



# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## ***For Lease***

**1590 Port Drive  
Burlington, Washington**

- ◆ 10,716+/- sf warehouse bldg. located in growing industrial park
- ◆ 15' ceiling ht; loading docks; roll-up doors; 3 Phase Power
- ◆ 5,000+/- warehse has sprinkler system
- ◆ Located 1 blk E. of Burlington Blvd. with direct access to I-5 exit 229 [George Hopper Interchange]
- ◆ Zoned M-1
- ◆ Offered @ .50 psf month NNN



**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*



9106072011

N 1/4 CORNER  
FOR ADD IN FIELD

PEASE ROAD

EAST 560.00' 121.13'

SECTION CORNER  
MOUNTAIN CASE

6 15  
7 18

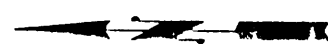
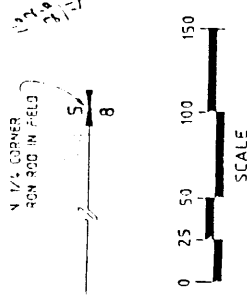
NOV 07 1997

B-1

SP BURL 1-81

B-2

B-3



32367

Handwritten notes: 8-34-4, 2/22, and other illegible scribbles.

Handwritten notes: 1 1/2, 2 1/2, 3 1/2

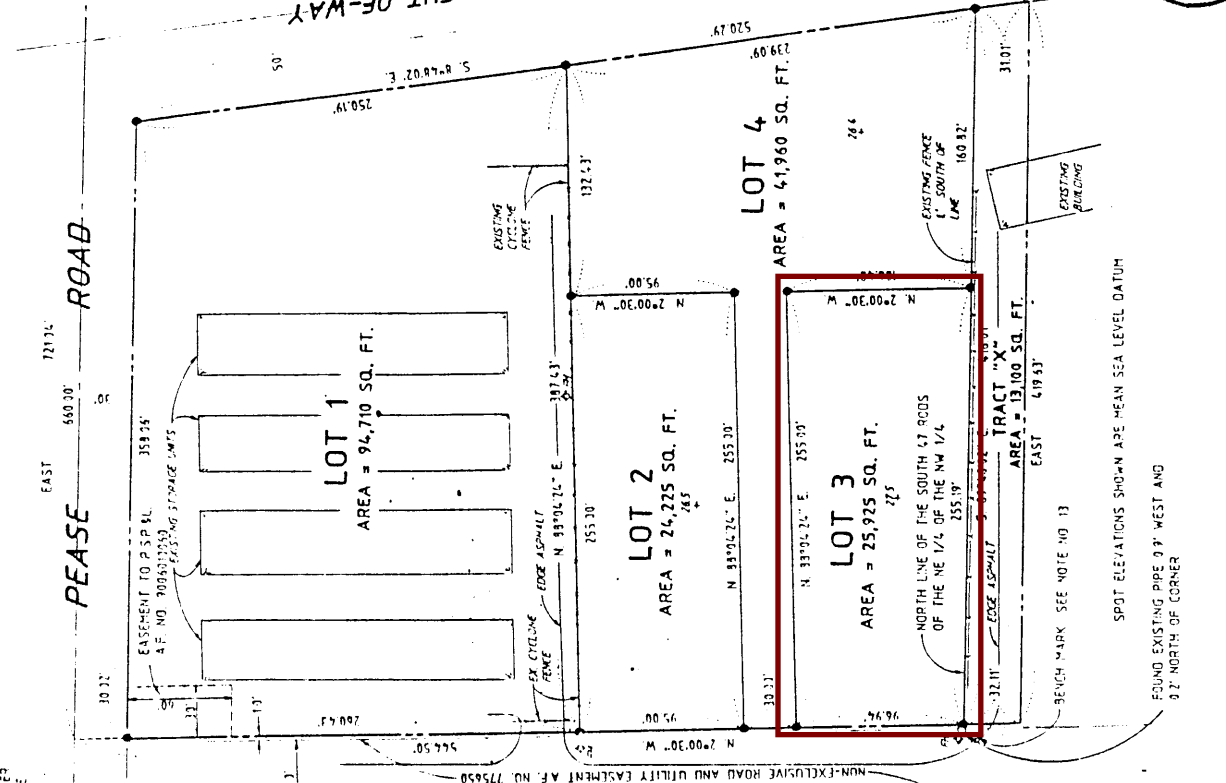
LOT 1  
AREA = 94,710 SQ. FT.

LOT 2  
AREA = 24,225 SQ. FT.

LOT 3  
AREA = 25,225 SQ. FT.

LOT 4  
AREA = 41,960 SQ. FT.

