



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

For Lease

**11075 Gundersen Lane
Burlington, WA**

- ◆ 2009+/- sf office/retail building
- ◆ Formerly operated as daycare
- ◆ Zoned URC-I: Urban Rural Commercial Industrial
- ◆ Located at controlled intersection of SR 20 and Gundersen Lane
- ◆ Ample parking
- ◆ \$10 psf/yr NNN



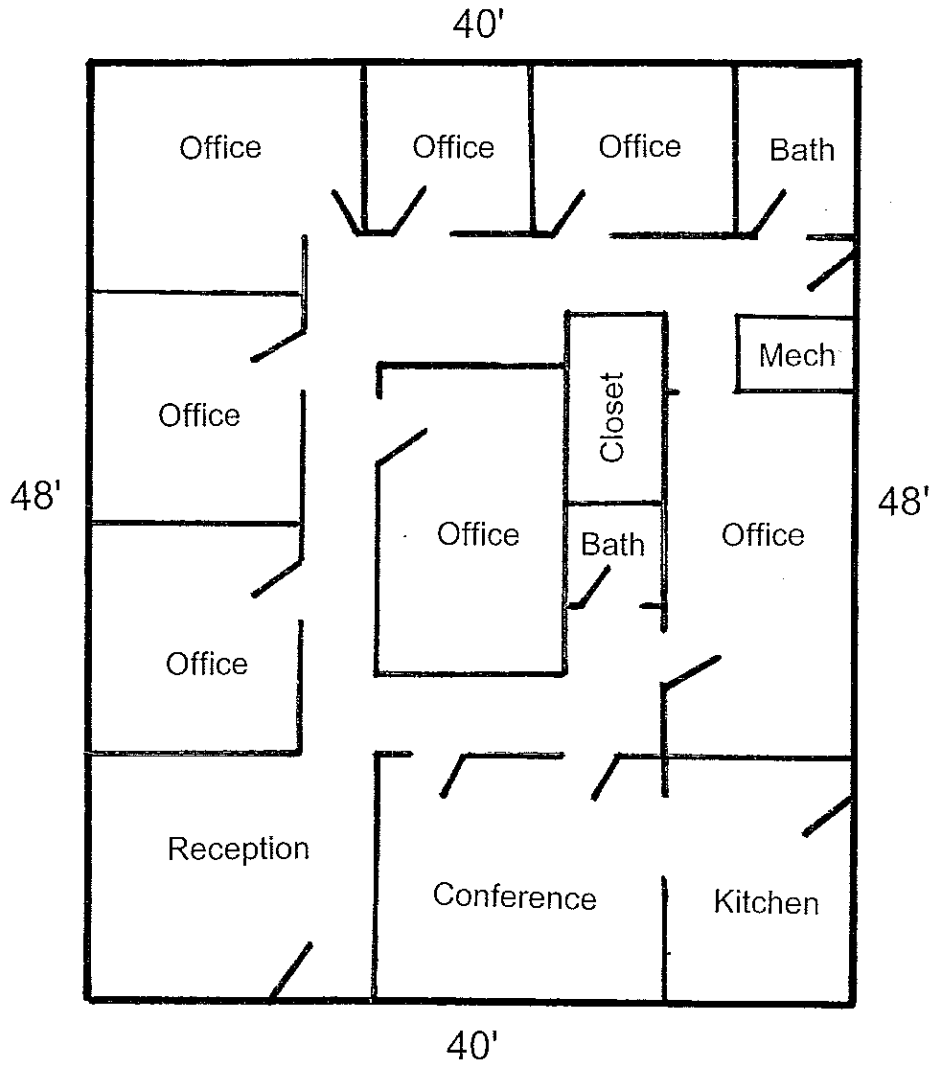
CLAY LEARNED

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

All info deemed reliable however verification recommended

FLOOR PLAN

11075 Gundersen Lane
Burlington, Washington



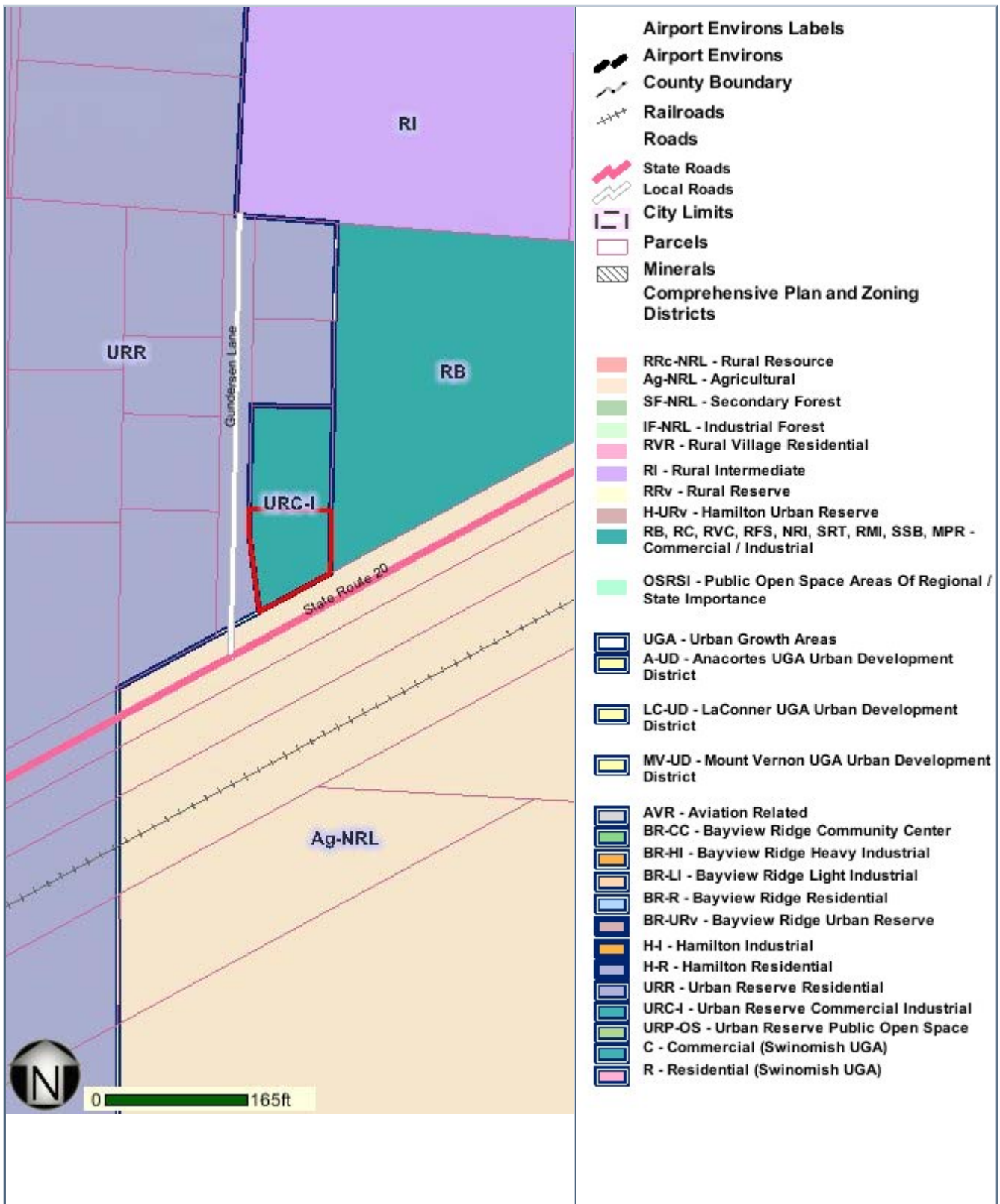
Area Calculation:

$40' \times 48' = 1,920 \text{ sf}$

Scale: 1" = 10'

Note: Interior Not to Scale

Skagit County GIS Map



Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale:

1 inch = 165 Feet
(1 inch = 0.0 Miles)

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial district is to allow for limited commercial, industrial, or other nonresidential uses of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of urban services and/or utilities. The Urban Reserve Commercial-Industrial district is also intended to reserve the remainder of the land for more intensive urban commercial/industrial development in the future. More intensive development than that allowed under the Urban Reserve Commercial-Industrial district will require annexation to the appropriate jurisdiction or will require approval of an urban reserve development permit pursuant to SCC [14.16.910](#).

(2) Permitted Uses.

- (a) Art galleries and studios.
- (b) Business offices.
- (c) Community club/grange hall.
- (d) Family day care provider.
- (e) Gasoline service stations and automobile repair garages conducted inside a building.
- (f) Historic sites open to the public.
- (g) Indoor or outdoor storage facilities, excluding unlicensed and inoperable vehicles.
- (h) Kennel, day-use.
- (i) Loft living quarters above store fronts.
- (j) Mini-storage.
- (k) Minor public uses.
- (l) Natural resource support services, including office uses and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and repair of equipment and supplies for natural resource industries.
- (m) Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (n) Owner operator/caretaker quarters accessory to primary use.
- (o) Pre-school.
- (p) Professional offices.
- (q) Production, repair, and servicing of specialized tools and equipment.
- (r) Provision of services, including professional, management, consulting, construction, and repair services.

- (s) Restaurants.
 - (t) Retail and wholesale nurseries/greenhouses.
 - (u) Small animal clinic/hospital.
 - (v) Small retail and service businesses.
 - (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
 - (x) Warehouses and distribution and wholesale uses.
- (3) Administrative Special Uses.
- (a) Active recreational facilities.
 - (b) Expansion of existing major public uses up to 3,000 square feet.
 - (c) Kennels.
 - (i) Boarding kennel.
 - (ii) Limited kennel.
 - (d) Large animal clinic/hospital.
 - (e) Minor utility developments.
 - (f) Parks, specialized recreational facility.
 - (g) Personal wireless services towers, subject to SCC [14.16.720](#).
 - (h) Race track, indoor.
 - (i) Temporary events.
 - (j) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Church.
 - (b) Group care facility.
 - (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (d) Major utility developments.
 - (e) Storage of unlicensed/inoperable vehicles.

(5) Dimensional Standards. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC [14.16.910](#), in which case the development standards, any design review standards, landscaping, parking, and signage standards from the applicable city code in whose UGA the project is located shall apply.

(a) Setbacks, Primary and Accessory Structure.

(i) Front: 35 feet.

(ii) Side and rear: None on interior lot lines adjacent to other commercial designations. On lot lines adjacent to other land use designations: side: 15 feet; rear: 20 feet.

(b) Setbacks from NRL lands shall be provided per SCC [14.16.810](#)(7).

(c) Maximum height: 40 feet.

(i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC [14.16.720](#).

(d) Maximum Size Limits. Total gross building area of primary and accessory uses shall not exceed 5,000 square feet of new construction per parcel, calculated on a cumulative basis after August 26, 2003, unless the owner has obtained an urban reserve development permit pursuant to SCC [14.16.910](#).

(e) Minimum lot size: 5 acres or 1/128th of section; unless the owner has obtained an urban reserve development permit, pursuant to SCC [14.16.910](#). No variances to this minimum lot size requirement shall be granted. Existing lots smaller than this minimum lot size shall be subject to the provisions of SCC [14.16.850](#), lot certification.

(f) Maximum lot coverage: 50%.

