



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Lease

**1015 Riverside Drive
Mount Vernon, WA**

- ◆ 720+/- sf office with three offices
- ◆ 992+/- sf heated warehouse
- ◆ M-1 Zoning Code—Light Manufacturing
- ◆ In the vicinity of the controlled intersection of Riverside Drive and Fir Street
- ◆ Adjacent to Skagit Farmers Supply/Cenex
- ◆ \$1,000.00 per mo NNN

CLAY LEARNED

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clay@claylearned.com

All info deemed reliable however verification recommended

17.56.091 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3315. (Ord. 3014 § 24, 2000).

17.56.100 Setbacks.

Minimum setback requirements in the C-L district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3429 § 111, 2008).

17.56.110 Building height.

Building height in the C-L district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 11, 2001).

17.56.120 Landscaping.

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2864 § 12, 1998).

17.56.130 Parking.

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2864 § 13, 1998).

17.56.140 Signs.

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2864 § 14, 1998).

17.56.150 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. 2864 § 15, 1998).

Chapter 17.57

M-1 LIGHT MANUFACTURING AND COMMERCIAL DISTRICT

Sections:

- 17.57.010 Intent.
- 17.57.020 Permitted uses.
- 17.57.023 Accessory uses.
- 17.57.025 Special uses.
- 17.57.030 Performance standards – Violation deemed nuisance.
- 17.57.040 Storage yard requirements.
- 17.57.050 Setbacks.
- 17.57.051 *Repealed.*
- 17.57.060 Building height.
- 17.57.070 Landscaping.
- 17.57.080 Parking.
- 17.57.090 Signs.
- 17.57.100 Site plan review.

17.57.010 Intent.

The intent of this chapter is to provide areas for commercial establishments which require a limited retail contact with the public as well as incidental shop work, storage or light manufacturing. (Ord. 3315, 2006; Ord. 2352, 1989).

17.57.020 Permitted uses.

Permitted primary uses in the M-1 district shall include:

- A. Automobile service stations if access is available from a principal arterial, automobile repair garages, car washes, open used car sales lots for vehicles in operating condition;
- B. Retail markets;
- C. Buildings for the rental of frozen food lockers;
- D. Upholstery and furniture repair shops;
- E. Retail hay, grain and feed or garden supplies and equipment;
- F. Retail lumber and building materials;
- G. Contractors’ offices and shops;
- H. Warehouses and distribution facilities;
- I. Restaurants;
- J. Transportation system terminals;
- K. Veterinary clinics;
- L. Buildings or developments necessary for the operation of a public utility;
- M. 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;

17.57.023

N. Public and private vocational and technical schools;

O. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed;

P. Other industrial uses which have similar environmental influences. (Ord. 3315, 2006; Ord. 2594 § 3, 1994; Ord. 2352, 1989).

17.57.023 Accessory uses.

A. 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; and

B. Card room. (Ord. 3429 § 112, 2008).

17.57.025 Special uses.

Uses permitted by a special use permit in M-1 districts shall include:

A. Emergency shelter for the homeless; provided 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 additional 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. (Ord. 3315, 2006; Ord. 2966 § 9, 1999; Ord. 2598 § 7, 1994).

17.57.030 Performance standards – Violation deemed nuisance.

All commercial business uses are permitted in this district, provided their performance is of such nature that they do not inflict upon the surrounding residential, commercial or M-2 areas smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting such

areas. The maximum permissible limits of these detrimental effects shall be defined in this section, and upon exceeding these limits shall be considered a nuisance and declared in violation of the regulations of this zoning title and shall be ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

B. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

C. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

D. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

E. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

F. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

G. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers of other natural drainage systems. (Ord. 3349 § 3, 2007).

17.57.040 Storage yard requirements.

A. Storage yards and outdoor storage areas in the M-1 district shall be surrounded by a fence or wall at least six feet high. This fence or wall shall be sight-obscuring on the side of any property fac-



