



LEARNED

COMMERCIAL, INC.

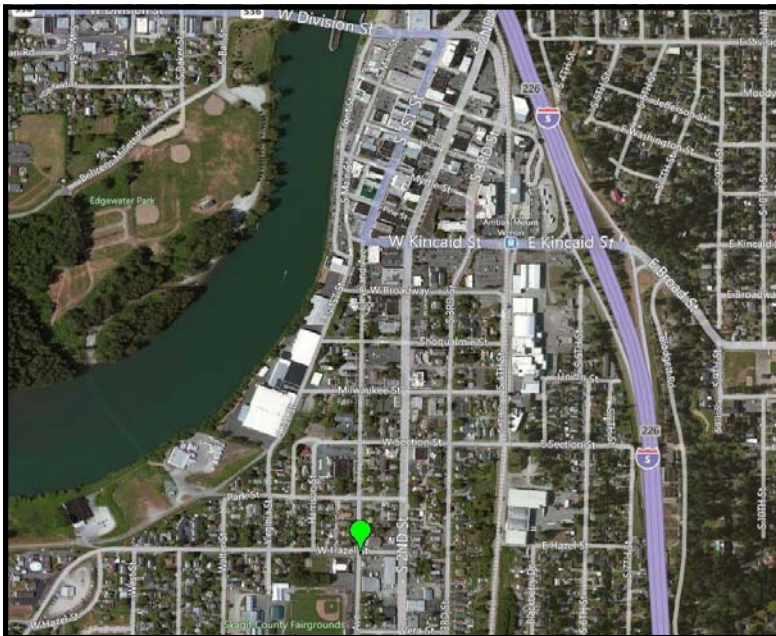
Providing Select Commercial Real Estate Services



For Sale

1405 S. 2nd Street
1414 Cleveland
Mount Vernon, WA

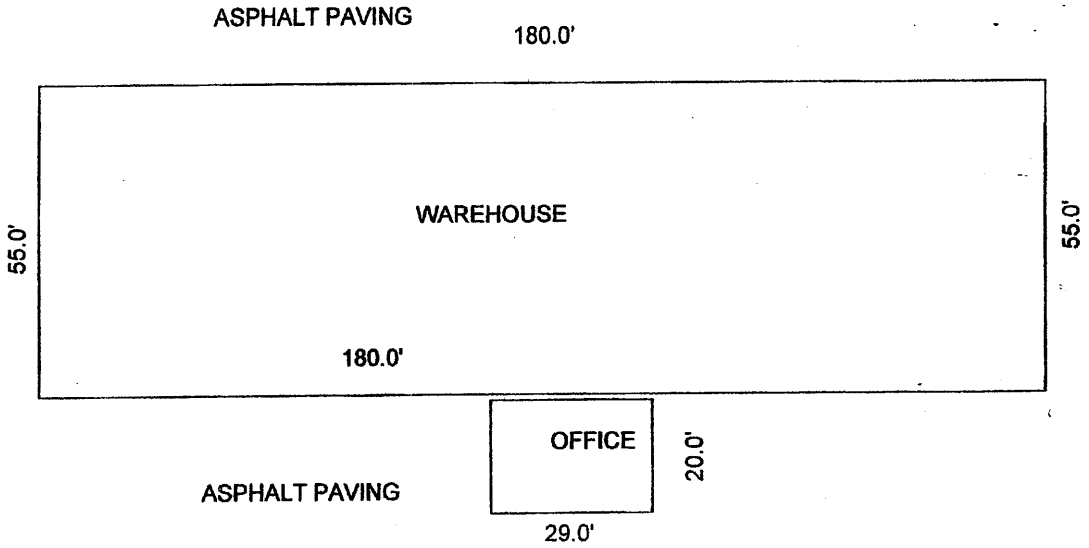
- ◆ 1405 S 2nd: 10,480+/- sf building on .43 acres
- ◆ 1414 Cleveland: 8,480+/- sf building on .54 acres
- ◆ Each building has both warehouse space and retail/office space.
- ◆ Located south end of downtown Mount Vernon core
- ◆ \$1,350,000



