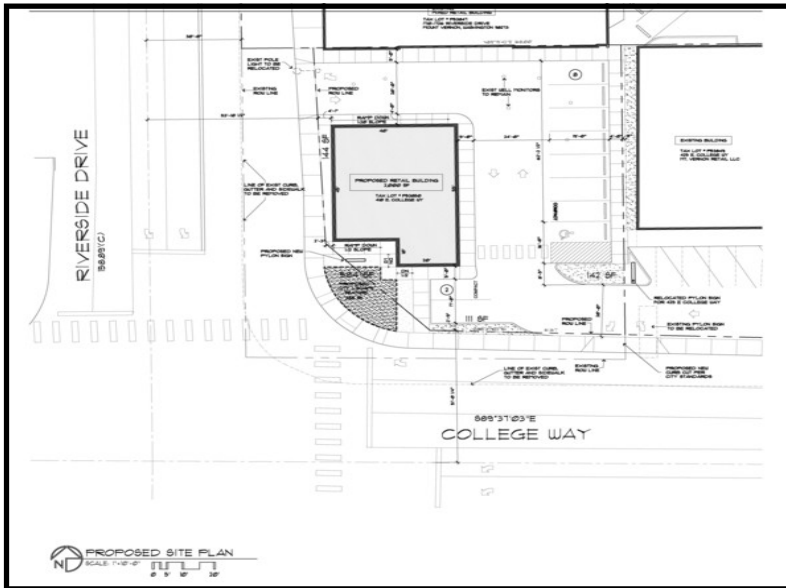


LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Sale

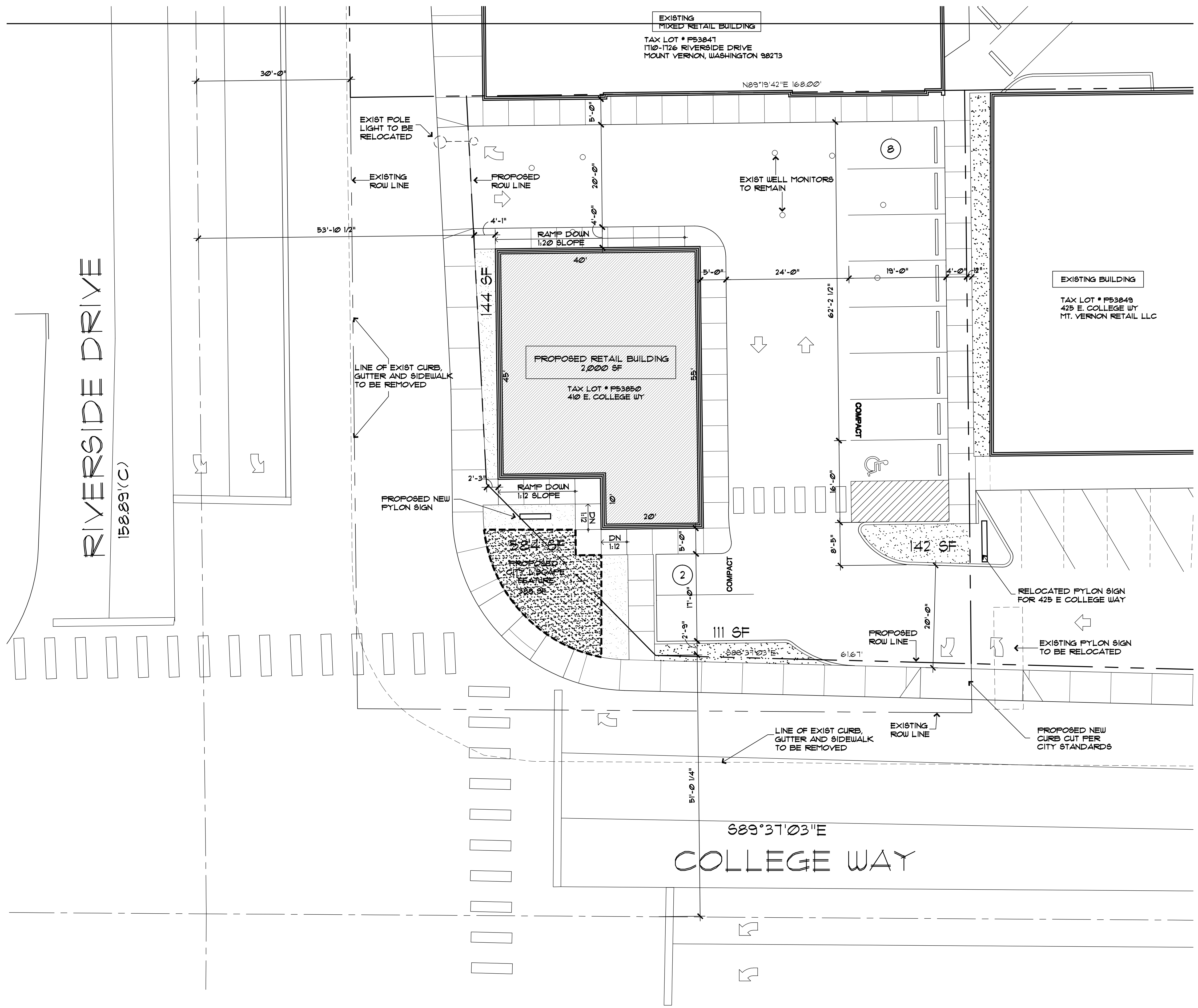
**410 E College Way
Mount Vernon, WA**

- ◆ .22+/- acre lot on NE corner of Riverside and College Way
- ◆ Premier Mount Vernon location—controlled intersection
- ◆ Zoned C-2: General Commercial District
- ◆ Permit ready for C-store
- ◆ All drawings, plans, test studies and reports available to buyer
- ◆ \$300,000.00

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



SITE DATA:

DATE PREPARED: 2/18/08

| | |
|---------------------|---|
| SITE AREA: | 9,973 SF |
| JURISDICTION: | CITY OF MOUNT VERNON |
| ZONE: | C2 (GENERAL COMMERCIAL) |
| COMPREHENSIVE PLAN: | RM1 (RETAIL MALL AND GEN COM.) |
| BUILDING AREA: | 2,000 SF |
| SETBACKS: | |
| REQUIRED: | FRONT: 25'-0" |
| PROVIDED: | REAR: N/A |
| REQUIRED: | SIDE: N/A |
| PROVIDED: | FRONT: AT RIVERSIDE: 2'-3" MIN |
| REQUIRED: | FRONT: AT COLLEGE: 24'-9" MIN. |
| PROVIDED: | REAR: N/A |
| REQUIRED: | SIDE: N/A |
