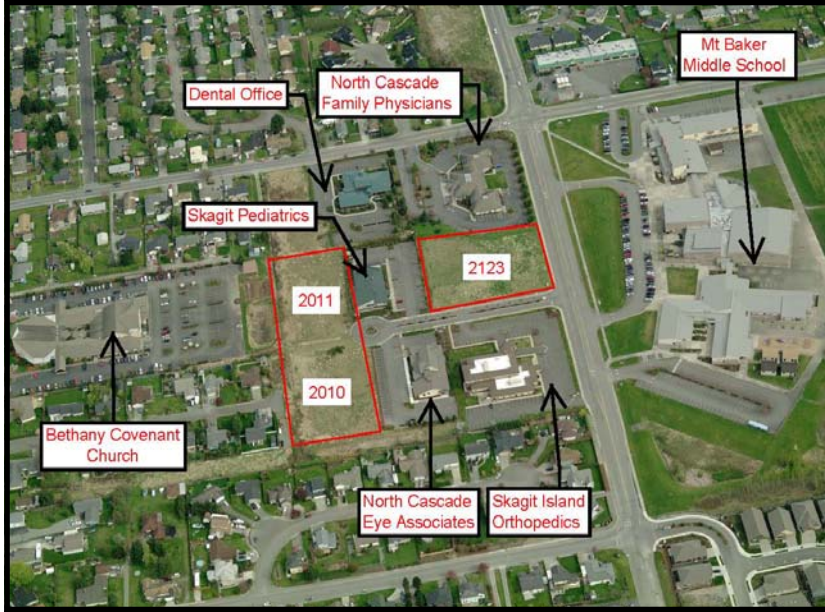




LEARNED COMMERCIAL, INC.

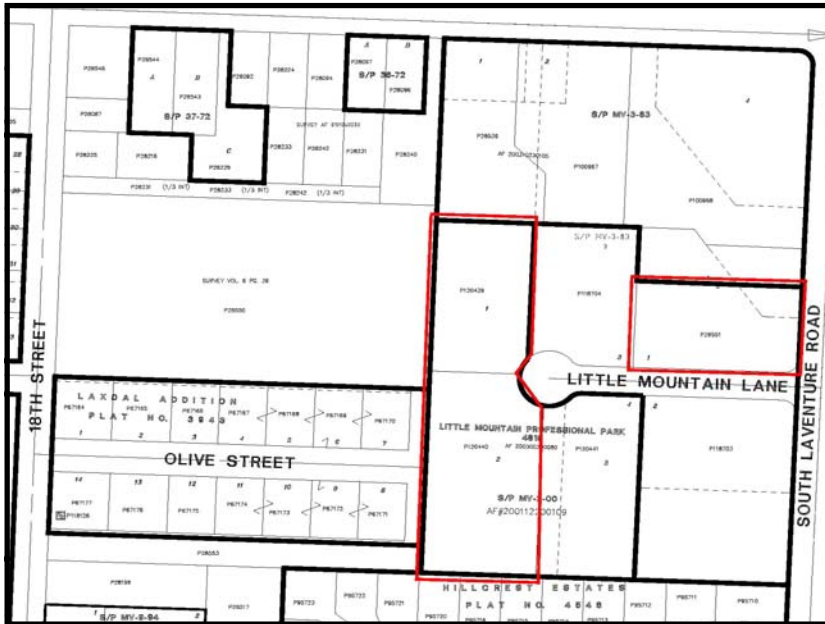
Providing Select Commercial Real Estate Services



For Sale

2010 Little Mountain Lane
2011 Little Mountain Lane
2123 Little Mountain Lane
Mount Vernon, WA

- ◆ 2010 = 1.59+/- acre
- ◆ 2011 = 1.04+/- acre
[Total contiguous = 2.63 ac
- ◆ 2123 = 1.5 +/- acre
- ◆ Zoned C-4: Neighborhood Commercial
- ◆ Surveyed
- ◆ On corner of Section St & LaVenture Rd in vicinity of multiple physician offices
- ◆ Approximately 1/2 mile to Skagit Valley Hospital
- ◆ 2010 @ \$1,100,000
2011 @ \$ 725,000
2123 @ \$1,350,000



