



# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## For Lease

**301 Valley Mall Way, Ste 110  
Mount Vernon**

- ◆ 17, 629+/- sf - All or Part
- ◆ Additional 2,000+/- sf available
- ◆ Ample parking
- ◆ Convenient access to Riverside Drive, College Way & I-5
- ◆ \$12.40 psf NNN

**CLAY LEARNED**

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

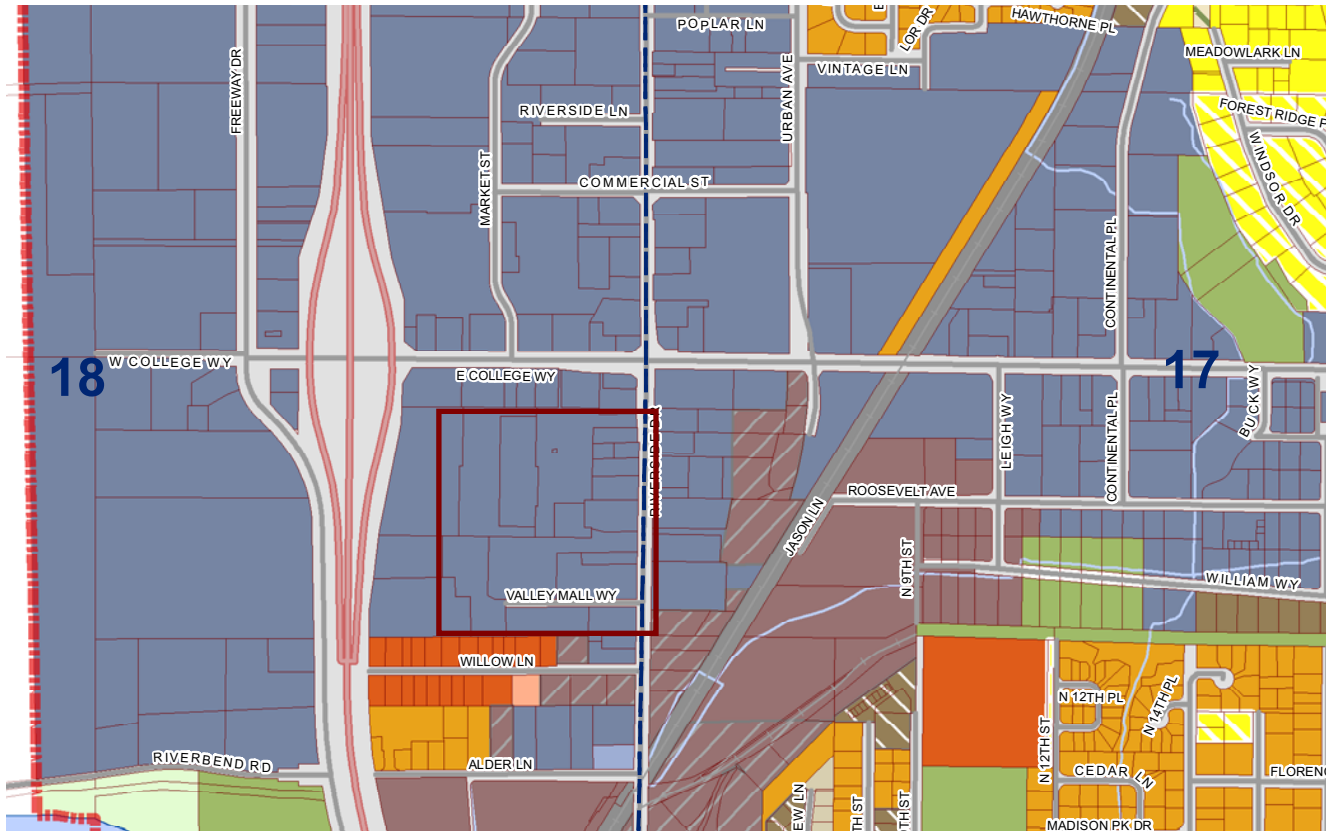
*All info deemed reliable however verification recommended*