Executive Summary

Prepared by Marshall Learned

1015 Riverside Drived
 1015 Riverside Dr, Mount Vernon, WA, 98273
 Ring: 5, 10, 15 Miles

Latitude: 48.429579
 Longitude: -122.335402

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	53,621	84,916	130,897
Male Population	49.7%	49.6%	49.7%
Female Population	50.3%	50.4%	50.3%
Median Age	33.9	36.6	38.3
2010 Income			
Median HH Income	\$52,965	\$53,141	\$55,370
Per Capita Income	\$22,640	\$23,315	\$24,421
Average HH Income	\$62,682	\$62,951	\$64,959
2010 Households			
Total Households	19,031	30,879	48,552
Average Household Size	2.76	2.70	2.65
2010 Housing			
Owner Occupied Housing Units	59.9%	62.3%	62.8%
Renter Occupied Housing Units	34.7%	30.8%	28.8%
Vacant Housing Units	5.4%	6.9%	8.4%
Population			
1990 Population	33,056	54,833	88,665
2000 Population	45,023	71,756	111,828
2010 Population	53,621	84,916	130,897
2015 Population	57,039	90,213	138,634
1990-2000 Annual Rate	3.14%	2.73%	2.35%
2000-2010 Annual Rate	1.72%	1.66%	1.55%
2010-2015 Annual Rate	1.24%	1.22%	1.16%

In the identified market area, the current year population is 130,897. In 2000, the Census count in the market area was 111,828. The rate of change since 2000 was 1.55 percent annually. The five-year projection for the population in the market area is 138,634, representing a change of 1.16 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	12,770	20,863	33,302
2000 Households	16,230	26,298	41,527
2010 Households	19,031	30,879	48,552
2015 Households	20,210	32,786	51,430
1990-2000 Annual Rate	2.43%	2.34%	2.23%
2000-2010 Annual Rate	1.57%	1.58%	1.54%
2010-2015 Annual Rate	1.21%	1.21%	1.16%

The household count in this market area has changed from 41,527 in 2000 to 48,552 in the current year, a change of 1.54 percent annually. The five-year projection of households is 51,430, a change of 1.16 percent annually from the current year total. Average household size is currently 2.65, compared to 2.64 in the year 2000. The number of families in the current year is 34,108 in the market area.

Housing

Currently, 62.8 percent of the 53,015 housing units in the market area are owner occupied; 28.8 percent, renter occupied; and 8.4 percent are vacant. In 2000, there were 44,800 housing units - 63.9 percent owner occupied, 28.8 percent renter occupied and 7.3 percent vacant. The rate of change in housing units since 2000 is 1.66 percent. Median home value in the market area is \$261,795, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.62 percent annually to \$328,078. From 2000 to the current year, median home value changed by 5.13 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median HH Income	\$29,103	\$28,354	\$29,056
2000 Median HH Income	\$41,916	\$42,636	\$44,365
2010 Median HH Income	\$52,965	\$53,141	\$55,370
2015 Median HH Income	\$60,222	\$60,513	\$62,681
1990-2000 Annual Rate	3.72%	4.16%	4.32%
2000-2010 Annual Rate	2.31%	2.17%	2.19%
2010-2015 Annual Rate	2.6%	2.63%	2.51%
Per Capita Income			
1990 Per Capita Income	\$14,267	\$13,810	\$13,661
2000 Per Capita Income	\$20,324	\$20,638	\$21,176
2010 Per Capita Income	\$22,640	\$23,315	\$24,421
2015 Per Capita Income	\$26,086	\$26,970	\$28,178
1990-2000 Annual Rate	3.6%	4.1%	4.48%
2000-2010 Annual Rate	1.06%	1.2%	1.4%
2010-2015 Annual Rate	2.87%	2.96%	2.9%
Average Household Income			
1990 Average Household Income	\$36,489	\$35,849	\$35,924
2000 Average Household Income	\$55,324	\$55,563	\$56,355
2010 Average HH Income	\$62,682	\$62,951	\$64,959
2015 Average HH Income	\$72,454	\$72,948	\$75,012
1990-2000 Annual Rate	4.25%	4.48%	4.61%
2000-2010 Annual Rate	1.23%	1.23%	1.4%
2010-2015 Annual Rate	2.94%	2.99%	2.92%

Households by Income

Current median household income is \$55,370 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,681 in five years. In 2000, median household income was \$44,365, compared to \$29,056 in 1990.

Current average household income is \$64,959 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,012 in five years. In 2000, average household income was \$56,355, compared to \$35,924 in 1990.

Current per capita income is \$24,421 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,178 in five years. In 2000, the per capita income was \$21,176, compared to \$13,661 in 1990.

Population by Employment

Total Businesses	2,849	3,956	5,805
Total Employees	27,764	37,994	50,923

Currently, 89.2 percent of the civilian labor force in the identified market area is employed and 10.8 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.0 percent of the civilian labor force, and unemployment will be 9.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 63.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.7 percent were in the Armed Forces.