CLAY LEARNED

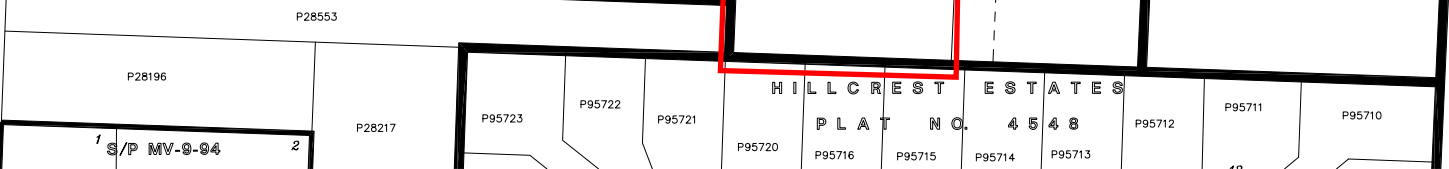
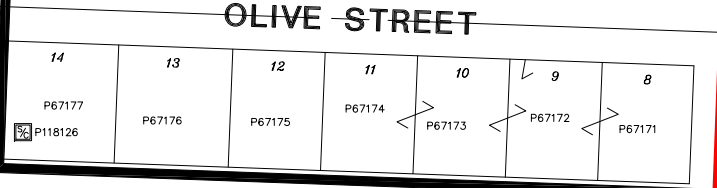
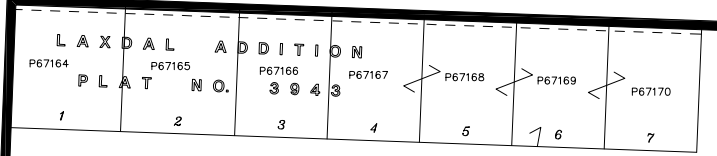
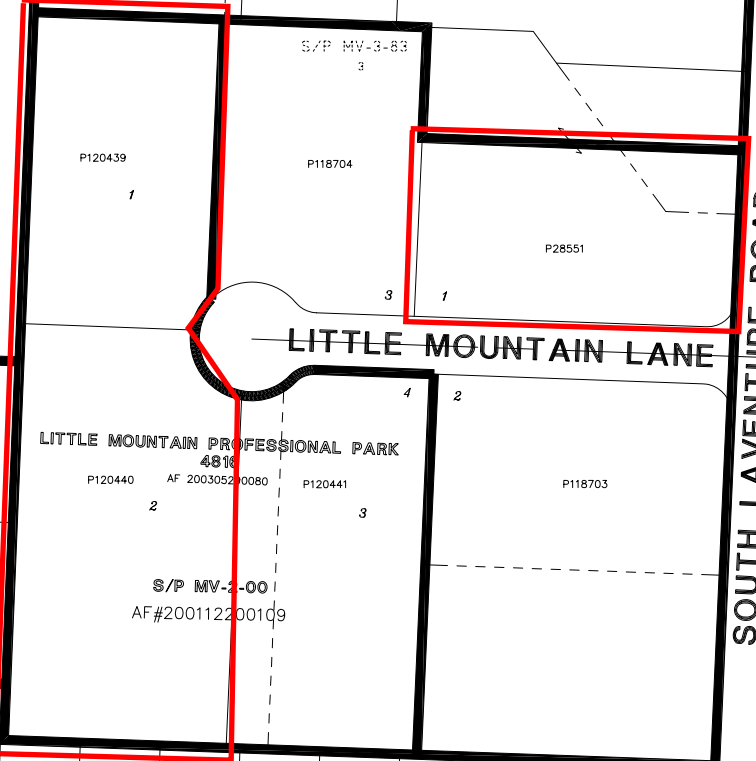
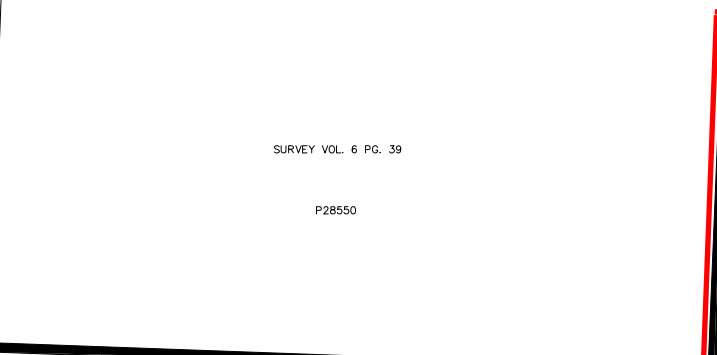
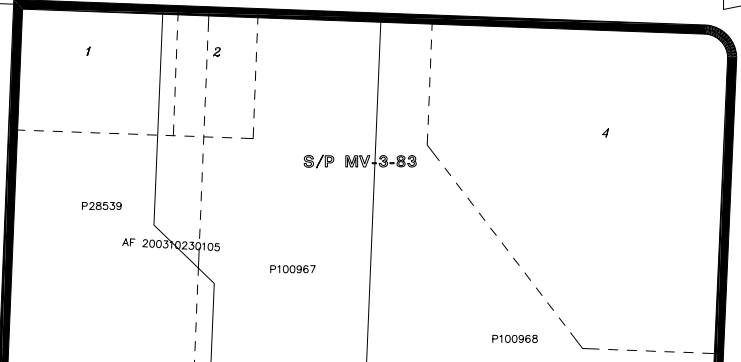
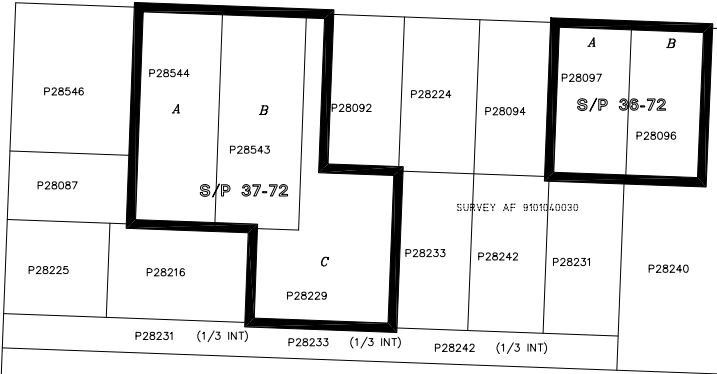
108 Gilkey Road, Burlington, WA 98233
ph: 360-757-3888 fx: 360-757-1850
clay@claylearned.com