# MOUNT VERNON RETAIL CORE

1. I-5 Exit 227
2. College Way/Hwy 538
3. Riverside Drive
4. Burlington Northern/  
Santa Fe RR
5. **Mount Vernon Center**  
Northwest Multiple  
Listing Service  
Dept of Labor &  
Industries  
Value Village  
Urban Fitness  
Aaron Rents &  
Others
6. El Gitano Restaurant
7. JoAnn Fabrics  
Dollar Store  
Stupid Prices  
Century 21
8. **Skagit Valley Square**  
Rite Aid  
Rent-A-Center  
Hallmark  
Starbucks  
Dollar Tree  
Denney's  
Horizon Bank  
Wells Fargo Bank  
Jack-in-the-Box
9. Goodwill  
Woodmonsters  
The Learning Ladder
10. Office Depot  
Petco  
Frontier Bank  
Round Table Pizza  
Taco Time/Pizza Hut
11. Safeway/Safeway Gas  
Subway  
People's Bank  
Blockbuster  
Schuck's
12. Super Wal Mart
13. Best Western  
Cottontree Inn &  
Convention Center
14. Lowe's
15. Blade Chevrolet & RV  
Center
16. Old Downtown





**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- 17.54.070 *Repealed.*
- 17.54.071 *Repealed.*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).



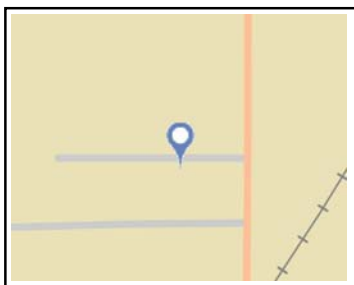
# Traffic Count Map

Prepared by STDBOnline

301 Valley Mall Way  
 301 Valley Mall Way, Mount  
 Vernon, WA 98273-5462

Site Type: Ring

Latitude: 48.432759  
 Longitude: -122.336627  
 Rings: 1, 2, 5 Miles



- 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®



# Executive Summary

Prepared by STDBOnline

301 Valley Mall Way, Mount Vernon, WA 98

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301 Valley Mall Way  
Site Type: Ring

Radius: 1 Miles

Radius: 2 Miles

Radius: 5 Miles

## 2009 Population

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
Total Population	6,752	27,756	52,606
Male Population	49.0%	49.5%	49.7%
Female Population	51.0%	50.5%	50.3%
Median Age	32.0	30.5	33.8

## 2009 Income

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
Median HH Income	\$43,976	\$47,881	\$53,158
Per Capita Income	\$20,164	\$20,683	\$22,980
Average HH Income	\$52,607	\$58,064	\$63,865

## 2009 Households

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
Total Households	2,671	9,736	18,611
Average Household Size	2.50	2.78	2.77

## 2009 Housing

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
Owner Occupied Housing Units	47.6%	54.7%	60.1%
Renter Occupied Housing Units	47.0%	40.2%	34.7%
Vacant Housing Units	5.4%	5.1%	5.2%

## Population

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
1990 Population	5,132	17,564	33,190
2000 Population	6,041	24,416	45,160
2009 Population	6,752	27,756	52,606
2014 Population	7,118	29,389	56,448
1990-2000 Annual Rate	1.64%	3.35%	3.13%
2000-2009 Annual Rate	1.21%	1.4%	1.66%
2009-2014 Annual Rate	1.06%	1.15%	1.42%

In the identified market area, the current year population is 52,606. In 2000, the Census count in the market area was 45,160. The rate of change since 2000 was 1.66 percent annually. The five-year projection for the population in the market area is 56,448, representing a change of 1.42 percent annually from 2009 to 2014. Currently, the population is 49.7 percent male and 50.3 percent female.

