



# LEARNED

COMMERCIAL, INC.

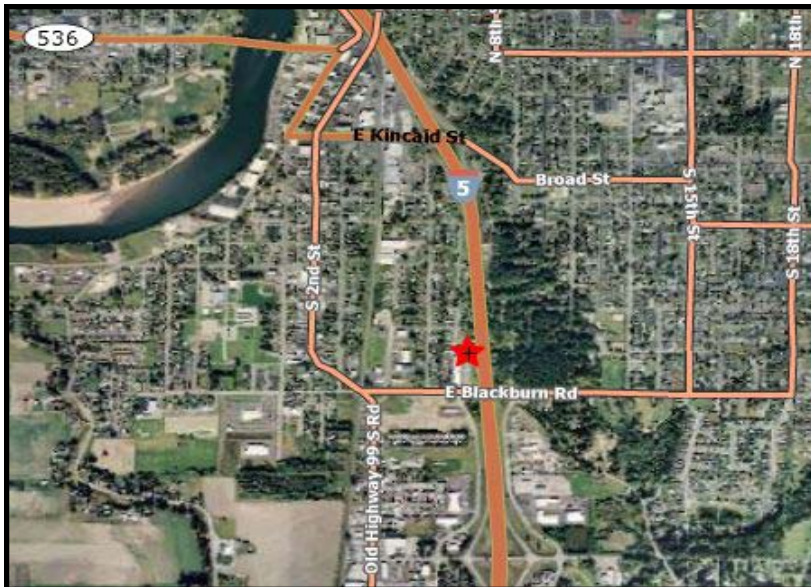
Providing Select Commercial Real Estate Services



## ***For Lease***

**335 E. Blackburn Road  
Mount Vernon, WA 98274**

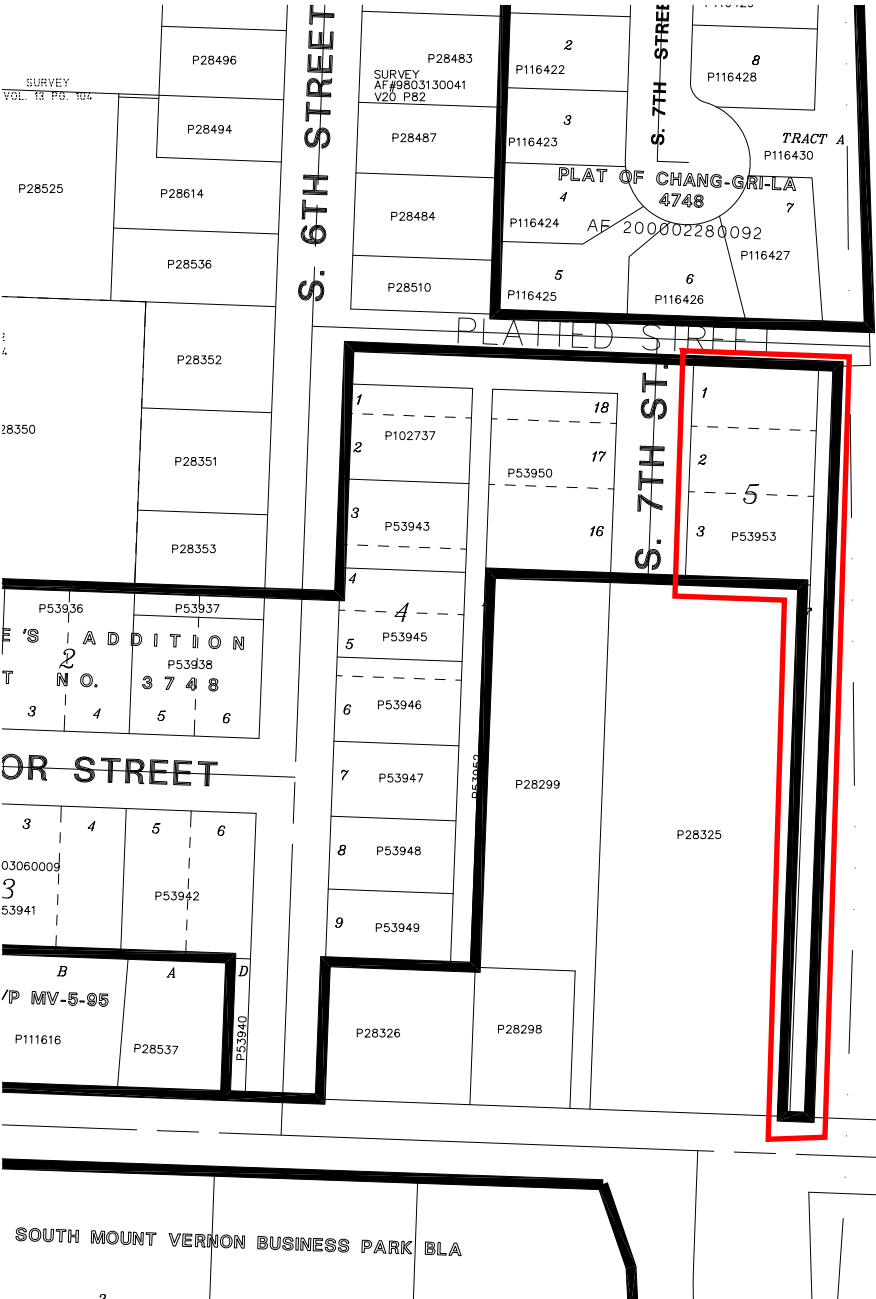
- ◆ 2,415+/- sf building on .76+/- acre lot
- ◆ 1,900+/- sf office space  
500+/- sf storage space
- ◆ Roll-up door; fenced yard with lean-to
- ◆ In area of other light industrial businesses.
- ◆ Convenient freeway access at Anderson Road exit
- ◆ \$10.00 psf gross