All info deemed reliable however verification recommended

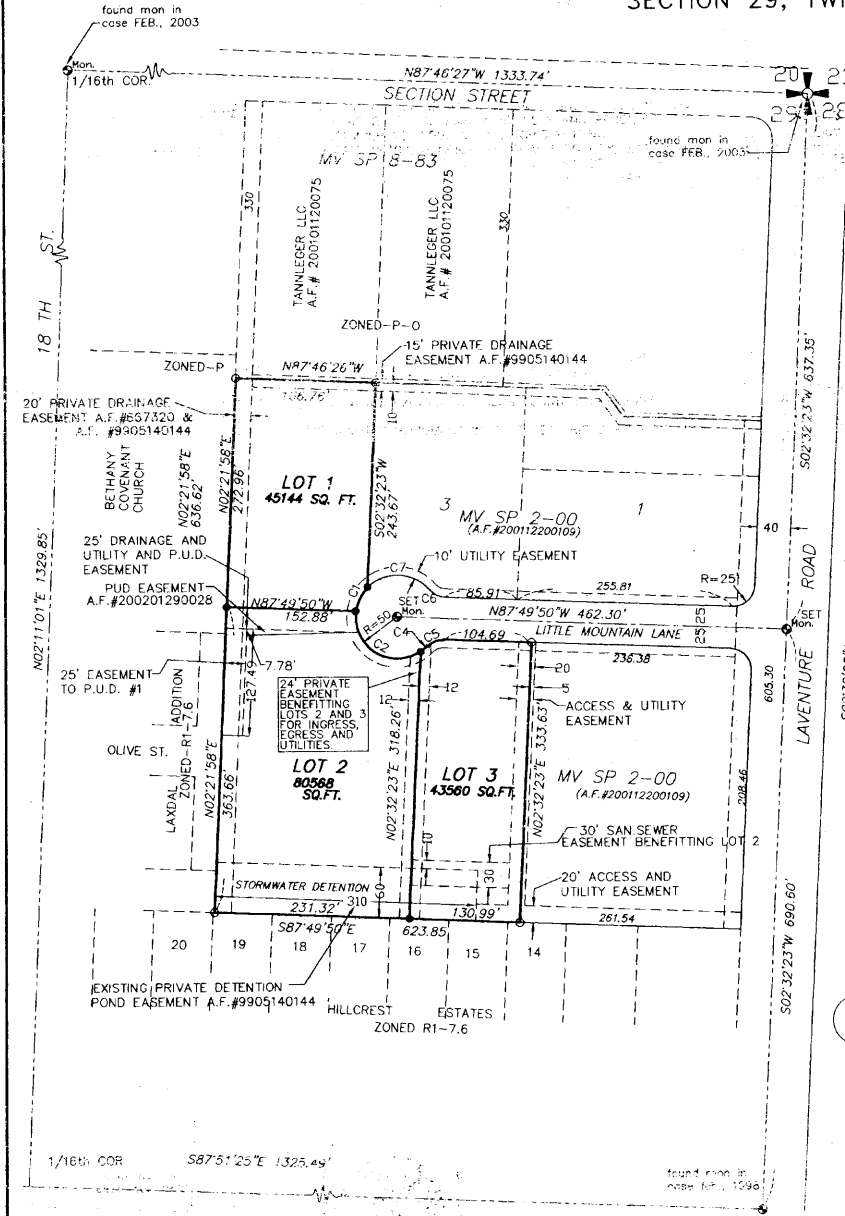
04
0505
28
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31
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33