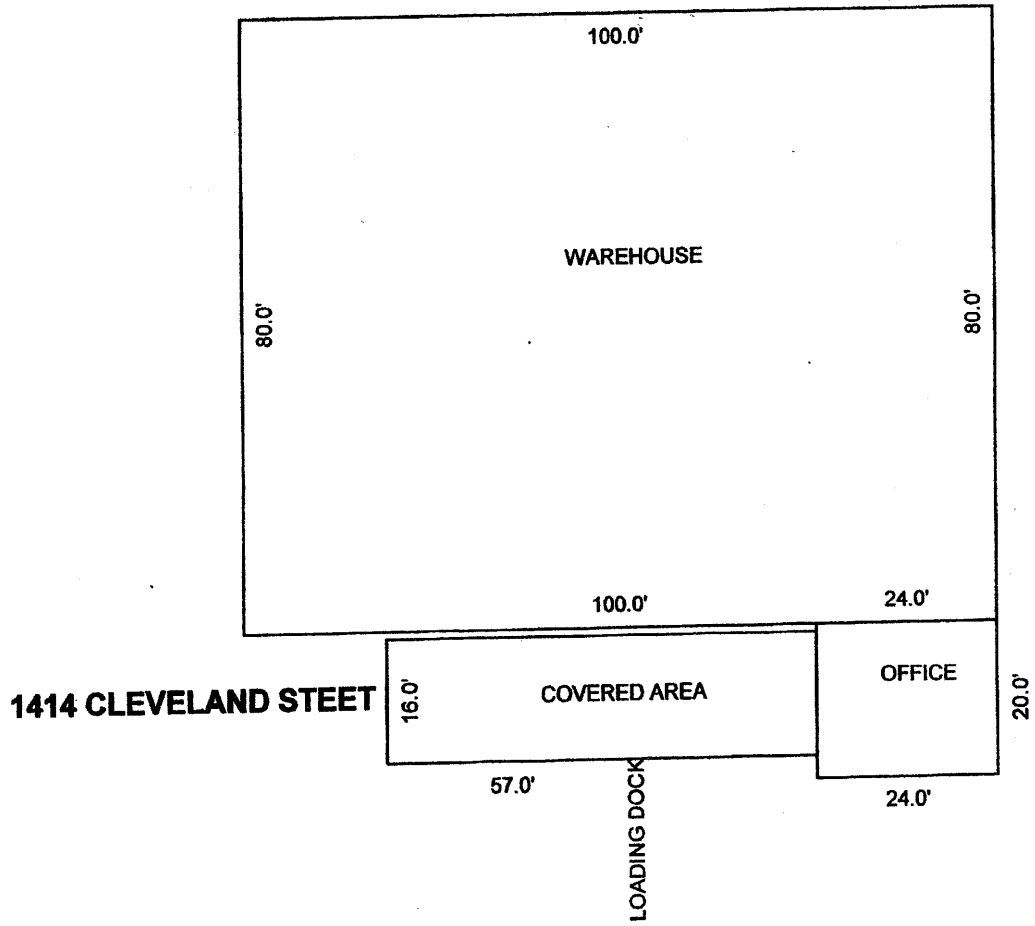
CLAY LEARNED

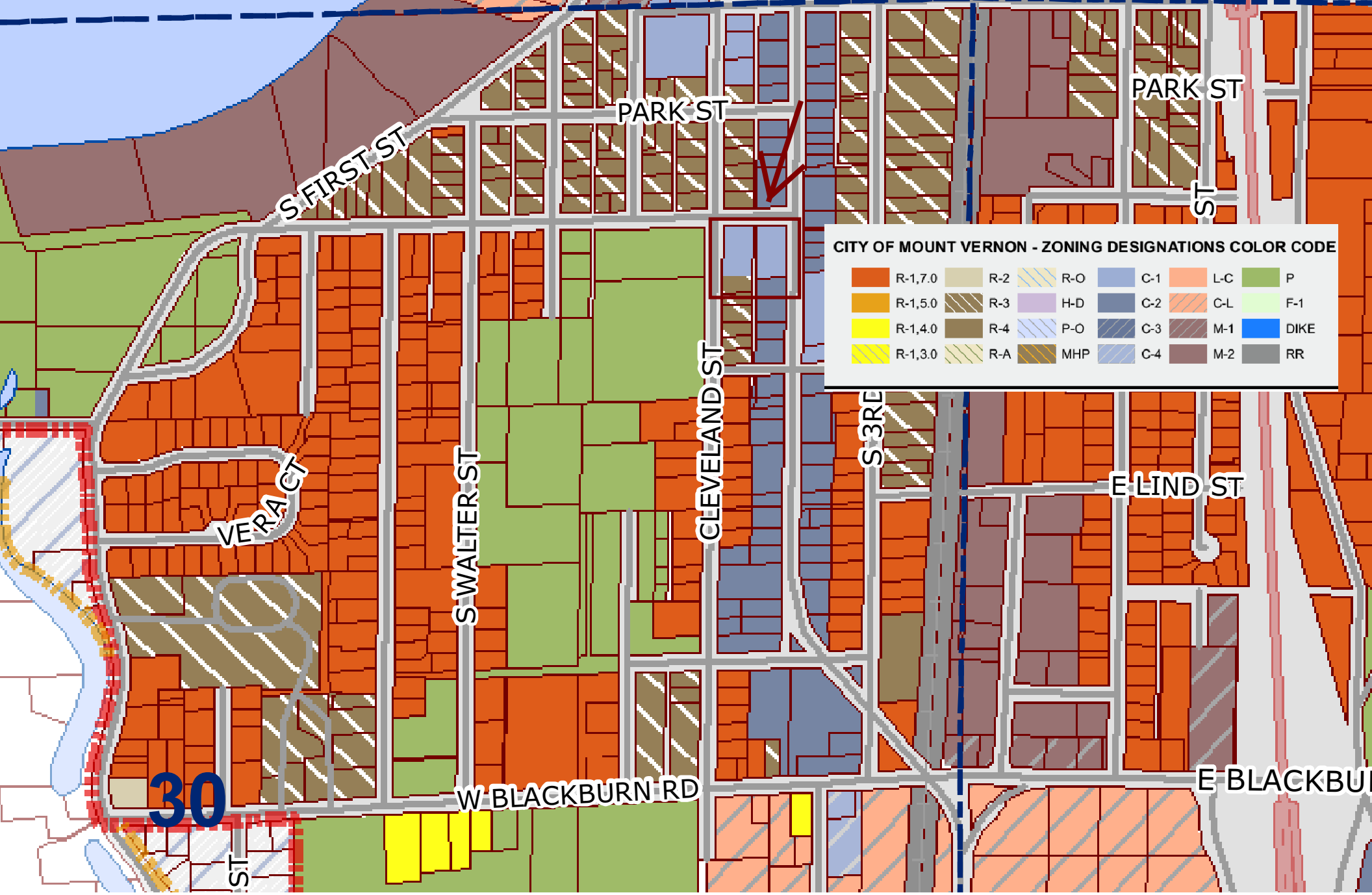
108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended



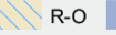
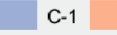

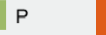


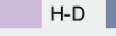
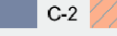
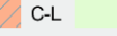
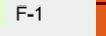
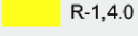

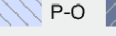
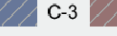
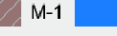




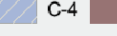
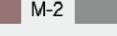
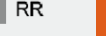


