



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Lease

**510 E. College Way
Mount Vernon, WA**

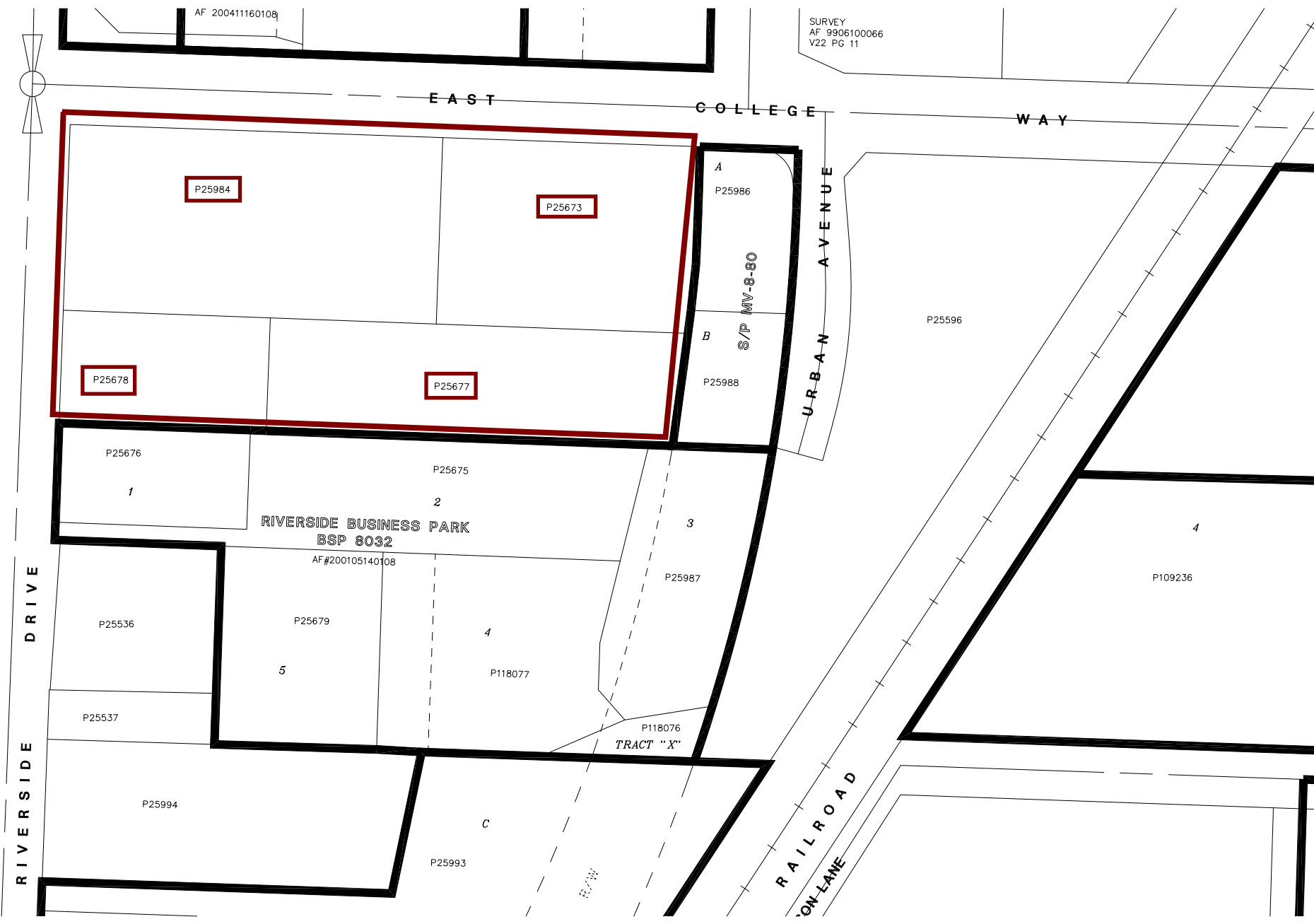
- ◆ 15,300+/- sf retail space
- ◆ Complete space renovation 2008—Ready to Move In.
- ◆ 1 block east of I-5 exit 227 at intersection of Riverside Drive and College Way
- ◆ 47,600+/- sf building. Updated 2009 with new facing, signage and parking lot seal/stripping
- ◆ Tenants include Century 21, Dollar Plus, and JoAnn Fabric and Crafts
- ◆ Monument sign
- ◆ Ample parking
- ◆ \$12 psf/yr NNN



