

# LEARNED

COMMERCIAL, INC.

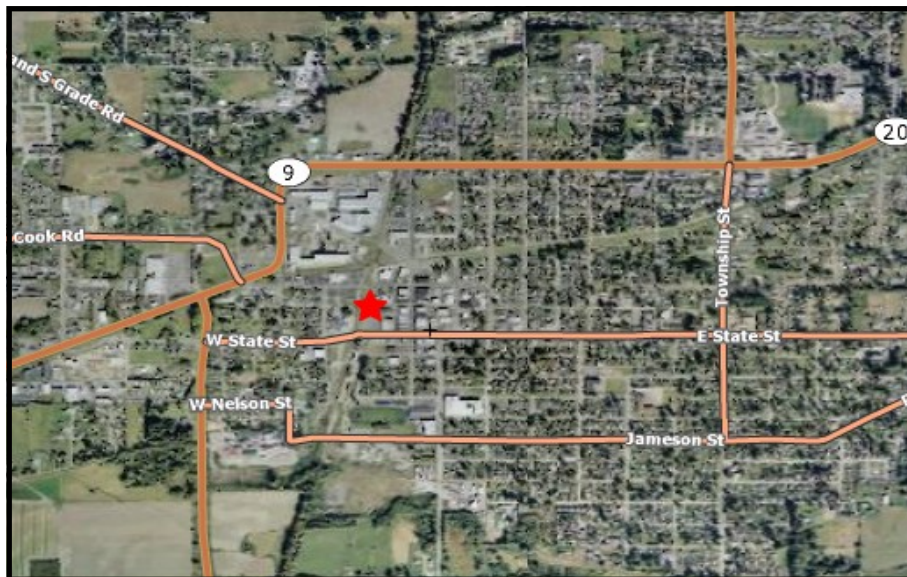
Providing Select Commercial Real Estate Services



## For Sale

### **Woodworth Building** 116 Woodworth Street Sedro Woolley, WA

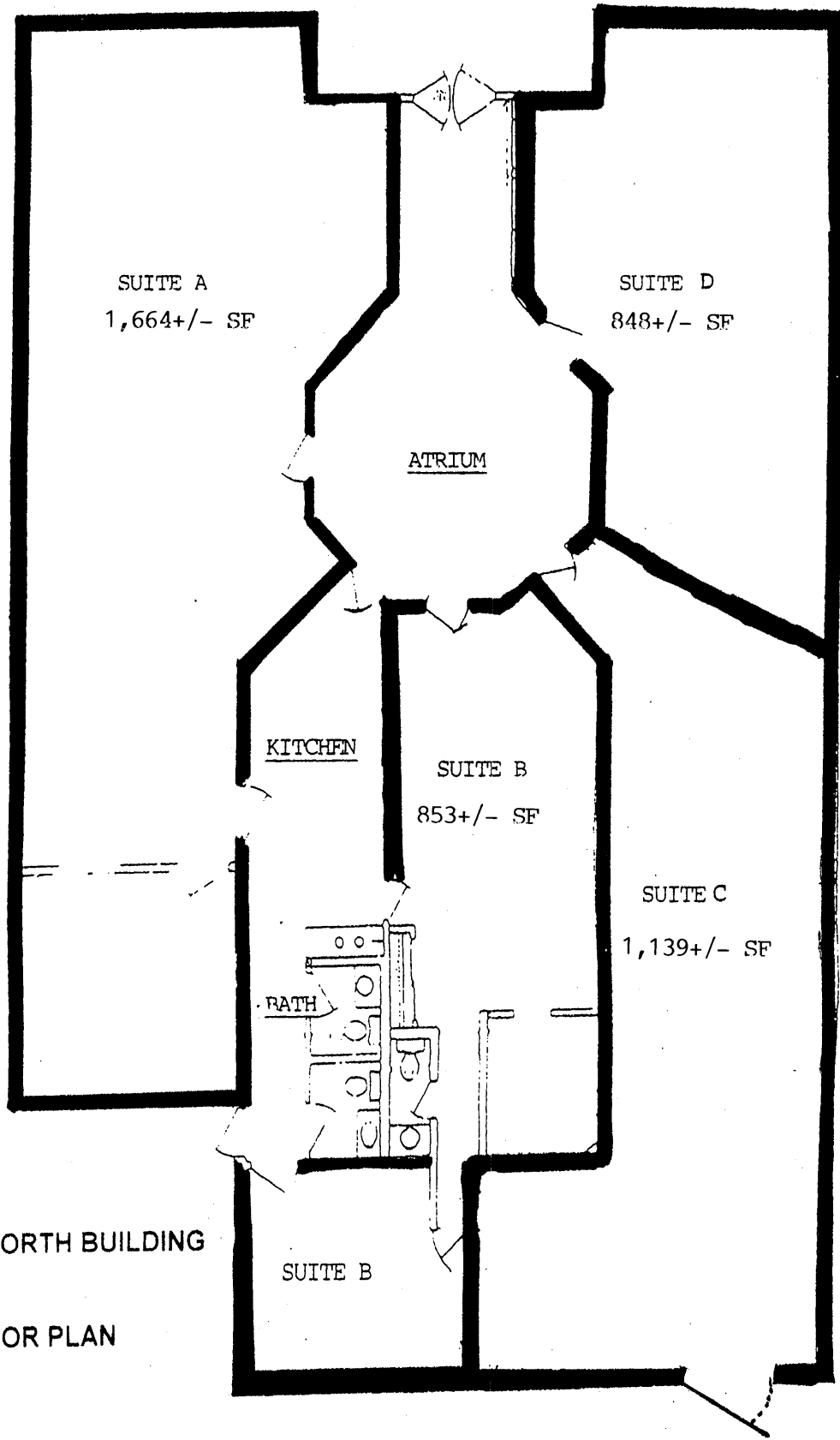
- ◆ 4,480+/- sf office/retail building
- ◆ .13 acre lot
- ◆ Common atrium and kitchen
- ◆ 600+/- sf dry and clean basement storage
- ◆ Across street from Sedro Woolley Post Office
- ◆ \$450,000