1405 South 2nd Street





CITY OF MOUNT VERNON - ZONING DESIGNATIONS COLOR CODE

	R-1,7.0		R-2		R-O		C-1		L-C		P
	R-1,5.0		R-3		H-D		C-2		C-L		F-1
	R-1,4.0		R-4		P-O		C-3		M-1		DIKE
	R-1,3.0		R-A		MHP		C-4		M-2		RR

30

SIT

VERA CT

S FIRST ST

S WALTER ST

W BLACKBURN RD

PARK ST

CLEVELAND ST

S 3RD ST

E LIND ST

E BLACKBURN RD

PARK ST

S

~~17.42.100 Landscaping.~~

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

~~17.42.110 Parking.~~

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

~~17.42.120 Signs.~~

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

~~17.42.130 Site plan review.~~

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

Chapter 17.45

C-1 CENTRAL BUSINESS DISTRICT

Sections:

- 17.45.010 Intent.
- 17.45.020 Application by subdistrict.
- 17.45.030 Permitted uses.
- 17.45.035 Accessory uses.
- 17.45.040 Conditional uses.
- 17.45.045 Administrative conditional uses.
- 17.45.050 Prohibited uses.
- 17.45.060 Lot area and width.
- 17.45.070 Setbacks.
- 17.45.080 Building height.
- 17.45.090 Landscaping.
- 17.45.100 Parking.
- 17.45.110 Signs.
- 17.45.120 Site plan review.
- 17.45.130 Downtown design recommendations.

17.45.010 Intent.

The intent of this chapter is to establish and preserve a central business district or downtown of the city having a wide range of retail uses and businesses, government and professional offices and places of amusement in a setting conducive to safe, convenient, comfortable, and attractive pedestrian use. (Ord. 3315, 2006; Ord. 2352, 1989).

17.45.020 Application by subdistrict.

Two subdistricts are established in the C-1 district:

A. C-1a. That area bounded by Division Street on the north, Kincaid Street on the south, the Skagit River on the west, and Interstate 5 on the east. Emphasizes pedestrian-oriented retail shopping on the ground floor. The area should include a high level of pedestrian amenities, including continuous storefronts with awnings, improved pedestrian sidewalks and crosswalks, benches, and street trees. The downtown design recommendations shall be applicable to the C-1a subdistrict of the central business district;

B. C-1b. All areas lying outside subdistrict C-1a. Provides for those downtown support services such as banks, offices, motels, gas stations and print shops which are not as pedestrian-oriented but are essential to the life of the downtown businesses. (Ord. 3476 § 2, 2009).

17.45.030

17.45.030 Permitted uses.

Permitted primary uses in the C-1 district by subdistrict shall include:

	Subarea C-1a	Subarea C-1b
A. Ground-level uses where visible from the street:		
1. Retail stores,	Yes	Yes
2. Personal services,	Yes	Yes
3. Offices less than 2,000 square feet,	Yes	Yes
4. Banks and financial institutions,	Yes	Yes
5. Hotels,	Yes	Yes
6. Eating and drinking establishments, (restaurants may have outside tables)	Yes	Yes
7. Theaters,	Yes	Yes
8. Churches, art galleries, clubs or fraternal societies, and memorial buildings,	Yes	Yes
9. Laundry and dry cleaning pickup stations,	Yes	Yes
10. 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,	Yes	Yes
11. Day nurseries,	Yes	Yes
12. Commercial or public parking garages and/or commercial or public surface parking.	Yes	Yes
B. Uses permitted above ground level or at ground level where not visible from the street:		
1. Printing operations,	Yes	Yes
2. Upholstery shops,	Yes	Yes
3. Laundry and dry cleaning operations,	No	Yes
4. Multifamily residential developments of 75 units or less,	Yes	Yes
5. Private and vocational schools,	Yes	Yes
6. Automobile service and repair,	No	Yes
7. Drive-in banks,	No	Yes
8. Other drive-in retail or service businesses,	No	Yes
9. Commercial or public parking garages and/or commercial or public surface parking.	Yes	Yes

	Subarea C-1a	Subarea C-1b
C. 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.	Yes	Yes
D. 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 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.	Yes	Yes

(Ord. 3429 § 92, 2008).