(6) Infrastructure Development Standards. Subdivisions of land, building permits, and land use actions which are allowed by this Section shall meet those development standards for infrastructure established by Chapter [14.18](#) SCC and applicable generally to land outside the unincorporated UGAs and the following additional requirements:

(a) If public water service is available, as a condition of any development approval in the unincorporated UGA, the property owner shall obtain a certificate of water availability for the proposed use from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28](#) SCC, Appendix A (Minimum Fire Flow Design Standards).

(b) Any short plat, subdivision, binding site plan, or other subdivision of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve development permit shall contain a notation on the face of the short plat, subdivision, binding site plan, or other subdivision of land that identifies an area within the parcel where structures are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.

(i) This area of restriction may be modified administratively, at the request of the property owner, without requiring an amendment to the short plat, subdivision, binding site plan, or other subdivision of land.

(ii) The County shall consult with the city in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the development regulations and planning documents of the city in whose UGA the property is located.

(iii) The note on the face of the short plat, subdivision, binding site plan, or other subdivision of land shall specify that when the property is further subdivided for urban densities and land uses and when dedication of rights-of-way for roads and utilities is completed as part of that future subdivision and urban development approval, the permanent structures restriction contained in the initial short plat, subdivision, binding site plan, or other subdivision of land shall expire and shall be replaced with that future dedication.

(c) Nothing in this Section shall preclude Skagit County from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific development on a case-by-case basis, pursuant to SEPA, special studies, or other requirements and standards, under the process for approval provided in Skagit County development regulations for all developments. Skagit County shall consider applicable municipalities' capital facilities plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by County ordinance.

(d) Maximum Wastewater Output. The proposed use or expansion added since August 26, 2003, shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a structure or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit County. The County shall not permit a nonresidential development in this zone that exceeds 20 fixture units, unless the proposed use and associated wastewater generation is approved pursuant to an urban reserve development permit.

(e) In accordance with the Growth Management Act and the Skagit County Comprehensive Plan, cities are the units of local government most able to provide urban services, including services necessary to treat wastewater in this district. In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate city government.