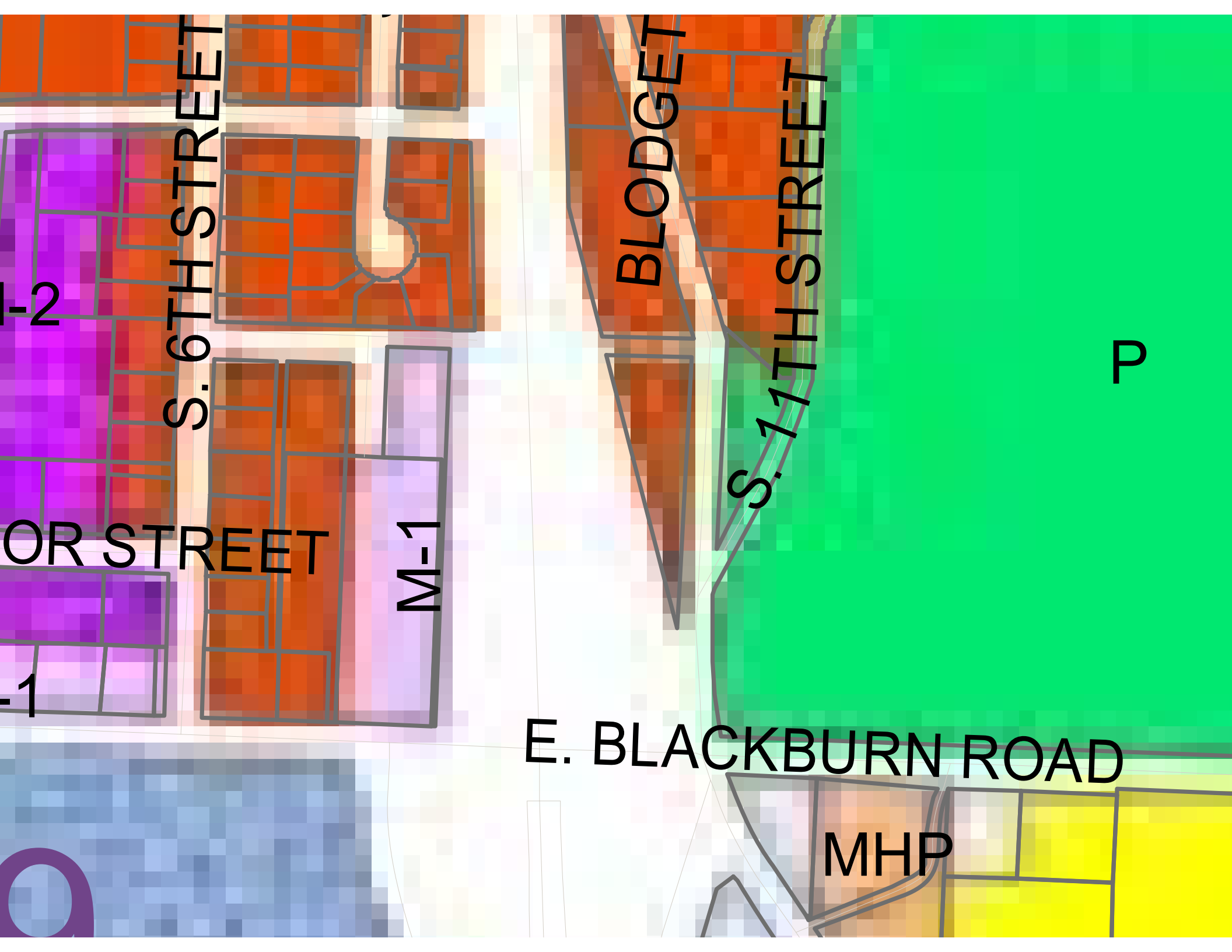
**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888 fx: 360-757-1850  
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*All info deemed reliable however verification recommended*