17.45.035 Accessory uses.

Permitted accessory uses in the C-1 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. Card room. (Ord. 3429 § 93, 2008).

17.45.040 Conditional uses.

Uses permitted by a conditional use permit and classified as a Type III permit in the C-1 district are as follows:

	Subarea C-1a	Subarea C-1b
A. Multifamily developments of 76 dwelling units or more; provided, such use be permitted only above ground level or at ground level where not visible from the street.	Yes	Yes

(Ord. 3429 § 94, 2008).

17.45.045

17.45.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in the C-1 district are as follows:

	Subarea C-1a	Subarea C-1b
A. Offices more than 2,000 square feet on the first floor.	Yes	N/A

(Ord. 3429 § 95, 2008).

17.45.050 Prohibited uses.

Uses specifically prohibited in the C-1a and C-1b districts shall include:

A. Outside sales of vehicles, boats, mobile homes or equipment. (Ord. 3315, 2006; Ord. 2352, 1989).

17.45.060 Lot area and width.

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

17.45.070 Setbacks.

There are no minimum setback requirements. (Ord. 3315, 2006; Ord. 2352, 1989).

17.45.080 Building height.

Building height in the C-1 district is unrestricted except for fire safety considerations. (Ord. 3315, 2006; Ord. 2352, 1989).

17.45.090 Landscaping.

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

17.45.100 Parking.

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

17.45.110 Signs.

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

17.45.120 Site plan review.

All developments in the C-1a and C-1b districts shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

17.45.130 Downtown design recommendations.

Downtown design recommendations, as adopted by the city of Mount Vernon and attached as Exhibit A to the ordinance codified in this section, shall be applicable to new construction and redeveloped buildings within the central business district, subdistrict C-1a. (Ord. 3476 § 3, 2009).



Executive Summary

Prepared by Marshall Learned

1405 S 2nd
 1405 S 2nd St, Mount Vernon, WA, 98273
 Ring: 5, 10, 15 Miles

Latitude: 48.411848
 Longitude: -122.33795

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	52,167	84,095	137,264
Male Population	49.7%	49.5%	49.7%
Female Population	50.3%	50.5%	50.3%
Median Age	33.8	36.5	38.8
2010 Income			
Median HH Income	\$52,709	\$53,473	\$56,134
Per Capita Income	\$22,628	\$23,386	\$24,821
Average HH Income	\$62,707	\$63,167	\$65,908
2010 Households			
Total Households	18,497	30,713	51,043
Average Household Size	2.76	2.69	2.65
2010 Housing			
Owner Occupied Housing Units	59.6%	62.2%	63.2%
Renter Occupied Housing Units	34.8%	30.8%	27.8%
Vacant Housing Units	5.6%	7.0%	9.0%
Population			
1990 Population	31,944	54,203	91,417
2000 Population	43,627	71,085	116,996
2010 Population	52,167	84,095	137,264
2015 Population	55,552	89,341	145,361
1990-2000 Annual Rate	3.17%	2.75%	2.5%
2000-2010 Annual Rate	1.76%	1.65%	1.57%
2010-2015 Annual Rate	1.27%	1.22%	1.15%

In the identified market area, the current year population is 137,264. In 2000, the Census count in the market area was 116,996. The rate of change since 2000 was 1.57 percent annually. The five-year projection for the population in the market area is 145,361, representing a change of 1.15 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

Households			
1990 Households	12,347	20,764	34,436
2000 Households	15,717	26,173	43,540
2010 Households	18,497	30,713	51,043
2015 Households	19,664	32,608	54,064
1990-2000 Annual Rate	2.44%	2.34%	2.37%
2000-2010 Annual Rate	1.6%	1.57%	1.56%
2010-2015 Annual Rate	1.23%	1.2%	1.16%

The household count in this market area has changed from 43,540 in 2000 to 51,043 in the current year, a change of 1.56 percent annually. The five-year projection of households is 54,064, 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 36,041 in the market area.