18TH STREET

SOUTH LAVENTURE ROAD



LITTLE MOUNTAIN PROFESSIONAL PARK- PHASE II
SECTION 29, TWN. 34 N., RNG. 4 E., W.M.

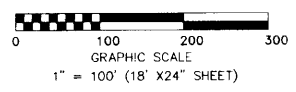


LEGAL DESCRIPTION
LOT 4 OF CITY OF MOUNT VERNON, SHORT PLAT NO. MV-2-01, APPROVED DECEMBER 23, 2002 AND RECORDED DECEMBER 20, 2002 AS AMENDED IN THE CITY OF MOUNT VERNON RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 OF SAID SHORT PLAT, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

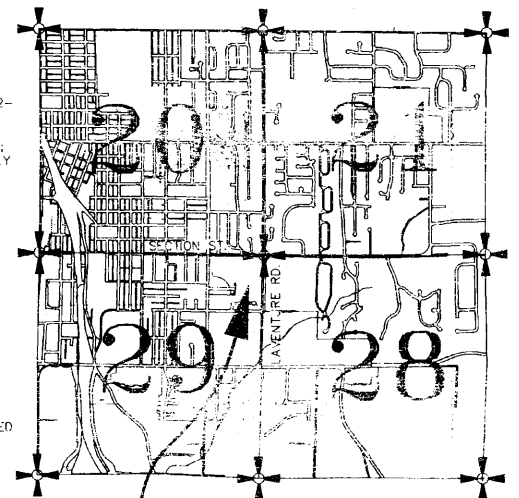
- LEGEND**
- DENOTES 5/8" REBAR AND YELLOW CAP IMPRINTED "AZIMUTH-NW 21591" SET THIS SURVEY.
 - DENOTES EXISTING CORNERS FOUND IN FEB. 2003
 - DENOTES MONUMENT IN CASE SET THIS SURVEY AS NOTED
 - ⊕ DENOTES SECTION CORNER

- LOT ADDRESSES**
- LOT 1 - 2011 LITTLE MOUNTAIN LANE
 - LOT 2 - 2010 LITTLE MOUNTAIN LANE
 - LOT 3 - 2100 LITTLE MOUNTAIN LANE

- SETBACKS**
- FRONT YARD SETBACKS: MINIMUM 20 FEET.
 - REAR YARD SETBACKS: MINIMUM 20 FEET.
 - SIDE YARD SETBACKS: MINIMUM 15 FEET.