## Households

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
1990 Households	2,213	6,928	12,810
2000 Households	2,443	8,746	16,266
2009 Households	2,671	9,736	18,611
2014 Households	2,802	10,281	19,909
1990-2000 Annual Rate	0.99%	2.36%	2.42%
2000-2009 Annual Rate	0.97%	1.17%	1.47%
2009-2014 Annual Rate	0.96%	1.1%	1.36%

The household count in this market area has changed from 16,266 in 2000 to 18,611 in the current year, a change of 1.47 percent annually. The five-year projection of households is 19,909, a change of 1.36 percent annually from the current year total. Average household size is currently 2.77, compared to 2.72 in the year 2000. The number of families in the current year is 12,698 in the market area.

## Housing

Currently, 60.1 percent of the 19,641 housing units in the market area are owner occupied; 34.7 percent, renter occupied; and 5.2 percent are vacant. In 2000, there were 17,005 housing units—60.1 percent owner occupied, 35.2 percent renter occupied and 4.7 percent vacant. The rate of change in housing units since 2000 is 1.57 percent. Median home value in the market area is \$247,649, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.8 percent annually to \$298,399. From 2000 to the current year, median home value changed by 5.98 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.



301 Valley Mall Way, Mount  
Vernon, WA 98

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301 Valley Mall Way  
Site Type: Ring

Radius: 1 Miles

Radius: 2 Miles

Radius: 5 Miles

### Median Household Income

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
1990 Median HH Income	\$25,550	\$26,735	\$29,181
2000 Median HH Income	\$35,127	\$37,492	\$41,902
2009 Median HH Income	\$43,976	\$47,881	\$53,158
2014 Median HH Income	\$46,864	\$50,680	\$57,378
1990-2000 Annual Rate	3.23%	3.44%	3.68%
2000-2009 Annual Rate	2.46%	2.68%	2.61%
2009-2014 Annual Rate	1.28%	1.14%	1.54%

### Per Capita Income

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
1990 Per Capita Income	\$12,650	\$13,515	\$14,251
2000 Per Capita Income	\$16,615	\$17,152	\$20,287
2009 Per Capita Income	\$20,164	\$20,683	\$22,980
2014 Per Capita Income	\$20,691	\$21,338	\$23,766
1990-2000 Annual Rate	2.76%	2.41%	3.59%
2000-2009 Annual Rate	2.11%	2.04%	1.36%
2009-2014 Annual Rate	0.52%	0.63%	0.67%

### Average Household Income

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
1990 Average Household Income	\$31,218	\$33,753	\$36,487
2000 Average Household Income	\$42,621	\$47,305	\$55,234
2009 Average HH Income	\$52,607	\$58,064	\$63,865
2014 Average HH Income	\$54,174	\$60,057	\$66,216
1990-2000 Annual Rate	3.16%	3.43%	4.23%
2000-2009 Annual Rate	2.3%	2.24%	1.58%
2009-2014 Annual Rate	0.59%	0.68%	0.73%

### Households by Income

Current median household income is \$53,158 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$57,378 in five years. In 2000, median household income was \$41,902, compared to \$29,181 in 1990.

Current average household income is \$63,865 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,216 in five years. In 2000, average household income was \$55,234, compared to \$36,487 in 1990.

Current per capita income is \$22,980 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$23,766 in five years. In 2000, the per capita income was \$20,287, compared to \$14,251 in 1990.

### Population by Employment

	Radius: 1 Miles	Radius: 2 Miles	Radius: 5 Miles
Total Businesses	914	1,701	2,798
Total Employees	9,212	16,757	28,954

Currently, 91.0 percent of the civilian labor force in the identified market area is employed and 9.0 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 93.6 percent of the civilian labor force, and unemployment will be 6.4 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, 64.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.8 percent were in the Armed Forces.

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

- 54.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 26.7 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 77.3 percent of the market area population drove alone to work, and 3.4 percent worked at home. The average travel time to work in 2000 was 22.3 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:

- 16.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 25.0 percent were high school graduates only (29.8 percent in the U.S.)
- 10.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 14.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 8.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)