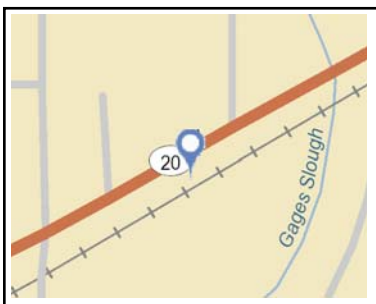
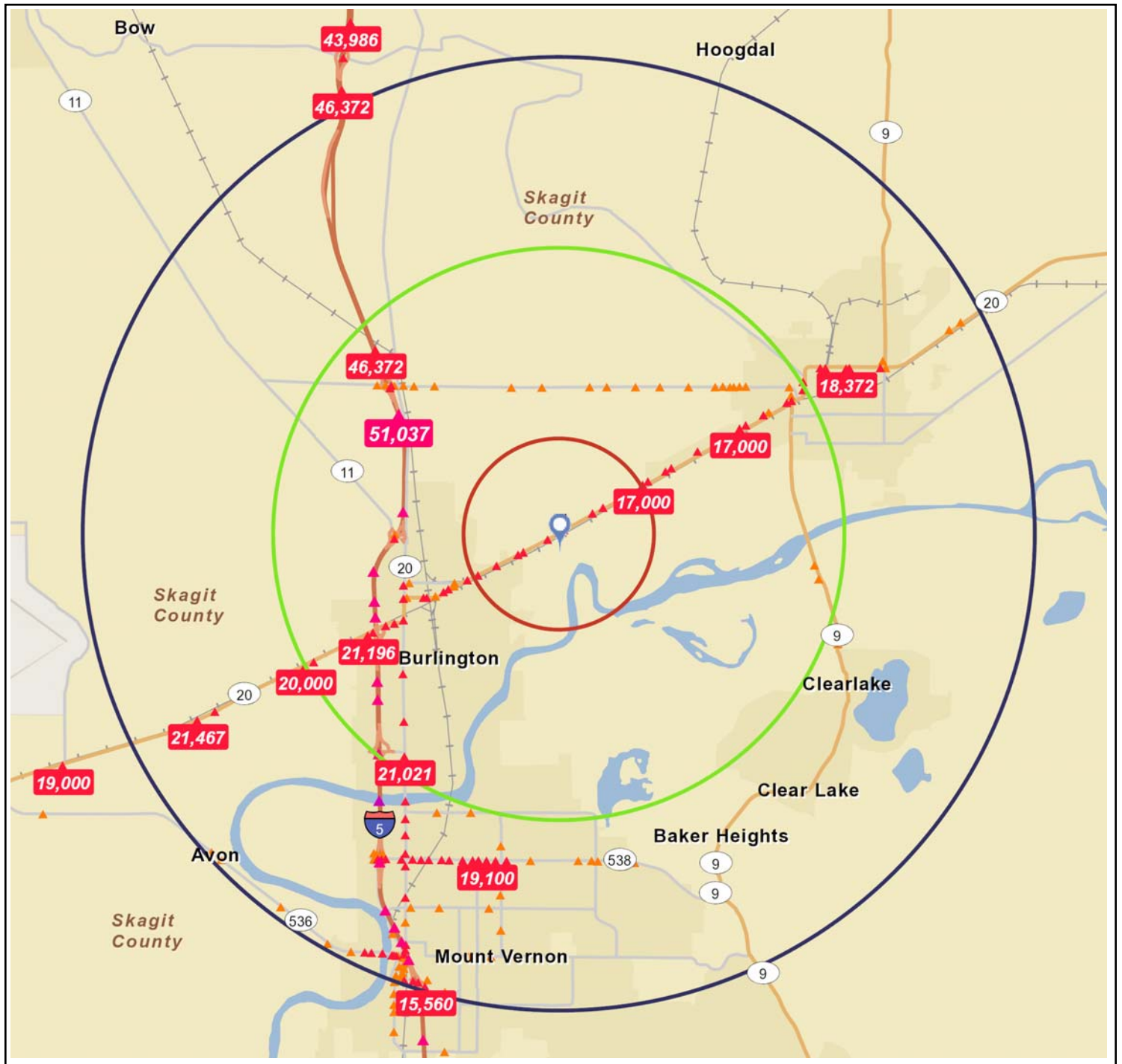
(7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the uses served by that parking.

(8) Additional requirements related to this zone are found in SCC [14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R zones), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit County Code. (Ord. O20090010 Atch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)



11075 Gunderson Road
 11075 Gundersen Ln, Burlington, WA 98233-8711
 Ring: 1, 3, 5 Miles

Latitude: 48.485153
 Longitude: -122.300262



- 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



Source: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®



11075 Gundersen Ln, Burlingt...

Latitude: 48.485153

Longitude: -122.300262

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
2010 Population			
Total Population	16,602	58,309	82,548
Male Population	49.8%	49.4%	49.7%
Female Population	50.2%	50.6%	50.3%
Median Age	35.1	33.8	35.9
2010 Income			
Median HH Income	\$53,045	\$51,586	\$52,779
Per Capita Income	\$22,099	\$21,829	\$22,914
Average HH Income	\$60,664	\$59,855	\$62,290
2010 Households			
Total Households	5,973	20,884	29,764
Average Household Size	2.70	2.74	2.72
2010 Housing			
Owner Occupied Housing Units	58.0%	59.9%	63.0%
Renter Occupied Housing Units	37.0%	35.4%	30.9%
Vacant Housing Units	5.1%	4.6%	6.2%
Population			
1990 Population	10,052	36,160	52,841
2000 Population	13,090	49,202	69,792
2010 Population	16,602	58,309	82,548
2015 Population	17,970	61,920	87,681
1990-2000 Annual Rate	2.68%	3.13%	2.82%
2000-2010 Annual Rate	2.35%	1.67%	1.65%
2010-2015 Annual Rate	1.6%	1.21%	1.21%