Housing

Currently, 63.2 percent of the 56,110 housing units in the market area are owner occupied; 27.8 percent, renter occupied; and 9.0 percent are vacant. In 2000, there were 47,265 housing units - 64.4 percent owner occupied, 27.7 percent renter occupied and 7.9 percent vacant. The rate of change in housing units since 2000 is 1.69 percent. Median home value in the market area is \$268,122, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.64 percent annually to \$336,421. From 2000 to the current year, median home value changed by 5.2 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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Ring: 5, 10, 15 Miles

Latitude: 48.411848
Longitude: -122.33795

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$28,807	\$28,450	\$29,246
2000 Median HH Income	\$41,853	\$42,822	\$45,034
2010 Median HH Income	\$52,709	\$53,473	\$56,134
2015 Median HH Income	\$60,058	\$60,871	\$63,546
1990-2000 Annual Rate	3.81%	4.17%	4.41%
2000-2010 Annual Rate	2.28%	2.19%	2.17%
2010-2015 Annual Rate	2.64%	2.63%	2.51%
Per Capita Income			
1990 Per Capita Income	\$14,277	\$13,900	\$13,790
2000 Per Capita Income	\$20,463	\$20,667	\$21,515
2010 Per Capita Income	\$22,628	\$23,386	\$24,821
2015 Per Capita Income	\$26,119	\$27,037	\$28,599
1990-2000 Annual Rate	3.67%	4.05%	4.55%
2000-2010 Annual Rate	0.99%	1.21%	1.4%
2010-2015 Annual Rate	2.91%	2.94%	2.87%
Average Household Income			
1990 Average Household Income	\$36,464	\$35,916	\$36,207
2000 Average Household Income	\$55,601	\$55,615	\$57,184
2010 Average HH Income	\$62,707	\$63,167	\$65,908
2015 Average HH Income	\$72,602	\$73,143	\$75,993
1990-2000 Annual Rate	4.31%	4.47%	4.68%
2000-2010 Annual Rate	1.18%	1.25%	1.39%
2010-2015 Annual Rate	2.97%	2.98%	2.89%

Households by Income

Current median household income is \$56,134 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$63,546 in five years. In 2000, median household income was \$45,034, compared to \$29,246 in 1990.

Current average household income is \$65,908 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,993 in five years. In 2000, average household income was \$57,184, compared to \$36,207 in 1990.

Current per capita income is \$24,821 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,599 in five years. In 2000, the per capita income was \$21,515, compared to \$13,790 in 1990.

Population by Employment

Total Businesses	2,728	3,912	5,975
Total Employees	25,663	37,345	51,418

Currently, 89.3 percent of the civilian labor force in the identified market area is employed and 10.7 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 91.1 percent of the civilian labor force, and unemployment will be 8.9 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, 63.6 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:

- 56.1 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.2 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 4.5 percent worked at home. The average travel time to work in 2000 was 25.4 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:

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

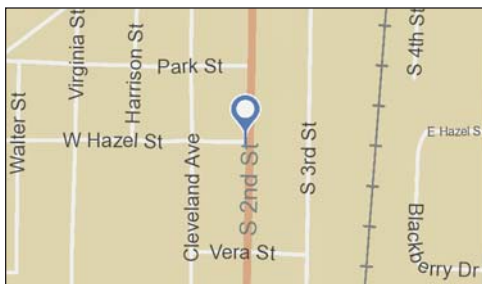
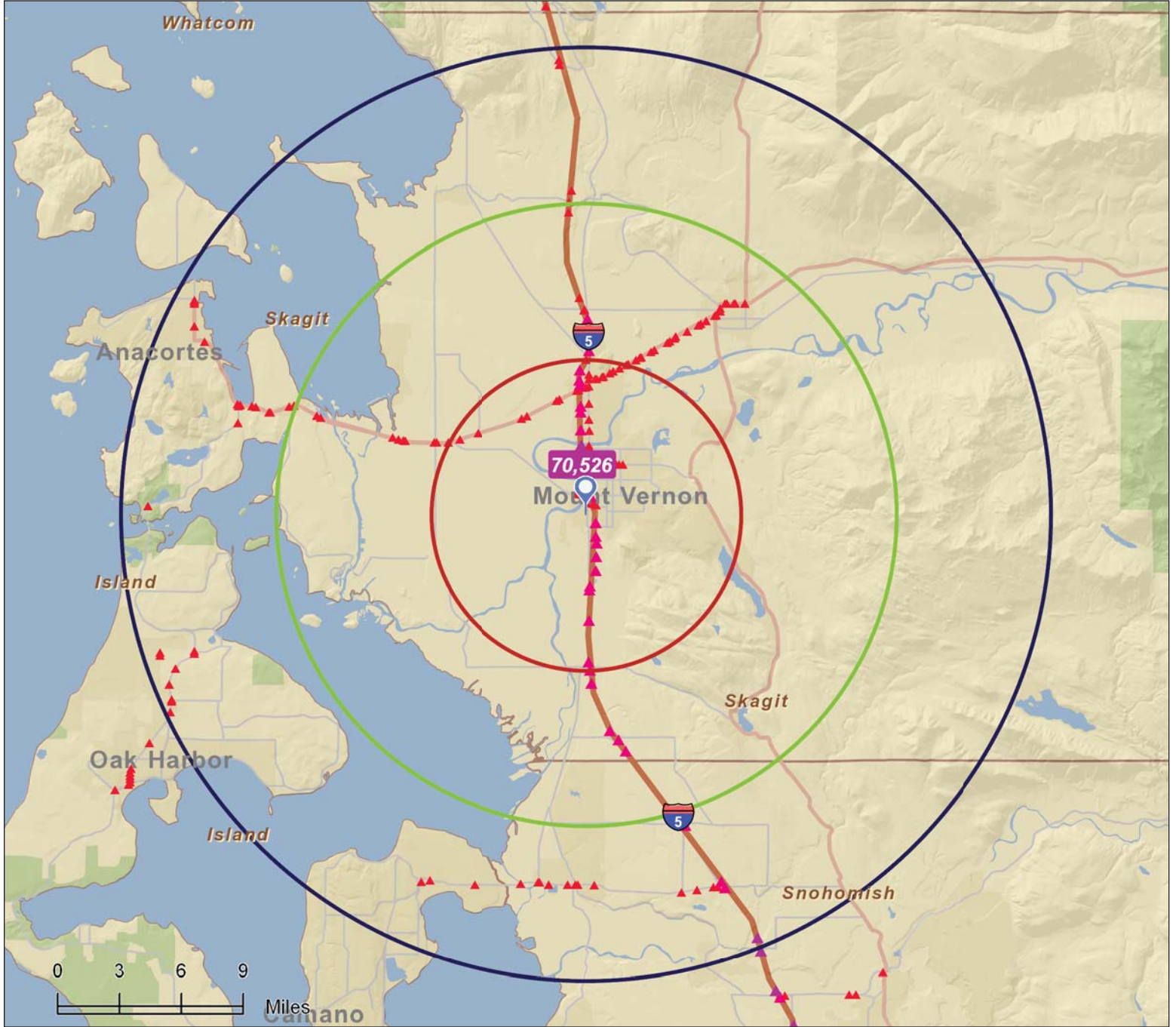
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Traffic Count Map

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Ring: 5, 10, 15 Miles

Prepared by Marshall Learned
Latitude: 48.411848
Longitude: -122.33795



- 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