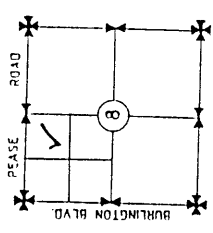
TRACT "X"  
AREA = 13,100 SQ. FT.



**SURVEY DESCRIPTION**

This portion of the Northeast 1/4 of the Northwest 1/4, Section 8, Township 13 North, Range 4 East, W.M., described as follows:  
Beginning at a point 660 feet West of the Northeast corner of the Northwest 1/4 of said Section 8; thence South 34.5 feet, thence East 45.5 feet, more or less, to the Great Northern Railway right-of-way, thence Southwesterly along said right-of-way to the North line of said Section; thence West to the POINT OF BEGINNING, EXCEPT THAT, AND ALSO EXCEPT, that portion, if any, lying within the West 1/2 of said Northeast 1/4 of the Northwest 1/4.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.  
Situate in the County of Skagit, State of Washington.



VICINITY MAP

SHEET 1 OF 2



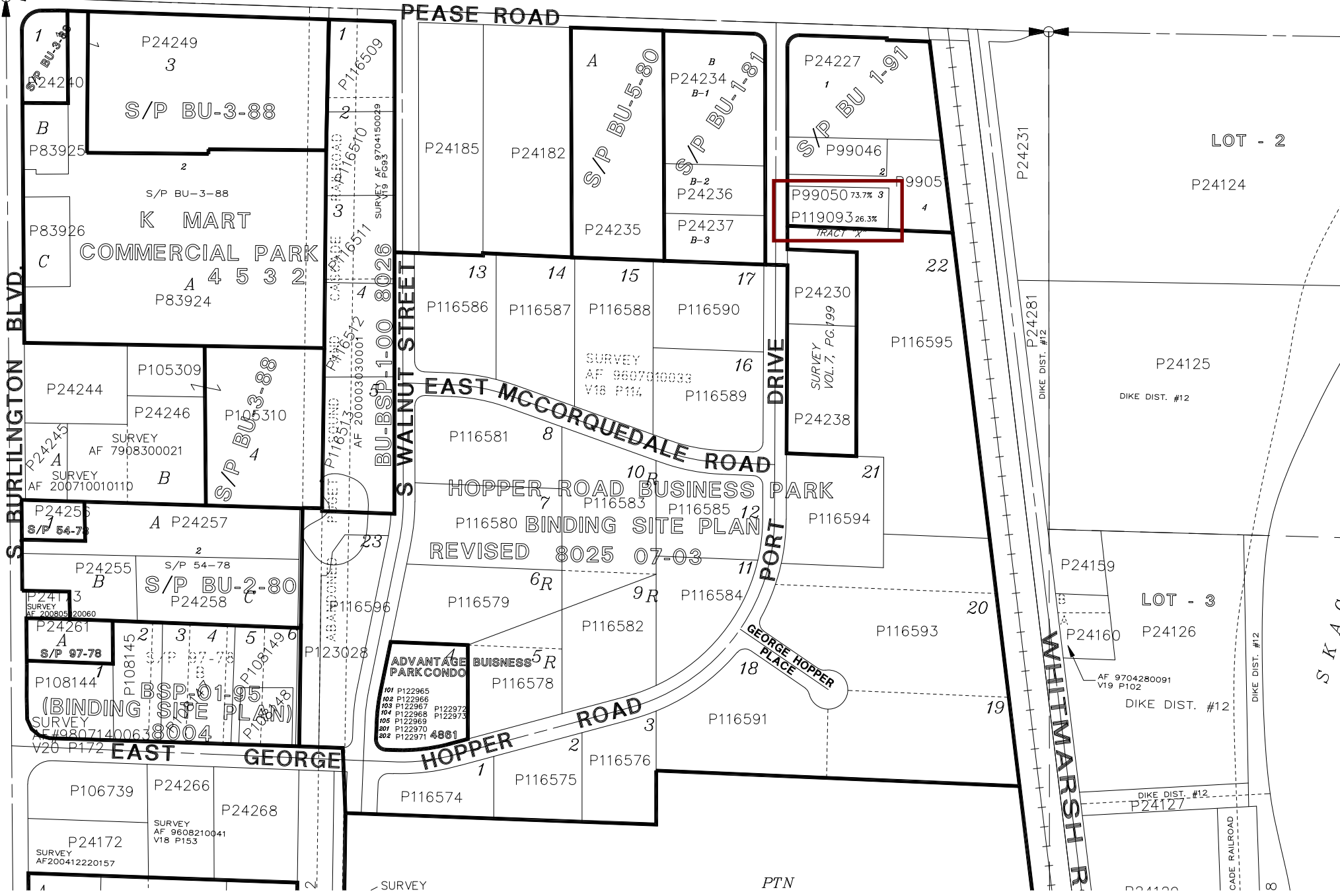
**SURVEYOR'S CERTIFICATE**  
I hereby certify that the boundaries of this short plat and the roads within have been surveyed and measured and that all distances and bearings are accurate.