**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888    fx: 360-757-1850  
[clay@claylearned.com](mailto:clay@claylearned.com)

*All info deemed reliable however verification recommended*



WOODWORTH BUILDING  
FLOOR PLAN

**NOT TO SCALE**  
*This floor plan may not be 100% accurate – it is a representation only*

THE HUB OF SKAGIT COUNTY

SURVEY  
AF 961  
V19 P1

P109239

6

23	22	21	PLAT NO. 4177				P77483				
P77490			P77486				P77491				
P77489		P77488	20	19	18	17	16	15	14	13	12

P77469		P77470			P77471					
P77475		P77476			P77477			P77474		
24	23	22	21	20	19	18	17	16	15	

WOODWORTH STREET

EASTERN STR

1	2	3	4	5	6	7	8
P77501				P77502			

10	11	12	13
P77504			
P77505			

1	2	3	4
P77514			
P77516			
P77519			
P77520			
P77521			
24	23	22	21

4	5	6	7	8	9	10
P77517						
P77518						
20	19	18	17	16	15	

9

27	26	25	24	23	22	21	20	19
P77513				P77512				
P77511				P77507				

17	16	15	14
P77508			
P77509			
P77507			

78

SUPPLEMENTAL PLAT OF BLOCK 78  
SECOND ADDITION TO SEDRO  
PLAT NO.