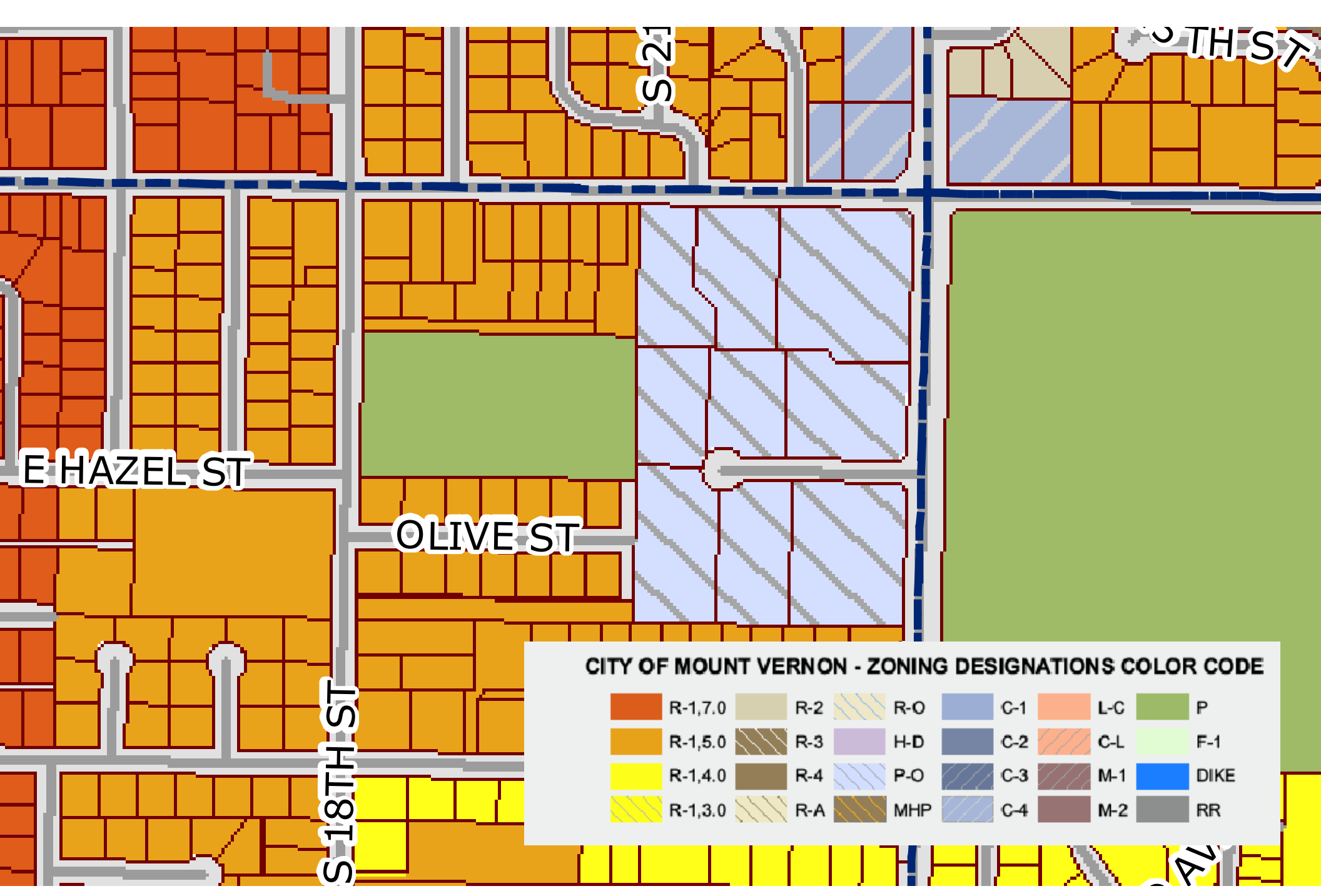
LINE	RADIUS	DELTA	ARC
C1	50.00'	37°19'02"	32.57'
C2	50.00'	131°56'44"	115.14'
C4	50.00'	12°01'41"	10.50'
C5	25.00'	48°11'23"	21.03'
C6	25.00'	48°11'23"	21.03'
C7	50.00'	95°05'18"	82.98'



























- PROJECT SITE NOTES:**
- LEGAL DESCRIPTION FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO.H-593491, DATED NOVEMBER 22, 2002.
 - SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
 - PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
 - SURVEY PERFORMED BY FIELD TRAVERSE USING A 3-SECOND ELECTRONIC DISTANCE MEASURING THEODOLITE.
 - WATER: P.U.D. #1 OF SKAGIT COUNTY.
 - STORM SEWER: CITY OF MOUNT VERNON
 - SANITARY SEWER: CITY OF MOUNT VERNON.
 - BASIS OF BEARING: THE NORTH LINE OF THE NE QUARTER BEARING S87°46'27"E BETWEEN MONUMENTS AT LAVENTURE RD. AND 18TH ST. PER SHORT PLAT MV-2-00.
 - ZONING: MTV-P-0
 - POWER: PUGET SOUND ENERGY.
 - GAS: CASCADE NATURAL GAS CORPORATION.
 - CABLE TV: AT&T BROADBAND
 - TELEPHONE: VERIZON
 - IMPACT FEE NOTICE: ALL LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE ON ISSUANCE OF A BUILDING PERMIT.
 - DEVELOPER: VENTURE PROPERTIES
C/O JOHN HOOKING
1774 GREEN ACRES ROAD
MOUNT VERNON, WA 98273
360-428-0296



C:\VAZ\2003\05\1\10000\002\PLAT1.dwg 05/25/2003 10:56:59 AM DWG:JAMES W. JONES 14:710436.3 1:00



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

Chapter 17.54**C-4 NEIGHBORHOOD COMMERCIAL DISTRICT**

Sections:

- 17.54.010 Intent.
- 17.54.020 Application.
- 17.54.030 Permitted uses.
- 17.54.035 Accessory uses.
- 17.54.040 Conditional uses.
- 17.54.045 Administrative conditional uses.
- 17.54.050 Prohibited uses.
- 17.54.060 Setbacks.
- 17.54.070 *Repealed.*
- 17.54.071 *Repealed.*
- 17.54.080 Building height.
- 17.54.090 Size.
- 17.54.100 Landscaping.
- 17.54.110 Parking.
- 17.54.120 Signs.
- 17.54.130 Site plan review.