CLAY LEARNED

108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
www.claylearned.com

All info deemed reliable however verification recommended



P25984

P25673

P25678

P25677

P25676

1

P25675

2

RIVERSIDE BUSINESS PARK
BSP 8032

AF#200105140108

P25536

P25679

5

4

P118077

P25537

P25994

C

P25993

A
P25986

B
P25988

S/P MV-8-80

P25596

3

P25987

4

P109236

P118076

TRACT "X"

AF 200411160108

SURVEY
AF 9906100066
V22 PG 11

EAST COLLEGE WAY

RIVERSIDE DRIVE

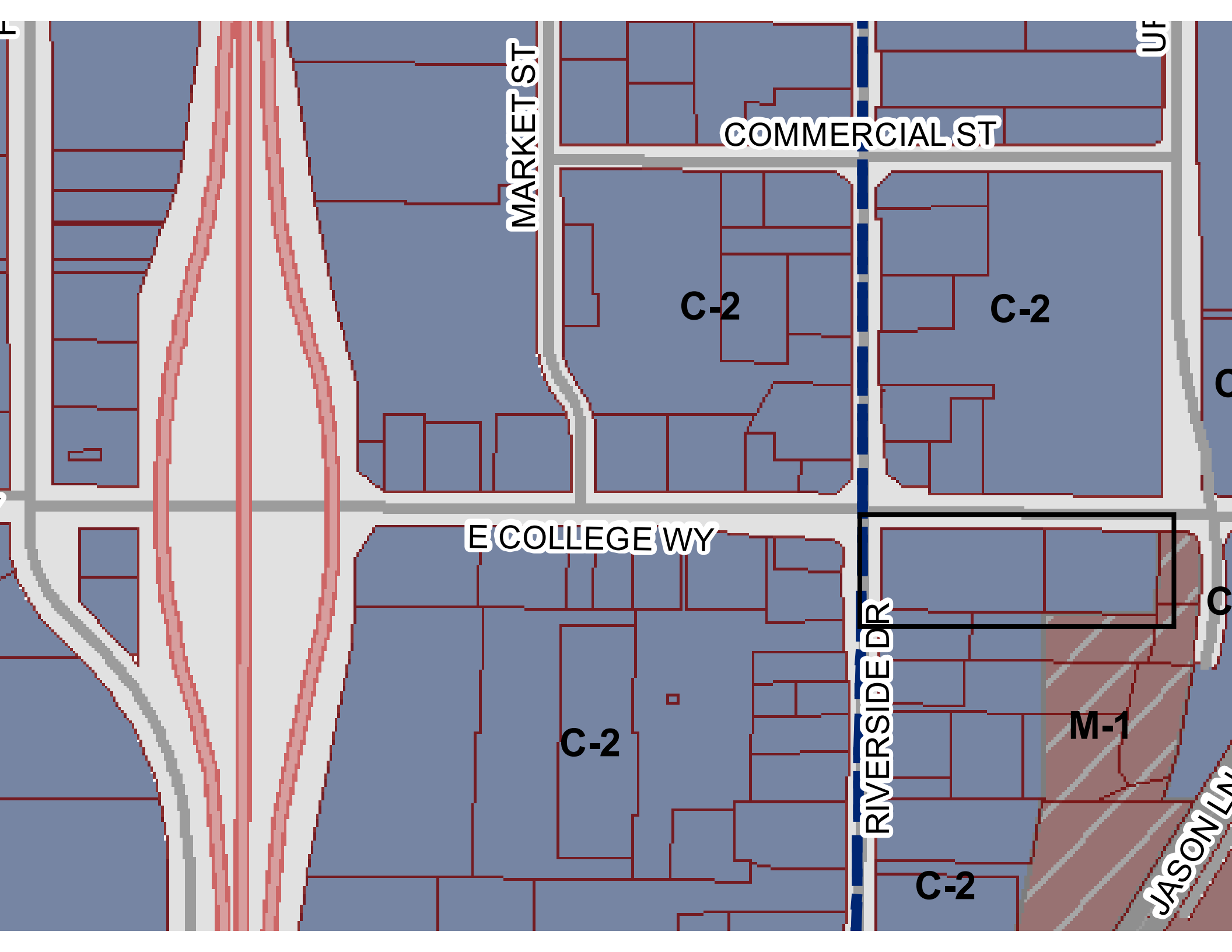
URBAN AVENUE

RAILROAD
ON-LANE

MOUNT VERNON RETAIL CORE

1. I-5 Exit 227
2. College Way/Hwy 538
3. Riverside Drive
4. Burlington Northern/
Santa Fe RR
5. **Mount Vernon Center**
Northwest Multiple
Listing Service
Dept of Labor &
Industries
Value Village
Urban Fitness
Aaron Rents &
Others
6. El Gitano Restaurant
7. JoAnn Fabrics
Dollar Store
Stupid Prices
Century 21
8. **Skagit Valley Square**
Rite Aid
Rent-A-Center
Hallmark
Starbucks
Dollar Tree
Denney's
Horizon Bank
Wells Fargo Bank
Jack-in-the-Box
9. Goodwill
Woodmonsters
The Learning Ladder
10. Office Depot
Petco
Frontier Bank
Round Table Pizza
Taco Time/Pizza Hut
11. Safeway/Safeway Gas
Subway
People's Bank
Blockbuster
Schuck's
12. Super Wal Mart
13. Best Western
Cottontree Inn &
Convention Center
14. Lowe's
15. Blade Chevrolet & RV
Center
16. Old Downtown





MARKET ST

COMMERCIAL ST

UF

C-2

C-2

E COLLEGE WY

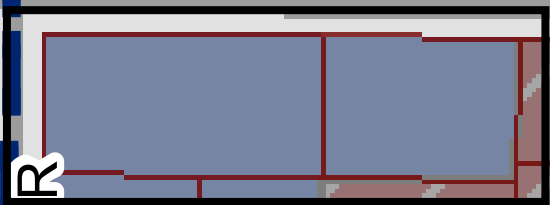
RIVERSIDE DR

C-2

M-1

C-2

JASON LN



Chapter 17.48
C-2 GENERAL COMMERCIAL DISTRICT

Sections:

17.48.010	Intent.
17.48.020	Permitted uses.
17.48.025	Accessory uses.
17.48.030	Prohibited uses.
17.48.040	Conditional uses.
17.48.050	Lot area and width.
17.48.060	Setbacks.
17.48.070	Building height.
17.48.080	Landscaping.
17.48.090	Parking.
17.48.100	Signs.
17.48.110	Site plan review.

17.48.010 Intent.

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.020 Permitted uses.

Permitted primary uses in the C-2 district are as follows:

- A. Commercial uses:
1. Retail stores;
 2. Personal services;