- P28187
- P28184
- P28188



S. 6TH STREET

BLODGET

S. 11TH STREET

OR STREET

M-1

E. BLACKBURN ROAD

MHP

P

Q

**Chapter 17.57**  
**M-1 LIGHT MANUFACTURING AND COMMERCIAL DISTRICT**

Sections:

17.57.010	Intent.
17.57.020	Permitted uses.
17.57.023	Accessory uses.
17.57.025	Special uses.
17.57.030	Performance standards – Violation deemed nuisance.
17.57.040	Storage yard requirements.
17.57.050	Setbacks.
17.57.060	Building height.
17.57.070	Landscaping.
17.57.080	Parking.
17.57.090	Signs.
17.57.100	Site plan review.

**17.57.010 Intent.**

The intent of this chapter is to provide areas for commercial establishments which require a limited retail contact with the public as well as incidental shop work, storage or light manufacturing. (Ord. 2352, 1989).

**17.57.020 Permitted uses.**

Permitted primary uses in the M-1 district shall include:

- A. Automobile service stations if access is available from a principal arterial, automobile repair garages, carwashes, open used car sales lots for vehicles in operating condition;
- B. Retail markets;
- C. Buildings for the rental of frozen food lockers;
- D. Upholstery and furniture repair shops;
- E. Retail hay, grain and feed or garden supplies and equipment;
- F. Retail lumber and building materials;
- G. Contractors' offices and shops;
- H. Warehouses and distribution facilities;
- I. Restaurants;
- J. Transportation system terminals;
- K. Veterinary clinics;
- L. Buildings or developments necessary for the operation of a public utility;
- M. 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;
- N. Public and private vocational and technical schools;
- O. Towing businesses and their associated temporary impound lots. Wrecking yards or junk vehicle storage shall not be allowed.
- P. Other industrial uses which have similar environmental influences. (Ord. 2594 § 3, 1994; Ord. 2352, 1989).

**17.57.023 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 Uniform Building Code (200 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. 3014 § 15, 2000).

**17.57.025 Special uses.**

Uses permitted by a special use permit in M-1 districts shall include:

A. Emergency shelter for the homeless; provided 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. (Ord. 2966 § 9, 1999; Ord. 2598 § 7, 1994).

**17.57.030 Performance standards – Violation deemed nuisance.**

All commercial business uses are permitted in this district provided their performance is of such nature that they do not inflict upon the surrounding residential, commercial or M-2 areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting such areas. The maximum permissible limits of these detrimental effects shall be defined in this section, and upon exceeding these limits shall be considered a nuisance and declared in violation of the regulations of this zoning title and shall be ordered abated. It shall be the responsibility of the operator and/or proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the performance standards of this chapter.

A. The maximum allowable noise levels as measured at the property line of noise-impacted uses or activities shall be those set forth in Chapter 173-60 WAC, titled “Maximum Environmental Noise Levels,” which chapter is hereby incorporated by reference.