17.54.010 Intent.

The intent of these regulations is to establish and preserve small commercial areas that are in close proximity to residential areas while minimizing any undesirable impact on the surrounding neighborhoods as a result of such use. The comprehensive plan identifies potential “neighborhood retail” which are to be established consistent with the comprehensive plan, through the planned unit development (PUD) process, in any zone where specifically permitted. This C-4 zoning designation is not intended to be the exclusive zoning designation to apply to those planned neighborhood retail centers. (Ord. 3429 § 103, 2008).

17.54.020 Application.

A. Such districts are to be located only where they clearly serve daily needs of residents in the area and where uses are not in existence or are desirable, supported by economic/market studies;

B. Each district may not exceed three acres in total area. (Ord. 3315, 2006; Ord. 2352, 1989).

17.54.030 Permitted uses.

Permitted primary uses in the C-4 district shall include:

- A. Commercial.
 - 1. Barbershops and beauty shops,
 - 2. Convenience grocery stores including the sale of gasoline,
 - 3. Drugstores,
 - 4. Bakeries,

- 5. Dry cleaning and laundry pickup stations,
- 6. Coin-operated laundries,
- 7. Banks,
- 8. Delicatessens and restaurants,
- 9. Movie rental businesses;

B. Professional offices and offices for medical and dental service. (Ord. 3315, 2006; Ord. 3270 § 1, 2005).

17.54.035 Accessory uses.

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. (Ord. 3429 § 104, 2008).

17.54.040 Conditional uses.

Uses permitted by conditional use permit and classified as a Type III permit in the C-4 district are as follows:

A. Multifamily developments, subject to the following:

- 1. They shall conform to all requirements for the R-3 district;
- 2. They must be built at the same time or following a commercial development;
- 3. The multifamily density shall meet the definition for density for mixed use buildings or developments found within Chapter 17.06; MVMC; and
- 4. The multifamily use shall not be constructed on the ground floor.

B. 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. (Ord. 3429 § 105, 2008).

17.54.045 Administrative conditional uses.

Uses permitted by an administrative conditional use permit and classified as a Type II permit in the C-4 district are as follows:

- A. Day nurseries. (Ord. 3429 § 106, 2008).

17.54.050 Prohibited uses.

Uses specifically prohibited in the C-4 district shall include:

- A. Adult entertainment. (Ord. 3315, 2006; Ord. 2352, 1989).

17.54.060

17.54.060 Setbacks.

Minimum setback requirements in the C-4 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 and rear yards: None, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of 20 feet. (Ord. 3429 § 107, 2008).

17.54.070 Maximum land coverage.

Repealed by Ord. 3270. (Ord. 2352, 1989).

17.54.071 Buildable area calculation – Transfer of floor area.

Repealed by Ord. 3270. (Ord. 3014 § 23, 2000).

17.54.080 Building height.

Maximum building height shall be two stories but not more than 25 feet, except that if housing is included above commercial space, the height may be increased to three stories but not more than 35 feet. (Ord. 3315, 2006; Ord. 2352, 1989).

17.54.090 Size.

No one establishment may occupy more than 3,000 square feet of floor space; provided, if the establishment is located at the intersection of two arterial streets and is approved through a master/site plan process, there may be an increase in floor space up to a total not to exceed 5,000 square feet. The permitted seating capacity and parking requirements may increase proportionate to the approved increase in occupied floor space. (Ord. 3315, 2006; Ord. 2924 § 2, 1998; Ord. 2352, 1989).

17.54.100 Landscaping.

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

17.54.110 Parking.

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

17.54.120 Signs.

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

17.54.130 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).



