



MIXED-USE COMMERCIAL PROPERTY FOR SALE

Offering Memorandum

1314 Anderson Road

MOUNT VERNON, WA

BLAKE STEDMAN
425 586 5621
bstedman@nai-psp.com

RICHARD ZHOU
425 586 5623
rzhou@nai-psp.com

Offering Summary

The property is situated at the intersection of I-5 and Anderson Road in South Mount Vernon. With easy access to both nearby industrial contractors and denser residential suburbs. The site is ideal for retail, office, and light flex uses. The front 1.25 acres of developed land has 3 buildings.

Approximately 2.9 acres located in the Southeast corner of the parcel is zoned for residential use, with 1.25 acres of developed land.

LOT SIZE	6.56 Total Acres
PARCELS	P29510, P29511
ZONING	Community Commercial (C-3)
COUNTY OVERLAY	Urban Reserve Residential (URR)



1,367,700

- + P29510: 0.89 Acres
- + P29511: 5.76 Acres
- + RBA: 8,900 SF
- + Excellent access to I-5 and residential neighborhoods
- + Fenced lot and yard
- + Ample parking and loading space
- + Perfect for live-work, contracting, or retail uses



Site Plan

BUILDING 1

YEAR BUILT	1950
RENOVATED	1994 / 1995
TOTAL SF	2,530
INTERIOR SF	1,782
EXTERIOR PORCH SF	748
BEDROOMS / PRIVATE OFFICE	4
RESTROOMS	2
NOTE	Renovated Interior

BUILDING 2

YEAR BUILT	1999
TOTAL SF	3,154
INTERIOR SF	1,584
EXTERIOR PORCH SF	850
2-CAR GARAGE SF	720
RESTROOMS	1
NOTE	Open retail/office space Renovated Interior

BUILDING 3

YEAR BUILT	2006
TOTAL SF	3,216
WAREHOUSE SF	3,024
SHED SF	192
CLEAR HEIGHT	13'-15'
POWER	2-pole 20 amp breaker
LOADING	4 Dock High Doors





Building 1



Building 2



Building 3

Mount Vernon Market Overview

LOCATION DESCRIPTION

Located near the Anderson Road interchange in South Mount Vernon, 1321 Anderson Road benefits from convenient access to Interstate 5 and the broader Skagit Valley transportation network. Anderson Road serves as an important east-west connector between I-5, Old Highway 99, surrounding commercial areas, and Mount Vernon's growing residential neighborhoods. The property is positioned near the city's southern commercial gateway, providing strong regional accessibility and convenient connections to downtown Mount Vernon, Burlington, and the greater Puget Sound region.