Date: *Nov 6, 1997*

**AUDITOR'S CERTIFICATE**  
Filed for record this *15* day of *Nov*, 1997, at 9:47 A.M. in Book *371-313* of SHORT PLATS, on page *371-313*, at the request of SEMRAU & LISSER, Auditor's File No. *4106072011*  
*South County Auditor*

*Bruce G. Lusser*  
Bruce G. Lusser, PE & PLS, Certificate No. 9622  
SEMRAU & LISSER  
2118 RIVERSIDE DRIVE SUITE 104  
MOUNT VERNON, WA 98273

SHORT PLAT NO.	BURL - 1 - 91	DATE	
SURVEY IN A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 8, T. 34 N., R. 4 E., W.M., BURLINGTON, WA			
FOR: JOHN-MARK INVESTMENTS, INC.			
FB 50 PG 10	SEMRAU & LISSER	SCALE: 1" = 50'	JOB NO. 71027
MERIDIAN: ASSUMED	SURVEYING - ENGINEERING - PLANNING	MOUNT VERNON, WA 98273	



S BURLINGTON BLVD.

PEASE ROAD

S WALNUT STREET

EAST MCCORQUEDALE ROAD

HOPPER ROAD BUSINESS PARK  
 HOPPER ROAD BUSINESS PARK  
 BINDING SITE PLAN  
 REVISED 8025 07-03

ADVANTAGE BUSINESS PARK CONDO

S PORT DRIVE

GEORGE HOPPER PLACE

WHITMARSH RD

LOT - 2

LOT - 3

S K A G I T

P24249  
3  
S/P BU-3-88

K MART  
COMMERCIAL PARK  
A 4 5 3 2  
P83924

P105309  
P24246  
P105310  
S/P BU-3-88  
SURVEY AF 7908300021  
SURVEY AF 200710010110

P24255  
S/P 54-78  
A P24257  
S/P 54-78  
S/P BU-2-80  
P24258

P24261  
S/P 97-78  
P108144  