Executive Summary

Prepared by Marshall Learned

Little Mountain Lane
2011 Little Mountain Ln, Mount Vernon, WA 98274
Ring: 5, 10, 15 Miles

Latitude: 48.412498
Longitude: -122.314507

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	52,583	84,454	127,587
Male Population	49.7%	49.6%	49.8%
Female Population	50.3%	50.4%	50.2%
Median Age	33.7	36.3	38.3
2010 Income			
Median HH Income	\$52,377	\$53,453	\$56,405
Per Capita Income	\$22,450	\$23,296	\$24,634
Average HH Income	\$62,254	\$63,071	\$66,186
2010 Households			
Total Households	18,647	30,595	46,890
Average Household Size	2.76	2.71	2.68
2010 Housing			
Owner Occupied Housing Units	58.8%	62.3%	64.1%
Renter Occupied Housing Units	34.4%	30.9%	27.3%
Vacant Housing Units	6.8%	6.8%	8.6%
Population			
1990 Population	31,686	54,358	83,816
2000 Population	43,377	71,403	108,201
2010 Population	52,583	84,454	127,587
2015 Population	56,138	89,706	135,420
1990-2000 Annual Rate	3.19%	2.77%	2.59%
2000-2010 Annual Rate	1.9%	1.65%	1.62%
2010-2015 Annual Rate	1.32%	1.21%	1.2%

In the identified market area, the current year population is 127,587. In 2000, the Census count in the market area was 108,201. The rate of change since 2000 was 1.62 percent annually. The five-year projection for the population in the market area is 135,420, representing a change of 1.2 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

	5 miles radius	10 miles radius	15 miles radius
Households			
1990 Households	12,271	20,620	31,225
2000 Households	15,634	26,061	39,759
2010 Households	18,647	30,595	46,890
2015 Households	19,877	32,481	49,795
1990-2000 Annual Rate	2.45%	2.37%	2.45%
2000-2010 Annual Rate	1.73%	1.58%	1.62%
2010-2015 Annual Rate	1.29%	1.2%	1.21%

The household count in this market area has changed from 39,759 in 2000 to 46,890 in the current year, a change of 1.62 percent annually. The five-year projection of households is 49,795, a change of 1.21 percent annually from the current year total. Average household size is currently 2.68, compared to 2.67 in the year 2000. The number of families in the current year is 33,375 in the market area.

Housing

Currently, 64.1 percent of the 51,329 housing units in the market area are owner occupied; 27.3 percent, renter occupied; and 8.6 percent are vacant. In 2000, there were 42,982 housing units - 65.4 percent owner occupied, 27.1 percent renter occupied and 7.5 percent vacant. The rate of change in housing units since 2000 is 1.75 percent. Median home value in the market area is \$266,286, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.57 percent annually to \$332,979. From 2000 to the current year, median home value changed by 5.15 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.



Little Mountain Lane
 2011 Little Mountain Ln, Mount Vernon, WA 98274
 Ring: 5, 10, 15 Miles

Latitude: 48.412498
 Longitude: -122.314507

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$28,393	\$28,313	\$29,814
2000 Median HH Income	\$41,435	\$42,769	\$45,392
2010 Median HH Income	\$52,377	\$53,453	\$56,405
2015 Median HH Income	\$59,809	\$60,839	\$63,766
1990-2000 Annual Rate	3.85%	4.21%	4.29%
2000-2010 Annual Rate	2.31%	2.2%	2.14%
2010-2015 Annual Rate	2.69%	2.62%	2.48%
Per Capita Income			
1990 Per Capita Income	\$13,914	\$13,769	\$13,873
2000 Per Capita Income	\$19,903	\$20,551	\$21,555
2010 Per Capita Income	\$22,450	\$23,296	\$24,634
2015 Per Capita Income	\$25,960	\$26,925	\$28,429
1990-2000 Annual Rate	3.64%	4.09%	4.51%
2000-2010 Annual Rate	1.18%	1.23%	1.31%
2010-2015 Annual Rate	2.95%	2.94%	2.91%
Average Household Income			
1990 Average Household Income	\$35,598	\$35,759	\$36,818
2000 Average Household Income	\$54,357	\$55,537	\$57,860
2010 Average HH Income	\$62,254	\$63,071	\$66,186
2015 Average HH Income	\$72,198	\$73,021	\$76,411
1990-2000 Annual Rate	4.32%	4.5%	4.62%
2000-2010 Annual Rate	1.33%	1.25%	1.32%
2010-2015 Annual Rate	3.01%	2.97%	2.91%

Households by Income

Current median household income is \$56,405 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$63,766 in five years. In 2000, median household income was \$45,392, compared to \$29,814 in 1990.

Current average household income is \$66,186 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$76,411 in five years. In 2000, average household income was \$57,860, compared to \$36,818 in 1990.

Current per capita income is \$24,634 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,429 in five years. In 2000, the per capita income was \$21,555, compared to \$13,873 in 1990.