 3. Offices, banks, and financial institutions;
 4. Hotels, motels and lodging houses;
 5. Eating and drinking establishments;
 6. Theaters, bowling alleys, skating rinks and other entertainment uses;
 7. Laundry and dry cleaning pickup stations;
 8. Outside sales of vehicles, boats, mobile homes or equipment;
 9. Drive-in banks and eating establishments;
 10. Gasoline service stations and automobile repair garages;
 11. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than 1,000 feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than 1,000 feet from any public or private school, church, or public park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property of the land use from which the proposed use is to be separated; and,
 12. Day nurseries.

- B. Public and quasi-public uses:
 - 1. Governmental buildings, including fire and police stations and administrative offices; and,
 - 2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings.
- C. Other uses specifically permitted:
 - 1. Printing operations;
 - 2. Upholstery and furniture repair shops;
- D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;
- E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the Hearing Examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the City Building Code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;
- F. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3315, 2006; Ord. 3193 § 20, 2004; Ord. 3167 § 2, 2004; Ord. 3015 § 8, 2000; Ord. 2688, 1995; Ord. 2631 § 3, 1994; Ord. 2598 § 5, 1994; Ord. 2594 § 2, 1994; Ord. 2531 § 14, 1993; Ord. 2352, 1989).

17.48.025 Accessory uses.

Permitted accessory uses in the C-2 district include:

- A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use;
- B. Each primary building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line;
- C. Mini-storage facilities; and,
- D. Commercial or public parking garages and/or commercial or public surface parking.
- E. Card Room.
(Ord. 3315, 2006; Ord. 3193 § 21, 2004; Ord. 3015 § 10, 2000; Ord. 3014 § 11, 2000; Ord. 2644 § 2, 1995).