P108145  
BSP-01-95  
(BINDING SITE PLAN)  
SURVEY #98071400638004

P106739  
P24266  
P24268  
P24172  
SURVEY AF 200412220157  
SURVEY AF 9608210041 V18 P153

101 P122965  
102 P122966  
103 P122967 P122973  
104 P122968 P122973  
105 P122969  
201 P122970  
202 P122971 4861

A  
S/P BU-5-80  
B  
P24234  
B-1  
S/P BU-1-87  
B-2  
P24236  
B-3  
P24237

P24227  
1  
S/P BU 1-91  
P99046  
2  
9905  
4  
P99050 73.7% 3  
P119093 26.3%  
TRACT X

13 14 15 17  
P116586 P116587 P116588 P116590  
SURVEY AF 9607910033 V18 P104  
16  
P116589

8 10  
P116581  
P116583  
P116585 12  
P116580  
P116584  
11  
P116584

6R 9R  
P116579  
P116582  
P116578  
11  
P116584

18 19  
P116591  
1  
P116574  
2  
P116575  
3  
P116576

P24231

P24281

P24159

P24160

P24127

DIKE DIST. #12

DIKE DIST. #12

DIKE DIST. #12

LOT - 2

P24124

P24125

LOT - 3

P24160

P24126

P24127

DIKE DIST. #12

DIKE DIST. #12

80

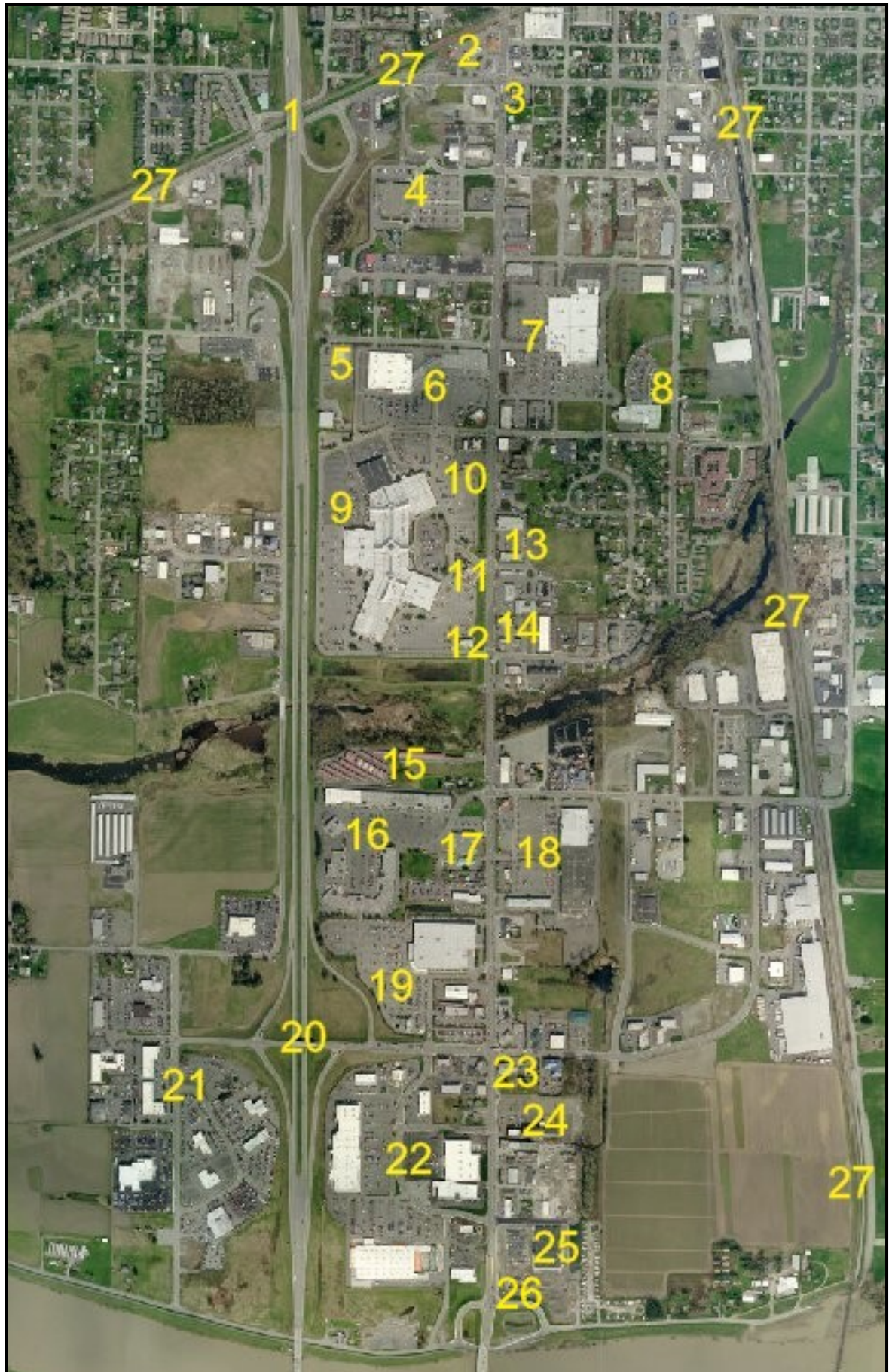
SURVEY

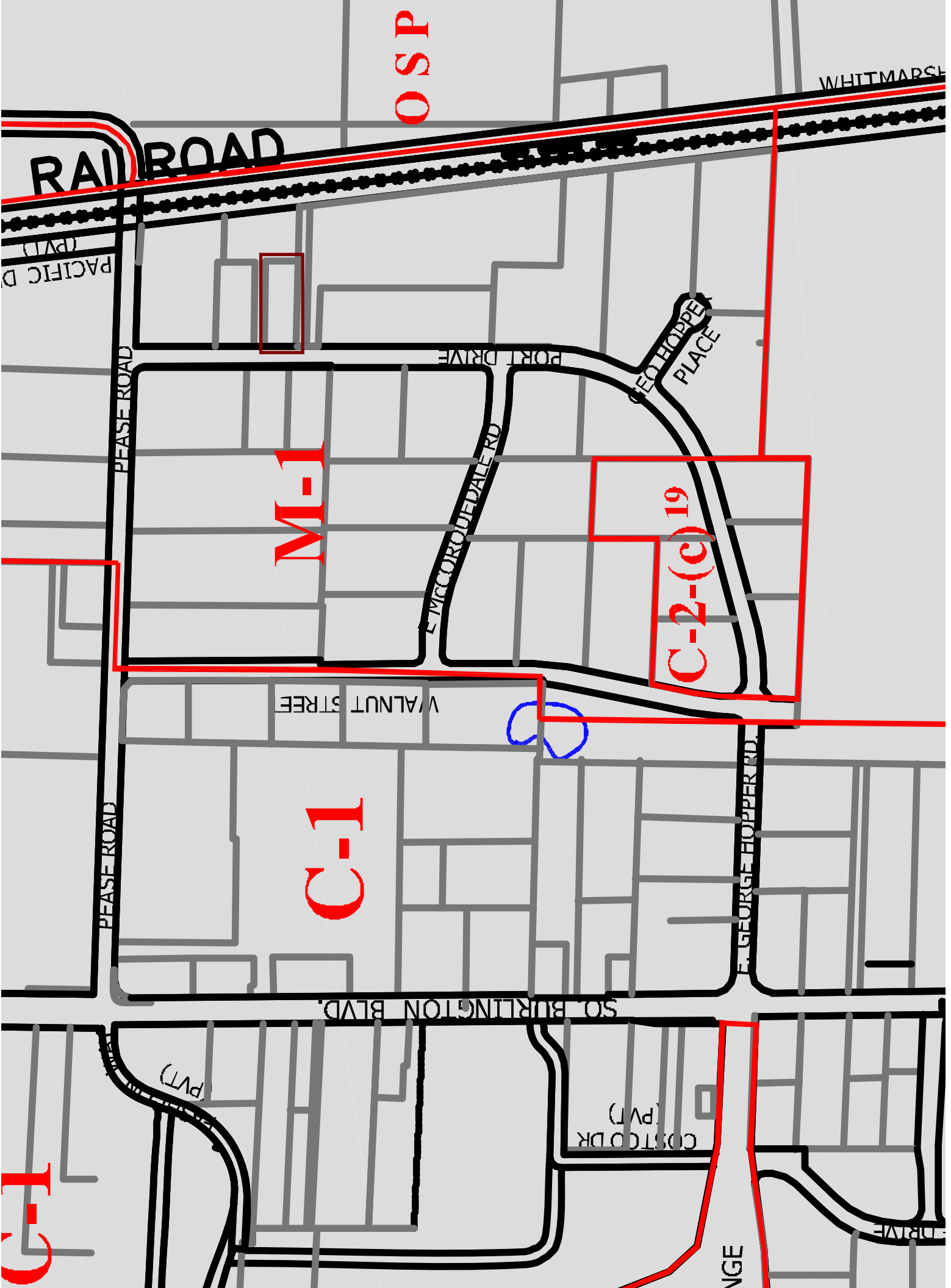
PTN

CADE RAILROAD

# Burlington Blvd: exit 229 to exit 230

1. Exit 230 - Hwy 20 west to Anacortes or east to N Cascade Hwy
2. El Cazador
3. Jack in the Box
4. Haggen Grocery  
Krispy Kreme
5. Outback Steakhouse
6. Target  
Party City  
Office Max  