B. Air pollution shall be controlled by the operator and/or proprietor of any land use or activity permitted by this chapter. The ambient air quality standards specified by the Northwest Air Pollution Authority shall apply to all air contaminants listed therein.

C. Liquid wastes shall be disposed of through local sanitary sewer systems only upon approval of the city engineer.

D. Liquid or solid wastes unacceptable to the city engineer shall be disposed of on a regular basis in keeping with the best operating characteristics of the industry, and in compliance with the regulations and requirements of local, regional, state or federal agencies having jurisdiction in waste disposal and environmental health and safety.

E. Any operation producing intense heat or glare shall be performed within an enclosure so as to completely obscure such operation from view from any point along the property line.

F. The use, storage, transportation and disposal of all radioactive materials and radiation machines shall be subject to the regulatory jurisdiction and control of the Radiation Control Agency of the Washington State Department of Social and Health Services as amended.

G. No use shall cause earth vibrations or concussions detectable without the aid of instruments beyond its lot lines, with the exception of the temporary vibration produced as a result of construction activity.

H. Materials used or produced in any manufacturing process shall be handled in such a manner as to prevent ground or soil pollution which destroys or endangers the support of natural vegetation or which may contaminate underground aquifers of other natural drainage systems. (Ord. 2352, 1989).

**17.57.040 Storage yard requirements.**

A. Storage yards and outdoor storage areas in the M-1 district shall be surrounded by a fence or wall at least six feet high. This fence or wall shall be sight-obscuring on the side of any property facing a residential or commercial district, except that it shall not be sight-obscuring within 20 feet of a street corner. Outdoor storage of materials shall not exceed the height of the fence and junk shall be obscured by buildings or fencing on all sides. Outside storage areas shall not be located in the front yard setback or along a street. (Ord. 2626 § 2, 1994; Ord. 2352, 1989).

B. Storage yards and outdoor storage areas shall be associated with a permitted or conditional use.

**17.57.050 Setbacks.**

Minimum setback requirements in the M-1 district are as follows:

A. Front yard: 20 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets;

B. Side yard: none, except that any lot developed for a manufacturing use which abuts a residential district shall have a side yard of at least 20 feet on the abutting side of the lot;

C. Rear yard: none. (Ord. 2626 § 3, 1994; Ord. 2531 § 12, 1993; Ord. 2352, 1989).

**17.57.060 Building height.**

Maximum building height in the M-1 district shall be four stories. (Ord. 2626 § 4, 1994; Ord. 2352, 1989).

**17.57.070 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 2626 § 5, 1994; Ord. 2352, 1989).

**17.57.080 Parking.**

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 2626 § 6, 1994; Ord. 2352, 1989).

**17.57.090 Signs.**

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

**17.57.100 Site plan review.**

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



# Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	333 E Blackburn Rd Mount Vernon, WA 98273 Radius: 3.0 mile	333 E Blackburn Rd Mount Vernon, WA 98273 Radius: 5.0 mile	333 E Blackburn Rd Mount Vernon, WA 98273 Radius: 10.0 mile
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## 2008 Population

Total Population	33,987	49,573	82,373
Male Population	49.3%	49.7%	49.5%
Female Population	50.7%	50.3%	50.5%
Median Age	32.4	33.3	36.2

## 2008 Income

Median HH Income	\$50,774	\$52,407	\$54,305
Per Capita Income	\$22,646	\$23,338	\$24,527
Average HH Income	\$63,200	\$64,942	\$66,562

## 2008 Households

Total Households	11,921	17,480	29,973
Average Household Size	2.79	2.78	2.70
1990-2000 Annual Rate	2.51%	2.44%	2.35%

## 2008 Housing

Owner Occupied Housing Units	61.1%	61.1%	64.8%
Renter Occupied Housing Units	34.4%	33.0%	28.7%
Vacant Housing Units	4.5%	5.9%	6.5%

## Population

1990 Population	21,313	30,878	54,121
2000 Population	29,630	42,261	71,018
2008 Population	33,987	49,573	82,373
2013 Population	37,301	54,980	91,167
1990-2000 Annual Rate	3.35%	3.19%	2.75%
2000-2008 Annual Rate	1.68%	1.95%	1.81%
2008-2013 Annual Rate	1.88%	2.09%	2.05%

In the identified market area, the current year population is 82,373. In 2000, the Census count in the market area was 71,018. The rate of change since 2000 was 1.81 percent annually. The five-year projection for the population in the market area is 91,167, representing a change of 2.05 percent annually from 2008 to 2013. Currently, the population is 49.5 percent male and 50.5 percent female.