In the identified market area, the current year population is 82,548. In 2000, the Census count in the market area was 69,792. The rate of change since 2000 was 1.65 percent annually. The five-year projection for the population in the market area is 87,681, representing a change of 1.21 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	3,835	13,873	19,959
2000 Households	4,749	17,830	25,355
2010 Households	5,973	20,884	29,764
2015 Households	6,468	22,146	31,592
1990-2000 Annual Rate	2.16%	2.54%	2.42%
2000-2010 Annual Rate	2.26%	1.55%	1.58%
2010-2015 Annual Rate	1.61%	1.18%	1.2%

The household count in this market area has changed from 25,355 in 2000 to 29,764 in the current year, a change of 1.58 percent annually. The five-year projection of households is 31,592, a change of 1.2 percent annually from the current year total. Average household size is currently 2.72, compared to 2.69 in the year 2000. The number of families in the current year is 20,694 in the market area.

Housing

Currently, 63.0 percent of the 31,720 housing units in the market area are owner occupied; 30.9 percent, renter occupied; and 6.2 percent are vacant. In 2000, there were 26,562 housing units - 63.6 percent owner occupied, 31.0 percent renter occupied and 5.4 percent vacant. The rate of change in housing units since 2000 is 1.75 percent. Median home value in the market area is \$238,045, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.42 percent annually to \$295,450. From 2000 to the current year, median home value changed by 5.05 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.



11075 Gundersen Ln, Burlingt...

Latitude: 48.485153

Longitude: -122.300262

Ring: 3, 5, 10 Miles

	3 miles radius	5 miles radius	10 miles radius
Median Household Income			
1990 Median HH Income	\$28,144	\$27,752	\$28,275
2000 Median HH Income	\$41,624	\$40,839	\$42,302
2010 Median HH Income	\$53,045	\$51,586	\$52,779
2015 Median HH Income	\$59,396	\$58,383	\$59,916
1990-2000 Annual Rate	3.99%	3.94%	4.11%
2000-2010 Annual Rate	2.39%	2.31%	2.18%
2010-2015 Annual Rate	2.29%	2.51%	2.57%
Per Capita Income			
1990 Per Capita Income	\$12,081	\$13,156	\$13,448
2000 Per Capita Income	\$18,963	\$19,214	\$20,335
2010 Per Capita Income	\$22,099	\$21,829	\$22,914
2015 Per Capita Income	\$25,172	\$25,136	\$26,445
1990-2000 Annual Rate	4.61%	3.86%	4.22%
2000-2010 Annual Rate	1.5%	1.25%	1.17%
2010-2015 Annual Rate	2.64%	2.86%	2.91%
Average Household Income			
1990 Average Household Income	\$31,921	\$34,125	\$35,195
2000 Average Household Income	\$51,906	\$52,189	\$55,083
2010 Average HH Income	\$60,664	\$59,855	\$62,290
2015 Average HH Income	\$69,254	\$69,090	\$72,028
1990-2000 Annual Rate	4.98%	4.34%	4.58%
2000-2010 Annual Rate	1.53%	1.35%	1.21%
2010-2015 Annual Rate	2.68%	2.91%	2.95%

Households by Income

Current median household income is \$52,779 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$59,916 in five years. In 2000, median household income was \$42,302, compared to \$28,275 in 1990.

Current average household income is \$62,290 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$72,028 in five years. In 2000, average household income was \$55,083, compared to \$35,195 in 1990.

Current per capita income is \$22,914 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$26,445 in five years. In 2000, the per capita income was \$20,335, compared to \$13,448 in 1990.

Population by Employment

Currently, 88.6 percent of the civilian labor force in the identified market area is employed and 11.4 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 90.5 percent of the civilian labor force, and unemployment will be 9.5 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, 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:

- 55.0 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)
- 26.2 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 3.7 percent worked at home. The average travel time to work in 2000 was 24.3 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:

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