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## INFORMATION

### COMMERCIAL RETAIL SPACE AVAILABLE FOR CONCESSION SERVICES

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- Skagit Transit is seeking an experienced, capable and qualified concession business operator to occupy a 436 SF space designated the “Concession Area” at Skagit Station, 105 E. Kincaid St., Mount Vernon, WA. The Concession Area has been remodeled and includes a 160 SF adjacent room for storage, separate 100 amp electrical meter box, and phone/POS/data connections for exclusive use by the Concessionaire.
- Concessionaire will be granted an individual, exclusive right to sell quality coffee, espresso, other hot/cold beverages, pre-packaged and pre-prepared food to patrons of Skagit Station. Optional retail items may also be sold with Skagit Transit’s prior approval.
- In exchange for exclusive use of this space for a concession operation, Concessionaire shall pay Skagit Transit a monthly Concession License Fee. This fee is negotiable.
- Concessionaire is required to enter into a Concession License Agreement with Skagit Transit. Term and term extensions are negotiable. It is desired that the initial term be no less than one year.
- Concessionaire will be responsible for its own electricity, phone/data service, and shall provide all necessary NSF-approved equipment, supplies, inventory, personnel, and financing necessary to operate a first class concession.
- Skagit Transit provides for all other utilities at Skagit Station, security guard services, public restrooms, and janitorial services for all Common Areas. Concessionaire will be responsible for maintaining the Concession Area and removing trash and recyclables to the outside dumpsters.
- Seating is for general use by the public and not for sole use by the Concessionaire.
- Concessionaire is responsible to obtain a separate operating permit from the Skagit County Public Health Department to prepare and/or serve food to the public. All food must be from approved sources. All food requiring washing must be prepared in an approved location as there is no food preparation sink available.
- Prior to use of the Concession Area, Skagit Transit and the Concessionaire must pass the County’s pre-opening inspection which shall be coordinated and paid for by Skagit Transit.

Interested parties may submit written questions or inquiries to:

Skagit Transit  
Attn: Rhonda Wahlgren, CPPB  
600 County Shop Lane  
Burlington, WA 98233  
Fax: 360-757-8019  
E-mail: [rwahlgren@skagittransit.org](mailto:rwahlgren@skagittransit.org)

# Commercial Retail Space Available

## *Concession Services*

- **436 sf concessions & seating area**
- **160 sf of storage**
- **On-site security**
- **Close to downtown & newly remodeled**
- **Negotiable terms**

