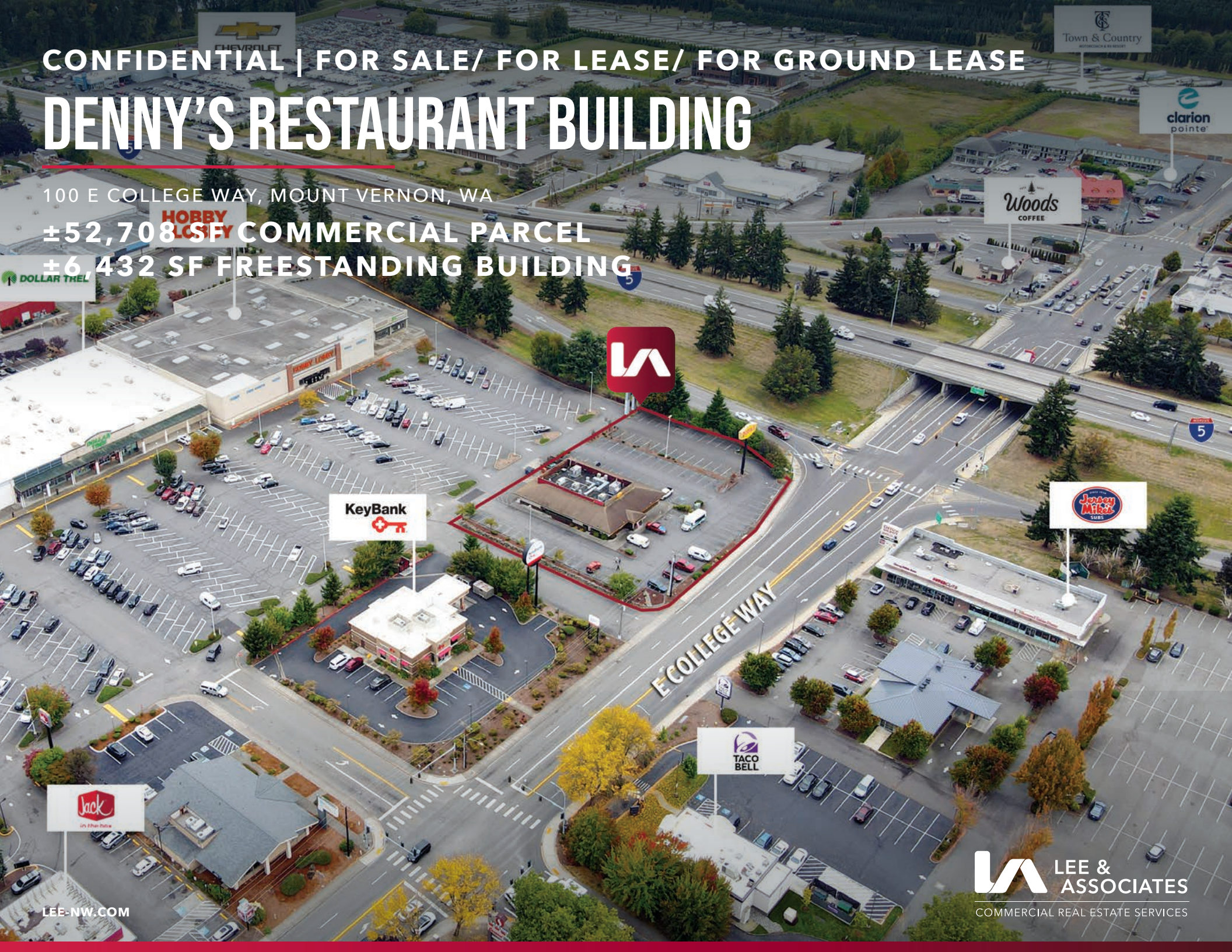
CONFIDENTIAL | FOR SALE/ FOR LEASE/ FOR GROUND LEASE

DENNY'S RESTAURANT BUILDING

100 E COLLEGE WAY, MOUNT VERNON, WA

±52,708 SF COMMERCIAL PARCEL
±6,432 SF FREESTANDING BUILDING



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COMMERCIAL REAL ESTATE SERVICES