6	7	8	9	10	
P76157					
16	15	14	13	12	11

P76152	1
P76153	2
P76154	3
P76155	4
P76156	5

METCALF STREET

1	2	3	4	5
P76159				
P76160				
P76161				

79

SECOND ADDITION TO  
PLAT NO. 415

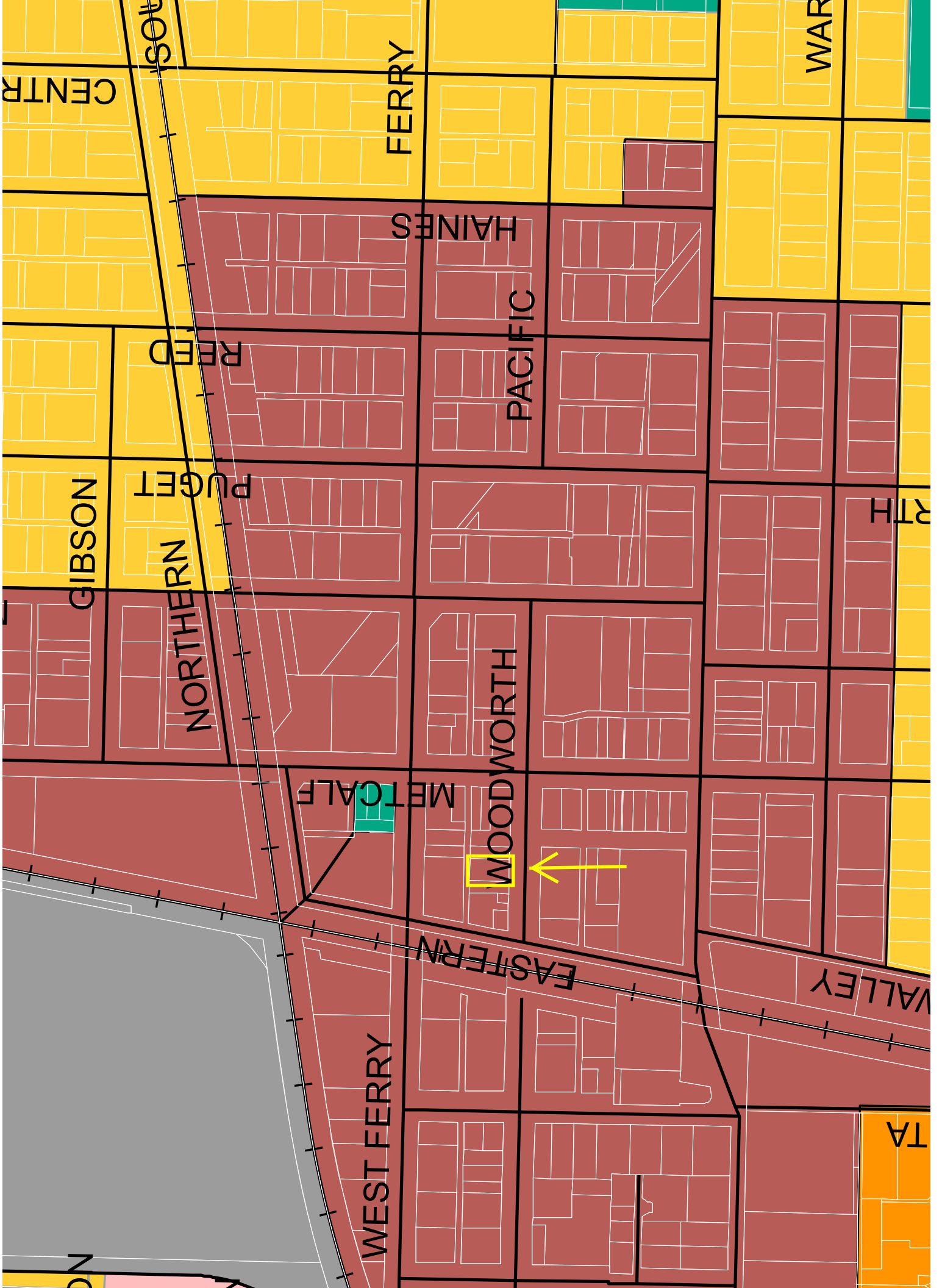
P76162		P76166			
P76163		P76164			
6	7	8	9	10	11

14	13	12	11	10
P77493				

4	5	6	7
P77496			
P77497			

10	9	8
P77498		

P105654



CENTRAL

SOUTH

FERRY

WAR

HAINES

PACIFIC

REED

GIBSON

PUGET

NORTHERN

12TH

WOODWORTH

METCALF

WEST FERRY

EASTERN

VALLEY

14TH



	units
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~~Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Ch. 17.36 for this zone. (Ord. 1484-04 § 7 (part), 2004)~~

## Chapter 17.24

### CENTRAL BUSINESS DISTRICT (CBD) ZONE

#### Sections:

- 17.24.010 Use restrictions.**
- 17.24.020 Bulk restrictions.**
- 17.24.030 Minimum lot size requirements.**
- 17.24.040 Hazardous waste.**
- 17.24.050 Parking.**

#### **17.24.010 Use restrictions.**

Use restrictions in the central business district shall be as follows:

##### A. Permitted Uses.

1. All forms of commerce; geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office use on the first floor, and retail compatible uses on the second floor;
2. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy. An exception from the buffering and fencing requirement exists for upper story residences in existing buildings in an area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south;
3. Parking lots serving any use; provided they are at the rear of a retail or commercial building, or facing a street other than Metcalf, Ferry, Woodworth, or State.
4. Quasi-public uses;
5. Public uses;
6. Public facilities.