COUNTY OVERVIEW

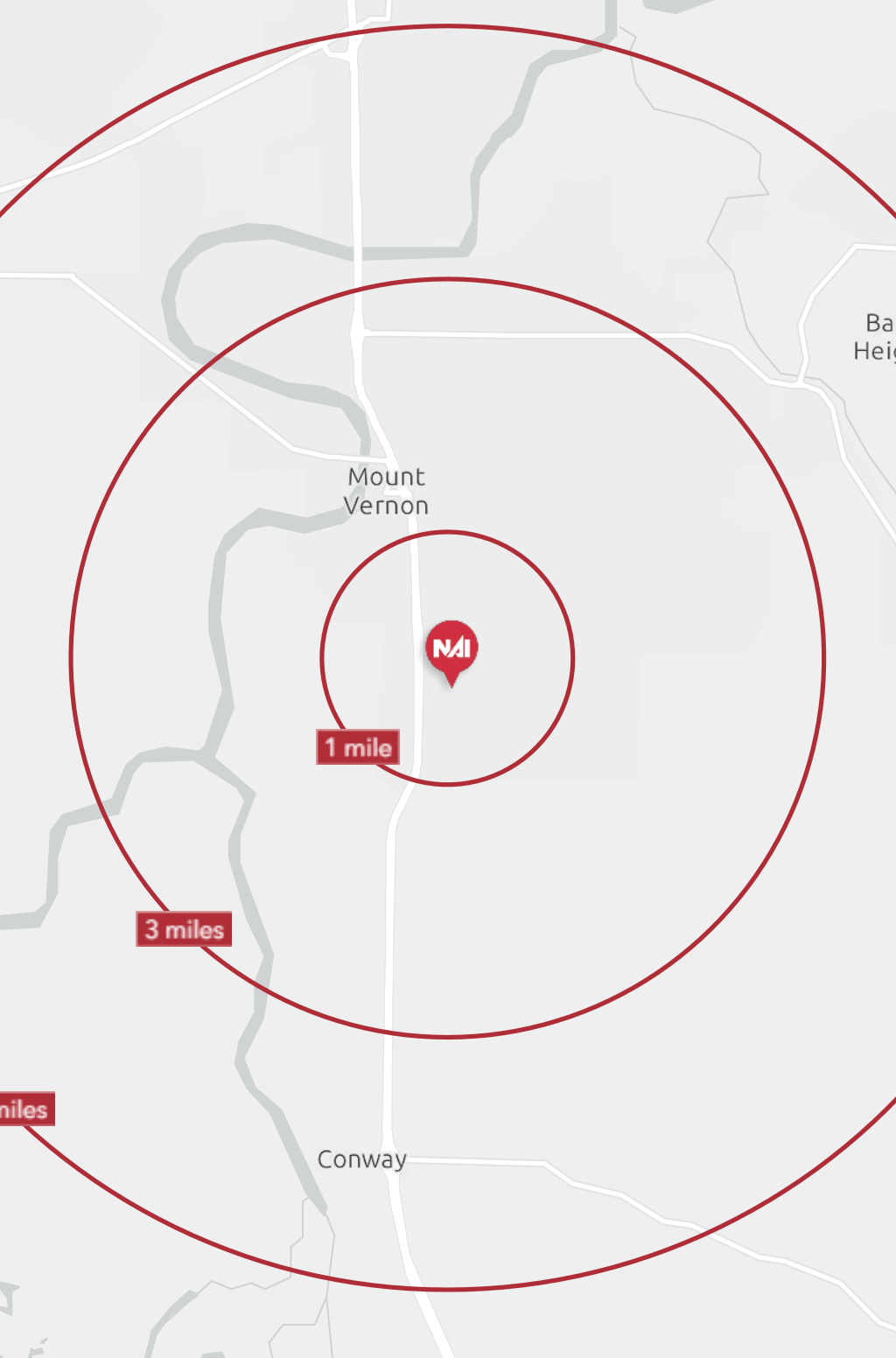
Skagit County occupies a strategic position along the Interstate 5 corridor between the Seattle metropolitan area and Vancouver, British Columbia. The county supports a diverse economy anchored by agriculture, food production, manufacturing, construction, maritime industries, healthcare, tourism, and regional distribution. Major transportation assets—including I-5, BNSF rail service, Skagit Regional Airport, and the Port of Anacortes—connect local businesses with markets throughout the Pacific Northwest and Western Canada. Skagit County's combination of industrial infrastructure, available land, and continued population growth supports long-term demand for commercial and industrial real estate.

CITY OVERVIEW

Located approximately 60 miles north of Seattle, Mount Vernon serves as the governmental, commercial, and service center of Skagit County. The city benefits from direct I-5 access and a central location within the broader Mount Vernon–Burlington commercial corridor, drawing customers and employees from throughout Skagit Valley. Its economy is supported by healthcare, manufacturing, agriculture, retail, professional services, and public-sector employment. Continued residential and commercial growth, together with Mount Vernon's regional accessibility, has strengthened the city's position as a destination for businesses seeking access to both Puget Sound and Canadian markets..

Nearby Amenities





Demographic Overview

	1 MILE	3 MILES	5 MILES
Population	4,323	34,780	50,125
Households	1,585	12,915	18,647
Median Age	40.5	38.4	39.3
Avg. HH Income	\$128,153	\$109,565	\$113,744
Median Home Value	\$107,088	\$82,534	\$87,647

1314 Anderson Road

MOUNT VERNON, WA

EXCLUSIVELY LISTED BY:

BLAKE STEDMAN

425 586 5621

bstedman@nai-psp.com

RICHARD ZHOU

425 586 5623

rzhou@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.