Population by Employment

Total Businesses	2,740	3,862	5,305
Total Employees	25,485	36,647	46,222

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 91.0 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, 64.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.6 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)
- 18.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.8 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.3 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 25.6 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:

- 12.2 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.)
- 11.7 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.)
- 8.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

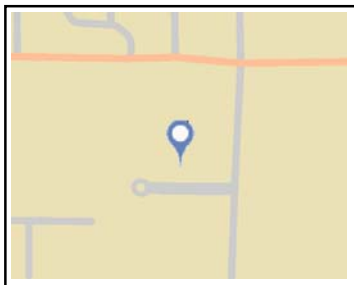
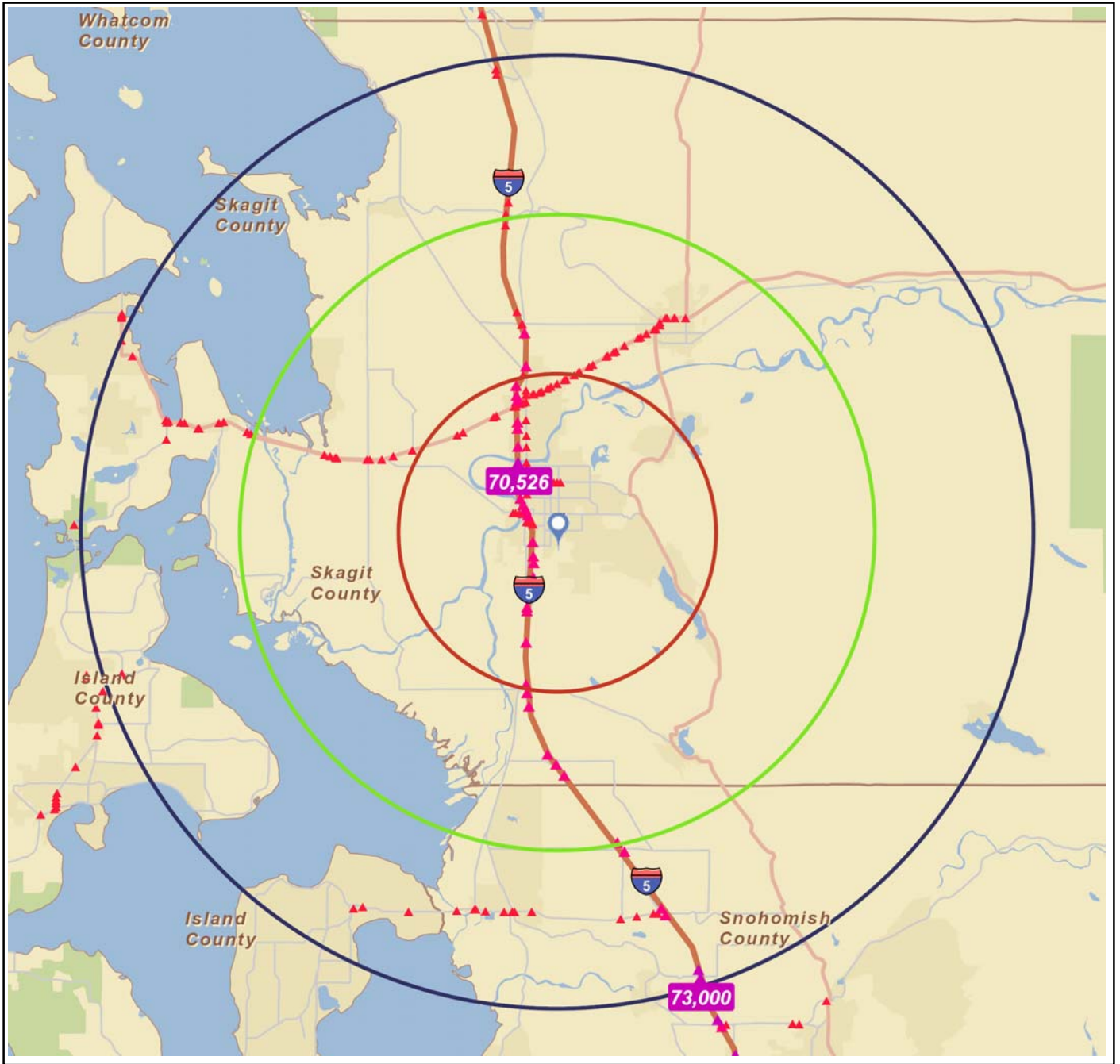


Traffic Count Map

Prepared by Marshall Learned

Little Mountain Lane
2011 Little Mountain Ln, Mount Vernon, WA 98274
Ring: 5, 10, 15 Miles

Latitude: 48.412498
Longitude: -122.314507



- 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®