##### B. Conditional Uses. All uses not permitted above.

C. Prohibited Uses: Adult entertainment establishments; heavy industrial uses as defined in 17.28; wireless communication towers. (Ord. 1451-03 § 3, 2003; Ord. 1312-98 § 1 (part); 1998: Ord. 1309-98 § 7, 1998: Ord. 1013 § 2.05.01, 1985)

#### **17.24.020 Bulk restrictions.**

Bulk restrictions in the central business district (CBD) shall be as follows:

##### A. Minimum setbacks: none; Maximum setback: ten feet if pedestrian features are included.

B. Maximum building height: thirty-five feet. Building height may be increased if the City Fire Department has a ladder truck and approved by the Fire Chief. (Ord. 1451-03 § 4; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.02, 1985)

#### **17.24.030 Minimum lot size requirements.**

Minimum lot size requirements in the central business district (CBD) shall be as follows:

##### A. Lot area: none;

B. Lot frontage on a street: twenty feet. (Ord. 1451-03 § 5; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.03, 1985)

#### **17.24.040 Hazardous waste.**

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1312-98 § 1 (part); 1998: Ord. 1063 § 4 (Exh. C § 2.05.04), 1988)

**17.24.050 Parking.**

A. Intent: To encourage the creation of a downtown parking district administered by the city. It would be authorized to collect in-lieu parking fees from new residential uses downtown and use that revenue, with any other revenue it generates, to manage a downtown parking district. The district may construct and maintain downtown parking for motor vehicles and bikes, lease parking, or otherwise monitor the provision of adequate parking and/or promotion of alternatives to driving.

B. The goal of the central business district is to create a pedestrian-friendly environment and to encourage commerce. Parking requirements in the downtown shall be as follows:

1. There shall be no off-street parking requirement for residential dwellings in association with a commercial or retail use in the Central Business District. New commercial or retail development may propose a shared parking arrangement to the planning director for review and approval. (Ord. 1451-03 § 6)

~~Chapter 17.28~~

~~INDUSTRIAL (I) ZONE~~

~~Sections:~~

- ~~17.28.005 Intent.~~
- ~~17.28.010 Use restrictions.~~
- ~~17.28.020 Bulk restrictions.~~
- ~~17.28.030 Minimum lot size requirements.~~
- ~~17.28.040 Screening requirements.~~
- ~~17.28.050 General regulations on uses and property.~~
- ~~17.28.060 Design review.~~

~~17.28.005 Intent.~~

~~The intent of the industrial zone is to provide appropriately located areas for manufacturing, warehousing, distribution, and office uses to enhance the city’s economic base in a manner that minimizes impacts to surrounding non-industrial zones. The standards recognize the market preferences and construction techniques characteristic of this type of use. Commercial, retail, and residential uses are permitted at a limited scale so as to preserve the majority of land in this category for industrial and business uses. (Ord. 1484-04 § 8 (part), 2004)~~

~~17.28.010 Use restrictions.~~

~~Use restrictions in the industrial (I) zone shall be as follows:~~

~~A. Permitted Uses.~~

- ~~1. Office parks, medical services wholesaling, and light manufacturing, processing, and industrial development;~~
- ~~2. Industrial equipment, supplies, services, including storage;~~
- ~~3. Agriculture;~~
- ~~4. Parking lots serving any use;~~
- ~~5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;~~



# Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	116 Woodworth St Sedro Woolley, WA 98284 Radius: 3.0 mile	116 Woodworth St Sedro Woolley, WA 98284 Radius: 5. mile	116 Woodworth St Sedro Woolley, WA 98284 Radius: 10. mile
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## 2008 Population

Total Population	16,167	28,074	79,730
Male Population	48.6%	49.4%	49.7%
Female Population	51.4%	50.6%	50.3%
Median Age	36.5	36.1	35.3

## 2008 Income

Median HH Income	\$51,000	\$52,275	\$53,318
Per Capita Income	\$22,950	\$22,839	\$23,772
Average HH Income	\$60,381	\$61,732	\$64,999

## 2008 Households

Total Households	5,939	10,129	28,607
Average Household Size	2.65	2.69	2.73
1990-2000 Annual Rate	2.35%	2.3%	2.47%