Red Robin Restaurant
7. Fred Meyer  
Big 5  
Hollywood Video  
Alfy's Pizza  
Horizon Bank
8. NW Medical Bureau
9. Cascade Mall  
Bon Macy's  
Sears  
JC Penneys  
Loew's Cineplex
10. Popeye's
11. Johnny Corino's
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart  
Shari's Restaurant  
Wendy's
19. Costco  
Subway  
Taco Del Mar
20. Exit 229
21. I-5 Auto World
- 22.. Retail Center:  
Home Depot  
Pet Co.  
Ross  
Old Navy  
Olive Garden  
Starbucks  
McDonald's  
Kohl's
23. Whidbey Island Bank
24. Hampton Inn
25. Wholesale Sports
26. Discount Tire Center
27. Burlington Northern RR





RAILROAD

OSP

WHITMARSH

PACIFIC D (PVT)

PEASE ROAD



PORT DRIVE

LEO HOPPER PLACE

M-1

LEWIS CORQUEDALE RD

C-2-(C)19

WALNUT STREET



PEASE ROAD

C-1

GEORGE HOPPER RD

SO BURLINGTON BLVD

COSTCO DR (PVT)

C-1

NGE

DRIVE

**Chapter 17.42**  
**M-1 INDUSTRIAL DISTRICT<sup>1</sup>**

Sections:

<a href="#">17.42.010</a>	Intent.
<a href="#">17.42.020</a>	Permitted primary uses.
<a href="#">17.42.025</a>	Accessory uses.
<a href="#">17.42.030</a>	Uses requiring administrative permits.
<a href="#">17.42.040</a>	Uses requiring a conditional use permit.
<a href="#">17.42.050</a>	Development standards.
<a href="#">17.42.060</a>	Supplemental development standards.