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

- 55.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 24.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 12.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.3 percent were high school graduates only (29.6 percent in the U.S.)
- 11.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.9 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

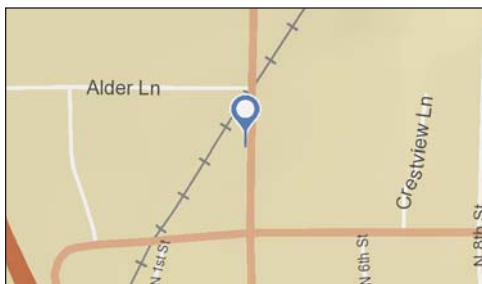
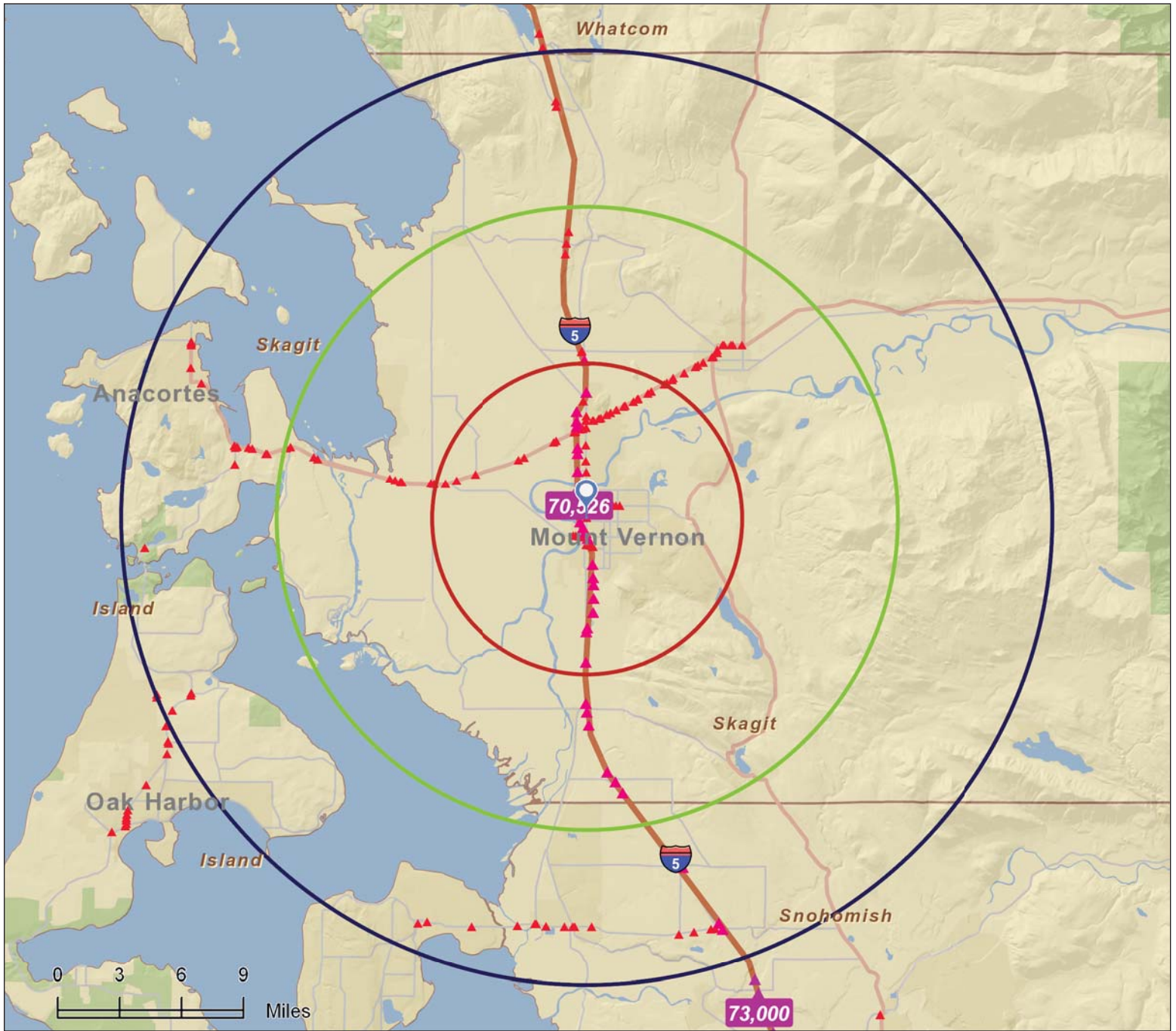
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Traffic Count Map

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