17.48.070 Building height.

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 10, 2001).

17.48.080 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.090 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.100 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.110 Site plan review.

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION
 T R I P S S Y S T E M
 ANNUAL TRAFFIC REPORT

STATE ROUTE	STATE ROUTE MILEPOST	LOCATION	FUNCT COUPL	CLASS	TRUCK PERCENTAGES			AVERAGE DAILY TRAFFIC VOLUME			
					SNGL	DBL	TRIPLE	TOTAL	2005 UNITS	2006 UNITS	2007 UNITS
STATE ROUTE NO 538 MAINLINE SR 5/MT VERNON TO SR 9											
538	000.00	AT SR 5*BEG ROUTE		2				20000*	19000*	19000	18000
538	000.06	AFTER JCT SR 5 NB RAMP WYE CONNS		2				28000*	28000*	28000	27000
538	001.27	BEFORE JCT LA VENTURE RD		2				21000*	20000*	21000	21000
538	001.27	AFTER JCT LA VENTURE RD		2				16000	15000*	16000*	16000
538	002.28	BEFORE JCT WAUGH*MARTIN RDS		2				11000	9500*	10000	9800
538	002.28	AFTER JCT WAUGH*MARTIN RDS		2				8400	7600*	8100	7800
538	003.56	BEFORE JCT SR 9 ROUNDABOUT		2				6900	6300	6700	7300*
STATE ROUTE NO 539 MAINLINE SR 5/BELLINGHM TO CANADA											
539	000.00	AT SR 5 SB*BEG ROUTE		1							34000*
539	000.86	AFTER JCT KELLOGG RD		1					32000*	33000	31000
539	001.73	BEFORE JCT HORTON RD		1				23000	22000*	23000	21000
539	001.73	AFTER JCT HORTON RD		1				23000	21000*	22000	20000
539	002.48	BEFORE JCT KELLY RD		1				21000	21000*	21000	20000
539	003.50	BEFORE JCT SMITH RD		1				19000*	19000	19000	18000
539	004.50	BEFORE JCT AXTON RD		1				18000*	18000*	18000	17000
539	005.00	AFTER JCT E LAUREL RD		1				17000*	17000*	18000	17000
539	006.00	AFTER JCT TEN MILE RD		1					16000*	16000	15000
539	007.51	BEFORE JCT SR 544*W POLE RD		1				15000	15000*	15000	14000
539	007.51	AFTER JCT SR 544*W POLE RD		1				15000	16000*	16000	15000
539	010.80	BEFORE JCT FRONT ST		1				14000	16000*	16000	15000
539	010.80	AFTER JCT FRONT ST		1				12000	12000*	12000	12000
539	012.54	BEFORE JCT SR 546*BADGER RD		1					10000*	10000	9700
539	012.54	AFTER JCT SR 546*BADGER RD		1				4300	4300*	4300	4100
539	014.55	AFTER JCT H ST RD		1				2700	3500*	3500	3400

* BASED ON ACTUAL COUNT
 + SOURCE OF TRUCK PERCENTAGES



Executive Summary

Learned Commercial, Inc.

510 E College Way, Mount Vernon, WA, 98273 48.435809, -122.333520 48.435809, -122.333520 48.435809, -122.333520
 Site Type: Ring Radius: 3 Miles Radius: 5 Miles Radius: 10 Miles

2009 Population

Total Population	42,998	53,132	83,665
Male Population	49.6%	49.7%	49.5%
Female Population	50.4%	50.3%	50.5%
Median Age	32.2	33.8	36.6

2009 Income

Median HH Income	\$50,944	\$53,099	\$54,184
Per Capita Income	\$22,100	\$22,986	\$24,011
Average HH Income	\$61,855	\$63,778	\$65,076

2009 Households

Total Households	15,048	18,839	30,488
Average Household Size	2.79	2.76	2.70

2009 Housing

Owner Occupied Housing Units	57.0%	60.1%	62.1%
Renter Occupied Housing Units	38.0%	34.7%	30.2%
Vacant Housing Units	5.0%	5.3%	7.7%

Population

1990 Population	26,217	33,616	54,523
2000 Population	36,398	45,674	71,501
2009 Population	42,998	53,132	83,665
2014 Population	46,216	57,016	89,943
1990-2000 Annual Rate	3.34%	3.11%	2.75%
2000-2009 Annual Rate	1.82%	1.65%	1.71%
2009-2014 Annual Rate	1.45%	1.42%	1.46%

In the identified market area, the current year population is 83,665. In 2000, the Census count in the market area was 71,501. The rate of change since 2000 was 1.71 percent annually. The five-year projection for the population in the market area is 89,943, representing a change of 1.46 percent annually from 2009 to 2014. Currently, the population is 49.5 percent male and 50.5 percent female.