## Households

1990 Households	8,244	11,916	20,722
2000 Households	10,565	15,170	26,128
2008 Households	11,921	17,480	29,973
2013 Households	13,034	19,320	33,103
1990-2000 Annual Rate	2.51%	2.44%	2.35%
2000-2008 Annual Rate	1.47%	1.73%	1.68%
2008-2013 Annual Rate	1.8%	2.02%	2.01%

The household count in this market area has changed from 26,128 in 2000 to 29,973 in the current year, a change of 1.68 percent annually. The five-year projection of households is 33,103, a change of 2.01 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 20,824 in the market area.

## Housing

Currently, 64.8 percent of the 32,059 housing units in the market area are owner occupied; 28.7 percent, renter occupied; and 6.5 percent are vacant. In 2000, there were 27,633 housing units— 62.9 percent owner occupied, 31.0 percent renter occupied and 6.1 percent vacant. The rate of change in housing units since 2000 is 1.82 percent. Median home value in the market area is \$290,261, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.47 percent annually to \$327,972. From 2000 to the current year, median home value changed by 8.57 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Site Type: Radius	333 E Blackburn Rd Mount Vernon, WA 98273 Radius: 3.0 mile	333 E Blackburn Rd Mount Vernon, WA 98273 Radius: 5.0 mile	333 E Blackburn Rd Mount Vernon, WA 98273 Radius: 10.0 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$27,823	\$28,373	\$28,444
2000 Median HH Income	\$40,140	\$41,452	\$42,838
2008 Median HH Income	\$50,774	\$52,407	\$54,305
2013 Median HH Income	\$58,988	\$60,708	\$62,449
1990-2000 Annual Rate	3.73%	3.86%	4.18%
2000-2008 Annual Rate	2.89%	2.88%	2.92%
2008-2013 Annual Rate	3.04%	2.98%	2.83%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,879	\$13,954	\$13,888
2000 Per Capita Income	\$18,765	\$20,058	\$20,668
2008 Per Capita Income	\$22,646	\$23,338	\$24,527
2013 Per Capita Income	\$26,165	\$26,758	\$28,027
1990-2000 Annual Rate	3.06%	3.7%	4.06%
2000-2008 Annual Rate	2.3%	1.85%	2.1%
2008-2013 Annual Rate	2.93%	2.77%	2.7%
<b>Average Household Income</b>			
1990 Average Household Income	\$35,229	\$35,744	\$35,878
2000 Average Household Income	\$51,643	\$54,695	\$55,623
2008 Average HH Income	\$63,200	\$64,942	\$66,562
2013 Average HH Income	\$73,446	\$74,853	\$76,323
1990-2000 Annual Rate	3.9%	4.35%	4.48%
2000-2008 Annual Rate	2.48%	2.1%	2.2%
2008-2013 Annual Rate	3.05%	2.88%	2.77%

### Households by Income

Current median household income is \$54,305 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,449 in five years. In 2000, median household income was \$42,838, compared to \$28,444 in 1990.

Current average household income is \$66,562 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$76,323 in five years. In 2000, average household income was \$55,623, compared to \$35,878 in 1990.

Current per capita income is \$24,527 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$28,027 in five years. In 2000, the per capita income was \$20,668, compared to \$13,888 in 1990.

### Population by Employment

Total Businesses	2,363	3,542	5,107
Total Employees	14,891	23,333	33,957

Currently, 94.2 percent of the civilian labor force in the identified market area is employed and 5.8 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.3 percent of the civilian labor force, and unemployment will be 5.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 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:

- 53.5 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.2 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.2 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.7 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 23.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, 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 (16.4 percent in the U.S.)
- 26.4 percent were high school graduates only (29.6 percent in the U.S.)
- 9.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.5 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)