LISTING SUMMARY

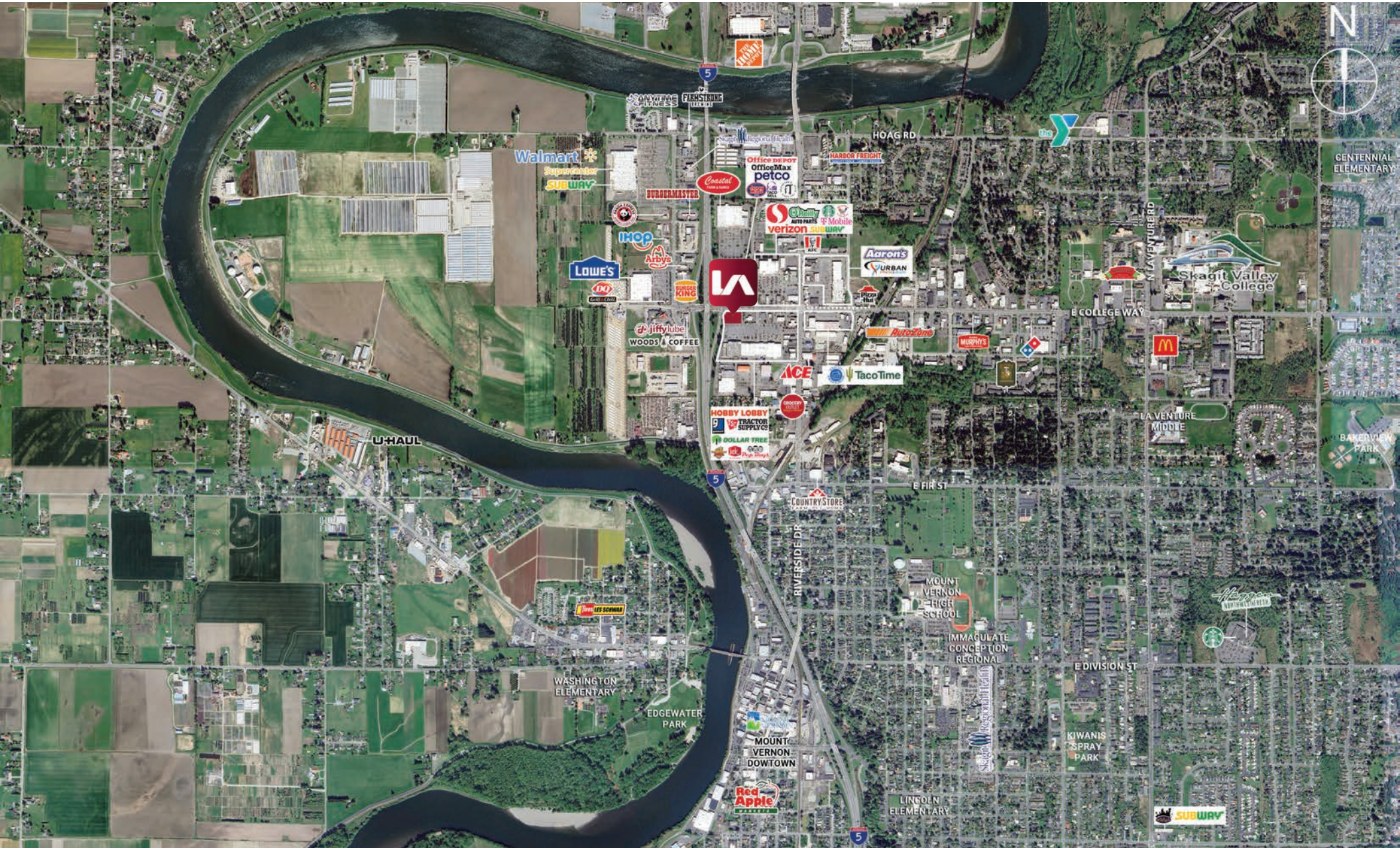
CONFIDENTIAL OPPORTUNITY | OWNER/USER OR REDEVELOPMENT

Lee & Associates is pleased to present a premier for-sale or / for lease/ for ground lease lot with a 6,432 SF freestanding restaurant building, currently operating as an open and fully functioning Denny's. Directly off Interstate 5, the site benefits from a pylon sign with direct visibility to the freeway and a generous 98-stall parking lot dedicated to the restaurant, offering unmatched convenience and access for both drive-by and destination traffic. Zoned C-2 General Commercial, the property presents a turn-key opportunity for an owner/user to step directly into a fully equipped, operational restaurant in a proven I-5 location, while also offering significant upside for redevelopment or repositioning to capitalize on the site's zoning flexibility and freeway exposure. With its prominent visibility along a major regional transportation corridor, this site is a strong asset for any owner/user or development project looking to establish a presence in the Skagit Valley market.

PROPERTY INFORMATION

CONFIDENTIAL	**Do not disturb the employees. All showings and inquiries must go through the listing broker.**
ADDRESS	100 E College Way
OPPORTUNITY TYPE	Owner/User Restaurant. Redevelopment.
PARCEL NUMBER	P26285
LOT SIZE	52,708 SF (1.21± Acres)
BUILDING SIZE	6,432 SF
YEAR BUILT	1993
SIGNAGE	Pylon Sign Direct Visibility to I-5 & College Way
JURISDICTION	City of Mount Vernon, WA
ZONING	General Commercial (C-2)
PRICE	Negotiable. Contact Broker for leasing and purchase information.

VICINTY AERIAL



LOCATION OVERVIEW

	1 Mile	3 Miles	5 Miles
ADJ. DAYTIME POP	10,373	40,304	49,467
TOTAL HOUSEHOLDS	2,140	17,618	22,098
AVERAGE HH INCOME	$86,797	$109,467	$114,644
AVERAGE HH SIZE	2.5	2.6	2.6
AVERAGE HOUSE VALUE	$497,123	$9533,581	$552,378
MEDIAN AGE	35.9	36.9	37.9

MOUNT VERNON stands as the anchor city of the Skagit Valley, serving as both the county seat and the largest municipality in Skagit County. With a population approaching 35,500 – representing nearly a quarter of the county's total – and a workforce of roughly 17,500, the city has established itself as the region's primary center for commerce, healthcare, and civic life. Its strategic position along Interstate 5, together with State Routes 536 and 538, reinforces its role as the dominant retail hub for the Skagit Valley, anchored by the College Way corridor's concentration of national retailers including Safeway, Hobby Lobby, and Tractor Supply. This commercial gravity draws shoppers and workers well beyond city limits, with surrounding trade-area households reporting average incomes exceeding $113,000. Together, these forces position Mount Vernon as the indispensable commercial and civic core of Skagit County.

EXCELLENT FREEWAY ACCESS

HIGH TRAFFIC COUNTS 33,401 ADT

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