**17.42.010 Intent.**

An M-1 district shall provide a use district for manufacturing, warehousing and distribution operation which require little or no retail contact with the general public.

The industrial zone is intended to provide for general manufacturing and processing and grouping of industrial enterprises which possess common or similar characteristics and performance standards involving manufacturing, assembling, fabrication and processing, bulk handling of products, large amounts of storage and warehousing, outdoor storage, processing and other related uses.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 1206 § 3, 1992).

**17.42.020 Permitted primary uses.**

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Basic wood processing including sawmills, planing mills, veneering and laminating of wood;
- B. Building movers;
- C. Caretakers quarters, not more than one per establishment;
- D. Club, topless; provided that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;
- E. Cold storage plants;
- F. Commercial laundries;
- G. Contractor trade services including storage yards;
- H. Enameling, galvanizing and electroplating;
- I. Equipment repair and storage;
- J. Heavy equipment and truck repair;
- K. Household movers and storage;
- L. Janitorial services;
- M. Job training and vocational education;
- N. Lumber yards;

O. Manufacturing, assembling and packaging of articles, products, or merchandise from previously prepared natural or synthetic materials, including but not limited to bristles, canvas, cellophane, and similar synthetics, chalk, clays, (pulverized only, with gas or electric kilns), cloth, cork, feathers, felt, fiber, fur, glass, (including glass finishing), graphite, hair, horn, leather, paper, paraffin, plastic and resins, precious or semi-precious metals or stones, putty, pumice, rubber, shell, textiles, tobacco, wire, wood, wool, and yarn;

P. Manufacturing establishments engaged in electronic, automotive, aerospace, airframe, or related manufacturing and assembly activities, including precision machine shops producing parts, accessories, assemblies, systems, engine, major components, and whole electronic or electrical devices, automobiles, aircraft, aerospace, or underwater vehicles, but specifically excluding explosive fuels and propellants;

Q. Manufacturing, processing, assembling and packaging of precision components and products, including precision machine shops for products such as radio and television equipment, business machine equipment, home appliances, scientific, optical, medical, dental, and drafting instruments, photographic and optical goods, phonograph records and pre-recorded audio-visual tape, measurement and control devices, sound equipment and supplies, personal accessories, and products of similar character;

R. Manufacturing, processing, treating, assembling and packaging of articles, products or merchandise from previously prepared ferrous, nonferrous or alloyed metals;

S. Manufacturing, processing, blending and packaging of products such as the following:

1. Soaps, detergents and other basic cleaning and cleansing materials;
2. Mineral products such as abrasives, asbestos, chalk, pumice, etc.;
3. Clay and cement products such as brick, tile, pipe, etc.;

T. Manufacturing, processing, blending and packaging of the following:

1. Drugs, pharmaceuticals, toiletries, and cosmetics;
2. Food and kindred products, such as confectionery products, chocolate, cereal breakfast food, bakery products, paste products, fruits and vegetables, beverages, prepared food specialties (such as coffee, dehydrated and instant food, extracts, spices and dressings) and similar products;
3. Dairy products and by-products such as milk, cream, cheese and butter, including the processing and bottling of fluid milk, and cream and wholesale distribution;

U. Manufacturing, assembling, packaging and development of computer equipment and software, and related products;

V. Motion picture theater, adult; provided that it shall be located a minimum of 1,000 feet from any residential zone, 1,000 feet from any school, public or private, 1,000 feet from any church, and 1,000 feet from any park, measured along the right-of-way;

W. Motor freight terminals and transportation;

X. Offices related to an on-site permitted use or larger than 50,000 square feet of floor area;

Y. On-site day care serving a specified permitted use;

Z. On-site recreational facilities serving a specified permitted use;

AA. Outside storage yards;

BB. Printing, publishing, and allied industries including such processes as lithography, etching, and engraving, binding, blueprinting, photocopying, and film processing;

CC. Research, development and testing of permitted use;

DD. Restaurants, limited to serving a permitted use on the same site;

- EE. Retail and wholesale trade of products manufactured, processed or assembled on-site;
- FF. Warehousing and distribution facilities, to include wholesale trade not open to general public;
- GG. Other similar uses and accessory uses and buildings appurtenant to a principal use which the planning director finds compatible with the principal permitted uses described in this chapter and consistent with the purpose and intent of the M-1 zone;
- HH. Uses permitted in the C-1 general commercial and C-2 heavy commercial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC [17.68.150](#). This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:

1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site.
2. The site abuts a more intense use and a transitional use is a better fit with the character of the area. (Ord. 1396 § 52, 1999; Ord. 1284 § 2, 1995; Ord. 1260 § 15, 1994; Ord. 1206 § 3, 1992).

