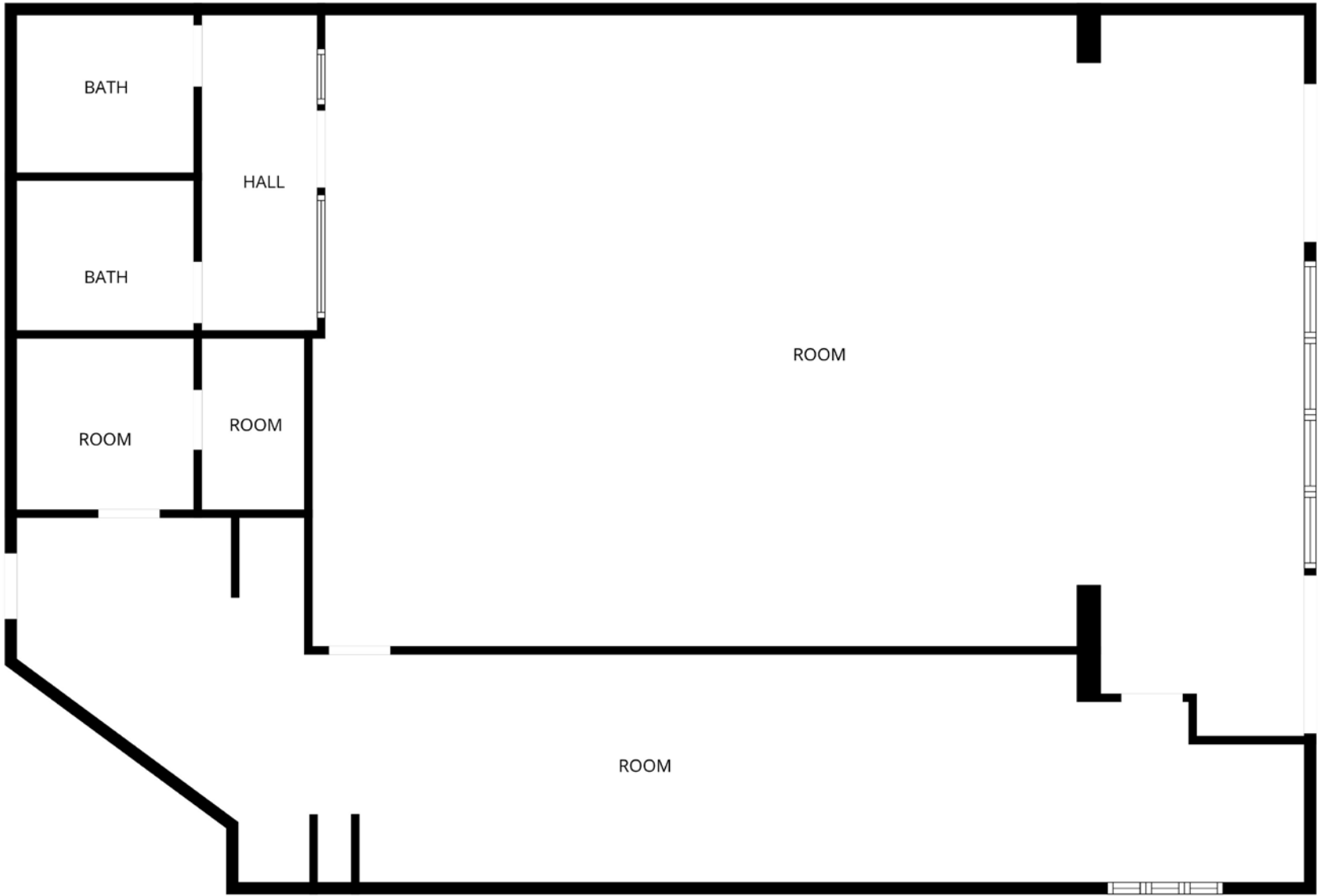
INTERIOR PHOTOS



SITE PLAN



FLOOR PLAN



LOCATION DETAILS



Mount Vernon's busiest commercial corridors



Located minutes from I-5

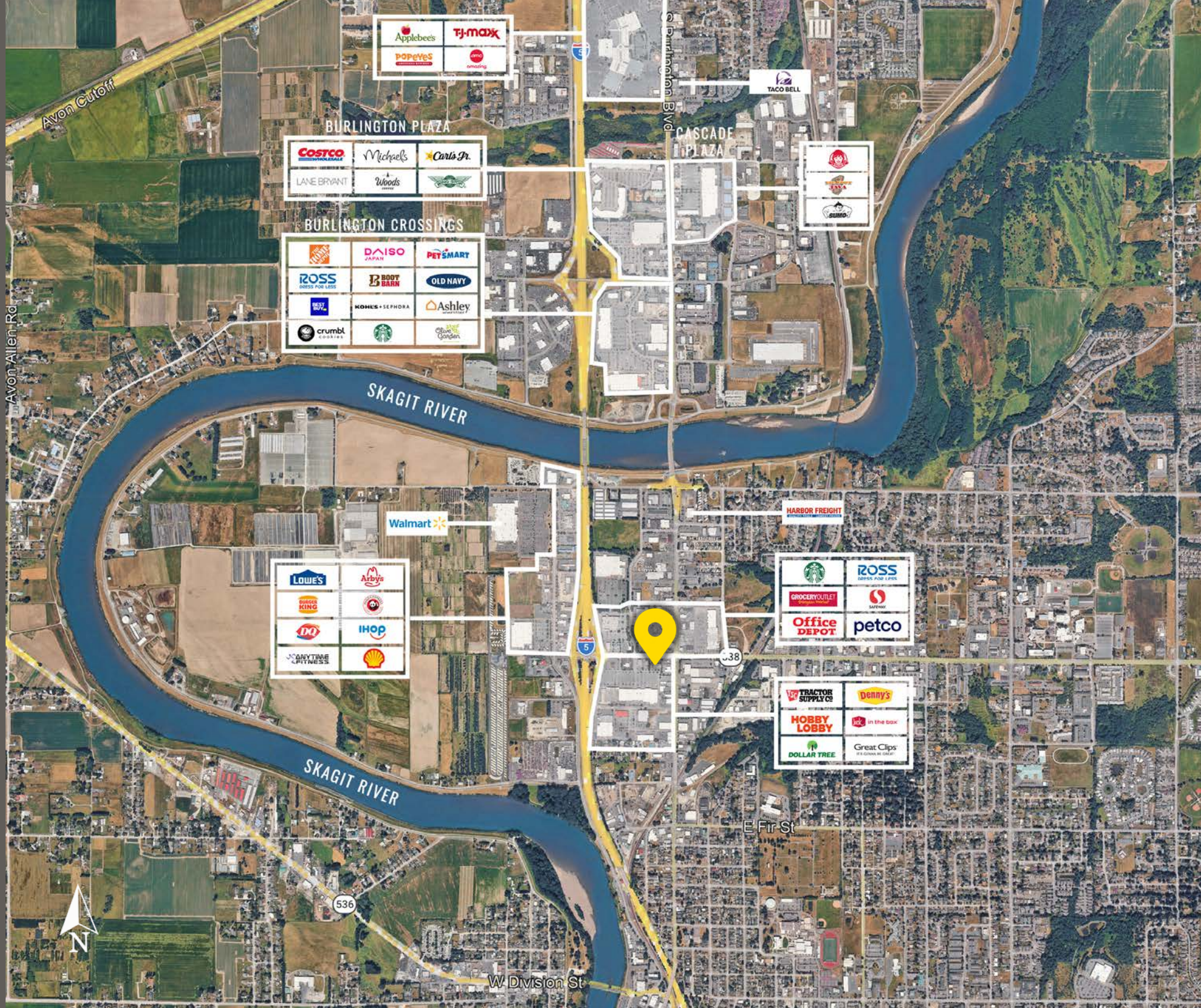


26,029 CPD
E College Way



13,372 CPD
Riverside Drive

LOCATION AERIAL





TACOMA | KIRKLAND | PORTLAND | SEATTLE

RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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