Households

1990 Households	10,190	12,976	20,891
2000 Households	13,014	16,483	26,344
2009 Households	15,048	18,839	30,488
2014 Households	16,127	20,159	32,720
1990-2000 Annual Rate	2.48%	2.42%	2.35%
2000-2009 Annual Rate	1.58%	1.45%	1.59%
2009-2014 Annual Rate	1.39%	1.36%	1.42%

The household count in this market area has changed from 26,344 in 2000 to 30,488 in the current year, a change of 1.59 percent annually. The five-year projection of households is 32,720, a change of 1.42 percent annually from the current year total. Average household size is currently 2.70, compared to 2.67 in the year 2000. The number of families in the current year is 21,070 in the market area.

Housing

Currently, 62.1 percent of the 33,035 housing units in the market area are owner occupied; 30.2 percent, renter occupied; and 7.7 percent are vacant. In 2000, there were 28,253 housing units—62.7 percent owner occupied, 30.6 percent renter occupied and 6.8 percent vacant. The rate of change in housing units since 2000 is 1.7 percent. Median home value in the market area is \$251,444, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.87 percent annually to \$304,015. From 2000 to the current year, median home value changed by 6 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



510 E College Way, Mount Vernon, WA,
98273

48.435809, -122.333520

48.435809, -122.333520

48.435809, -122.333520

Site Type: Ring

Radius: 3 Miles

Radius: 5 Miles

Radius: 10 Miles

Median Household Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Median HH Income	\$27,734	\$29,065	\$28,536
2000 Median HH Income	\$40,015	\$41,871	\$42,759
2009 Median HH Income	\$50,944	\$53,099	\$54,184
2014 Median HH Income	\$54,601	\$57,327	\$58,232
1990-2000 Annual Rate	3.73%	3.72%	4.13%
2000-2009 Annual Rate	2.64%	2.6%	2.59%
2009-2014 Annual Rate	1.4%	1.54%	1.45%

Per Capita Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Per Capita Income	\$13,521	\$14,203	\$13,853
2000 Per Capita Income	\$18,946	\$20,283	\$20,723
2009 Per Capita Income	\$22,100	\$22,986	\$24,011
2014 Per Capita Income	\$22,886	\$23,771	\$24,786
1990-2000 Annual Rate	3.43%	3.63%	4.11%
2000-2009 Annual Rate	1.68%	1.36%	1.6%
2009-2014 Annual Rate	0.7%	0.67%	0.64%

Average Household Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Average Household Income	\$34,462	\$36,383	\$35,840
2000 Average Household Income	\$51,772	\$55,187	\$55,684
2009 Average HH Income	\$61,855	\$63,778	\$65,076
2014 Average HH Income	\$64,230	\$66,127	\$67,273
1990-2000 Annual Rate	4.15%	4.25%	4.5%
2000-2009 Annual Rate	1.94%	1.58%	1.7%
2009-2014 Annual Rate	0.76%	0.73%	0.67%

Households by Income

Current median household income is \$54,184 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$58,232 in five years. In 2000, median household income was \$42,759, compared to \$28,536 in 1990.

Current average household income is \$65,076 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$67,273 in five years. In 2000, average household income was \$55,684, compared to \$35,840 in 1990.

Current per capita income is \$24,011 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,786 in five years. In 2000, the per capita income was \$20,723, compared to \$13,853 in 1990.

Population by Employment

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Total Businesses	2,460	2,823	3,759
Total Employees	24,195	29,407	38,366

Currently, 91.1 percent of the civilian labor force in the identified market area is employed and 8.9 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 64.4 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:

- 54.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.9 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 26.5 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 78.0 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 23.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 26.9 percent were high school graduates only (29.8 percent in the U.S.)
- 10.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)