#### **17.42.025 Accessory uses.**

A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

B. Existing monopole I and lattice towers may be extended in height to maximum of 160 feet in height without complying with setback requirements. (Ord. 1396 § 53, 1999).

#### **17.42.030 Uses requiring administrative permits.**

The following uses and activities may be permitted by means of an administrative permit, issued in accord with BMC [17.68.150](#), if the development plan of such use is found by the planning commission to be consistent with the purpose of the zone and the related policies of the comprehensive plan:

- A. Auction houses, excluding animals;
- B. Automobile wrecking yard;
- C. Banks and financial institutions;
- D. Car wash;
- E. Day care, including family day care homes and child day care centers as defined by DSHS, preschools or nursery schools;
- F. Eating and drinking establishments other than restaurants serving a permitted use on the same site;
- G. Equipment rental and leasing and sales;

- H. Health and physical fitness clubs;
- I. Mini storage warehouses;
- J. Offices, including corporate headquarters;
- K. Personal and household retail sales and service;
- L. Reupholstery and furniture repair;
- M. Secretarial services;
- N. Small appliance repair;
- O. Towing service;
- P. Vehicle repair, major and minor. (Ord. 1396 § 54, 1999; Ord. 1260 § 16, 1994; Ord. 1206 § 3, 1992).

**17.42.040 Uses requiring a conditional use permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC [17.68.130](#):

- A. Animal auction houses;
- B. Animal and food processing including the following:
  - 1. Tanning and dressing of hides,
  - 2. Curing, canning, freezing, canning and processing of meat and seafood,
  - 3. Pickling and brine curing;
- C. Bulk storage or processing of oil, gas, petroleum, butane, liquid petroleum, gas and similar products, unless clearly incidental and secondary to support a principally permitted use;
- D. Concrete mixing and batching plants, including ready-mix concrete facilities;
- E. Drive-in theaters;
- F. Government facilities;
- G. Motels;
- H. Radio and television transmitting towers;
- I. Rock crushing plants;
- J. Sales and rental of motorized vehicles;
- K. Transmission towers on Burlington Hill where co-location exists subject to the following additional criteria:
  - 1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure;
  - 2. Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practicable. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;

3. Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with chapter 20.12 BMC;

4. No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communication facility is located;

5. New transmission towers and additional height on existing towers shall comply with performance standards for industrial uses adjacent to residential zones, BMC [17.48.110](#), [17.48.120](#) and [17.48.130](#);

L. Utility substations, unless clearly incidental and part of a permitted use;

M. Warehouse sales, open to the public, must have a minimum of 50,000 square feet of floor space. (Ord. 1396 § 55, 1999; Ord. 1206 § 3, 1992).

#### **17.42.050 Development standards.**

A. Minimum lot area: none required.

B. Minimum lot width: none required.

C. Minimum lot depth: none required.

D. Maximum lot coverage: none required.

E. Maximum building height: 45 feet. For those structures that exceed 45 feet, one additional foot of setback shall be provided for each foot the structure exceeds 45 feet.

F. Minimum yard setbacks:

1. Front: 0 feet;

2. Side, interior: none required;

3. Side, street: 0 feet;

4. Rear: none required.

A 20-foot setback shall be required for any and each yard that abuts, adjoins, or is separated by a street, less than 50 feet in width, any residentially zoned property. This additional setback requirement also applies to residentially zoned property that is unincorporated county land.

G. Fences: see BMC [17.45.050](#).

H. Parking: see chapter 17.54 BMC.

I. Landscaping: see chapter 17.50 BMC.

J. Signs: see chapter 17.63 BMC.

K. Performance standards: see chapter 17.48 BMC. (Ord. 1233 § 5, 1993; Ord. 1206 § 3, 1992).

#### **17.42.060 Supplemental development standards.**

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.

B. Industrial land abutting directly a residential zone shall provide for a transition to the residential use required in chapter 17.48 BMC, Performance Standards, and the following:

1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and

2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses. This shall not include shift work for the industrial use;

3. Measures shall be taken to prevent light and glare from being directed to residential uses.

C. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter [17.69](#) BMC, Design Review Board. (Ord. 1322 § 9, 1996; Ord. 1260 § 17, 1994; Ord. 1206 § 3, 1992).

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<sup>1</sup>Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.