## 2008 Housing

Owner Occupied Housing Units	67.6%	68.8%	65.2%
Renter Occupied Housing Units	28.6%	27.4%	28.9%
Vacant Housing Units	3.8%	3.9%	5.9%

## Population

1990 Population	11,165	19,107	51,816
2000 Population	14,209	24,336	68,836
2008 Population	16,167	28,074	79,730
2013 Population	17,823	31,156	88,209
1990-2000 Annual Rate	2.44%	2.45%	2.88%
2000-2008 Annual Rate	1.58%	1.75%	1.8%
2008-2013 Annual Rate	1.97%	2.11%	2.04%

In the identified market area, the current year population is 79,730. In 2000, the Census count in the market area was 68,836. The rate of change since 2000 was 1.8 percent annually. The five-year projection for the population in the market area is 88,209, representing a change of 2.04 percent annually from 2008 to 2013. Currently, the population is 49.7 percent male and 50.3 percent female.

## Households

1990 Households	4,132	7,007	19,564
2000 Households	5,214	8,799	24,968
2008 Households	5,939	10,129	28,607
2013 Households	6,551	11,239	31,584
1990-2000 Annual Rate	2.35%	2.3%	2.47%
2000-2008 Annual Rate	1.59%	1.72%	1.66%
2008-2013 Annual Rate	1.98%	2.1%	2%

The household count in this market area has changed from 24,968 in 2000 to 28,607 in the current year, a change of 1.66 percent annually. The five-year projection of households is 31,584, a change of 2 percent annually from the current year total. Average household size is currently 2.73, compared to 2.69 in the year 2000. The number of families in the current year is 19,878 in the market area.

## Housing

Currently, 65.2 percent of the 30,390 housing units in the market area are owner occupied; 28.9 percent, renter occupied; and 5.9 percent are vacant. In 2000, there were 26,176 housing units— 63.3 percent owner occupied, 31.2 percent renter occupied and 5.5 percent vacant. The rate of change in housing units since 2000 is 1.83 percent. Median home value in the market area is \$281,608, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.31 percent annually to \$315,723. From 2000 to the current year, median home value changed by 8.62 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$24,970	\$26,304	\$28,051
2000 Median HH Income	\$39,221	\$40,689	\$42,151
2008 Median HH Income	\$51,000	\$52,275	\$53,318
2013 Median HH Income	\$59,813	\$60,707	\$61,388
1990-2000 Annual Rate	4.62%	4.46%	4.16%
2000-2008 Annual Rate	3.23%	3.08%	2.89%
2008-2013 Annual Rate	3.24%	3.04%	2.86%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$11,127	\$11,393	\$13,296
2000 Per Capita Income	\$17,924	\$18,517	\$20,033
2008 Per Capita Income	\$22,950	\$22,839	\$23,772
2013 Per Capita Income	\$25,831	\$25,639	\$27,063
1990-2000 Annual Rate	4.88%	4.98%	4.18%
2000-2008 Annual Rate	3.04%	2.58%	2.1%
2008-2013 Annual Rate	2.39%	2.34%	2.63%
<b>Average Household Income</b>			
1990 Average Household Income	\$29,613	\$30,713	\$34,725
2000 Average Household Income	\$47,667	\$50,204	\$54,298
2008 Average HH Income	\$60,381	\$61,732	\$64,999
2013 Average HH Income	\$68,104	\$69,473	\$74,285
1990-2000 Annual Rate	4.88%	5.04%	4.57%
2000-2008 Annual Rate	2.91%	2.54%	2.2%
2008-2013 Annual Rate	2.44%	2.39%	2.71%

### Households by Income

Current median household income is \$53,318 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$61,388 in five years. In 2000, median household income was \$42,151, compared to \$28,051 in 1990.

Current average household income is \$64,999 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$74,285 in five years. In 2000, average household income was \$54,298, compared to \$34,725 in 1990.

Current per capita income is \$23,772 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,063 in five years. In 2000, the per capita income was \$20,033, compared to \$13,296 in 1990.

### Population by Employment

Total Businesses	698	1,404	4,973
Total Employees	4,049	8,164	31,834

Currently, 94.4 percent of the civilian labor force in the identified market area is employed and 5.6 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.5 percent of the civilian labor force, and unemployment will be 5.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 65.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 52.2 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 29.4 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.9 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 24.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.3 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 27.9 percent were high school graduates only (29.6 percent in the U.S.)
- 10.3 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.0 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)