1590 Port Dr, Burlington, WA 98233-3121

Site Type: Ring	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$28,663	\$28,844	\$28,261
2000 Median HH Income	\$40,389	\$41,890	\$42,773
2009 Median HH Income	\$50,973	\$53,089	\$54,234
2014 Median HH Income	\$54,503	\$57,337	\$58,264
1990-2000 Annual Rate	3.49%	3.8%	4.23%
2000-2009 Annual Rate	2.55%	2.59%	2.6%
2009-2014 Annual Rate	1.35%	1.55%	1.44%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,530	\$14,070	\$13,619
2000 Per Capita Income	\$18,874	\$20,177	\$20,638
2009 Per Capita Income	\$21,632	\$22,989	\$23,981
2014 Per Capita Income	\$22,353	\$23,767	\$24,765
1990-2000 Annual Rate	3.38%	3.67%	4.24%
2000-2009 Annual Rate	1.49%	1.42%	1.64%
2009-2014 Annual Rate	0.66%	0.67%	0.65%
<b>Average Household Income</b>			
1990 Average Household Income	\$34,838	\$36,101	\$35,610
2000 Average Household Income	\$51,829	\$54,917	\$55,789
2009 Average HH Income	\$60,822	\$63,578	\$65,181
2014 Average HH Income	\$63,004	\$65,887	\$67,383
1990-2000 Annual Rate	4.05%	4.28%	4.59%
2000-2009 Annual Rate	1.74%	1.6%	1.7%
2009-2014 Annual Rate	0.71%	0.72%	0.67%

### Households by Income

Current median household income is \$54,234 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$58,264 in five years. In 2000, median household income was \$42,773, compared to \$28,261 in 1990.

Current average household income is \$65,181 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$67,383 in five years. In 2000, average household income was \$55,789, compared to \$35,610 in 1990.

Current per capita income is \$23,981 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,765 in five years. In 2000, the per capita income was \$20,638, compared to \$13,619 in 1990.

### Population by Employment

Total Businesses	2,341	2,910	3,796
Total Employees	23,714	30,581	39,010

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, 64.2 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:

- 54.7 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 26.6 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 77.9 percent of the market area population drove alone to work, and 4.0 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 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.)
- 27.2 percent were high school graduates only (29.8 percent in the U.S.)
- 10.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.7 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.)



1590 Port Dr, Burlington, WA 98233-3121

Site Type: Ring      Radius: 3 Miles      Radius: 5 Miles      Radius: 10 Miles

### 2009 Population

Total Population	40,021	54,208	86,884
Male Population	49.8%	49.6%	49.7%
Female Population	50.2%	50.4%	50.3%
Median Age	31.9	34.0	36.5

### 2009 Income

Median HH Income	\$50,973	\$53,089	\$54,234
Per Capita Income	\$21,632	\$22,989	\$23,981
Average HH Income	\$60,822	\$63,578	\$65,181

### 2009 Households

Total Households	13,866	19,280	31,472
Average Household Size	2.82	2.75	2.70

### 2009 Housing

Owner Occupied Housing Units	56.5%	60.1%	62.8%
Renter Occupied Housing Units	38.7%	34.7%	29.9%
Vacant Housing Units	4.8%	5.1%	7.4%

### Population

1990 Population	24,626	34,624	56,841
2000 Population	34,017	46,690	74,387
2009 Population	40,021	54,208	86,884
2014 Population	43,026	58,132	93,346
1990-2000 Annual Rate	3.28%	3.03%	2.73%
2000-2009 Annual Rate	1.77%	1.63%	1.69%
2009-2014 Annual Rate	1.46%	1.41%	1.45%

In the identified market area, the current year population is 86,884. In 2000, the Census count in the market area was 74,387. The rate of change since 2000 was 1.69 percent annually. The five-year projection for the population in the market area is 93,346, representing a change of 1.45 percent annually from 2009 to 2014. Currently, the population is 49.7 percent male and 50.3 percent female.

### Households

1990 Households	9,466	13,341	21,487
2000 Households	12,031	16,879	27,210
2009 Households	13,866	19,280	31,472
2014 Households	14,868	20,621	33,766
1990-2000 Annual Rate	2.43%	2.38%	2.39%
2000-2009 Annual Rate	1.55%	1.45%	1.59%
2009-2014 Annual Rate	1.41%	1.35%	1.42%

The household count in this market area has changed from 27,210 in 2000 to 31,472 in the current year, a change of 1.59 percent annually. The five-year projection of households is 33,766, 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 21,838 in the market area.

### Housing

Currently, 62.8 percent of the 33,971 housing units in the market area are owner occupied; 29.9 percent, renter occupied; and 7.4 percent are vacant. In 2000, there were 29,081 housing units—63.4 percent owner occupied, 30.2 percent renter occupied and 6.4 percent vacant. The rate of change in housing units since 2000 is 1.69 percent. Median home value in the market area is \$251,916, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.88 percent annually to \$304,685. 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.