| PARKING: | |
| REQUIRED: | RETAIL |
| PROVIDED: | 1 PER 400 SF |
| REQUIRED: | 848 SF / 400 = 2.12 |
| PROVIDED: | 2 STALLS REQ'D |
| REQUIRED: | COFFEE SHOP |
| PROVIDED: | 1 PER 100 SF |
| REQUIRED: | 183 SF / 100 = 1.8 |
| PROVIDED: | 8 STALLS REQ'D |
| REQUIRED: | 10 STALLS REQ'D |
| PROVIDED: | 10 STALLS |
| LANDSCAPE: | |
| REQUIRED: | REQUIRED - 997 SF (10% of SITE) |
| PROVIDED: | 981 SF |
| REFUSE/RECYCLING: | |
| REQUIRED: | EXISTING ENCLOSURE LOCATED |
| PROVIDED: | EXISTING BUILDINGS TO BE SHARED WITH NEW PROJECT. |

| DATE | DESCRIPTION |
|--------|----------------------------|
| XXXXXX | SITE PLAN REVIEW SUBMITTAL |

DRAWN: BB
 CHECK: BB
 JOB NO: 7054

THE VILLAGE ON RIVERSIDE
 410 EAST COLLEGE WAY
 MOUNT VERNON, WA
 FOR:
 NORTHWEST CAPITAL CORPORATION
 SITE PLAN

PIRSCHER ARCHITECTS
 CDA + Pirscher Architects
 20011 Ballinger Way NE, Suite 200
 Seattle, Washington 98155
 (206) 368-9688
 Fax (206) 368-9558

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"
 0 5' 10' 20'

SHEET:
A-1.1
 OF: SHEETS

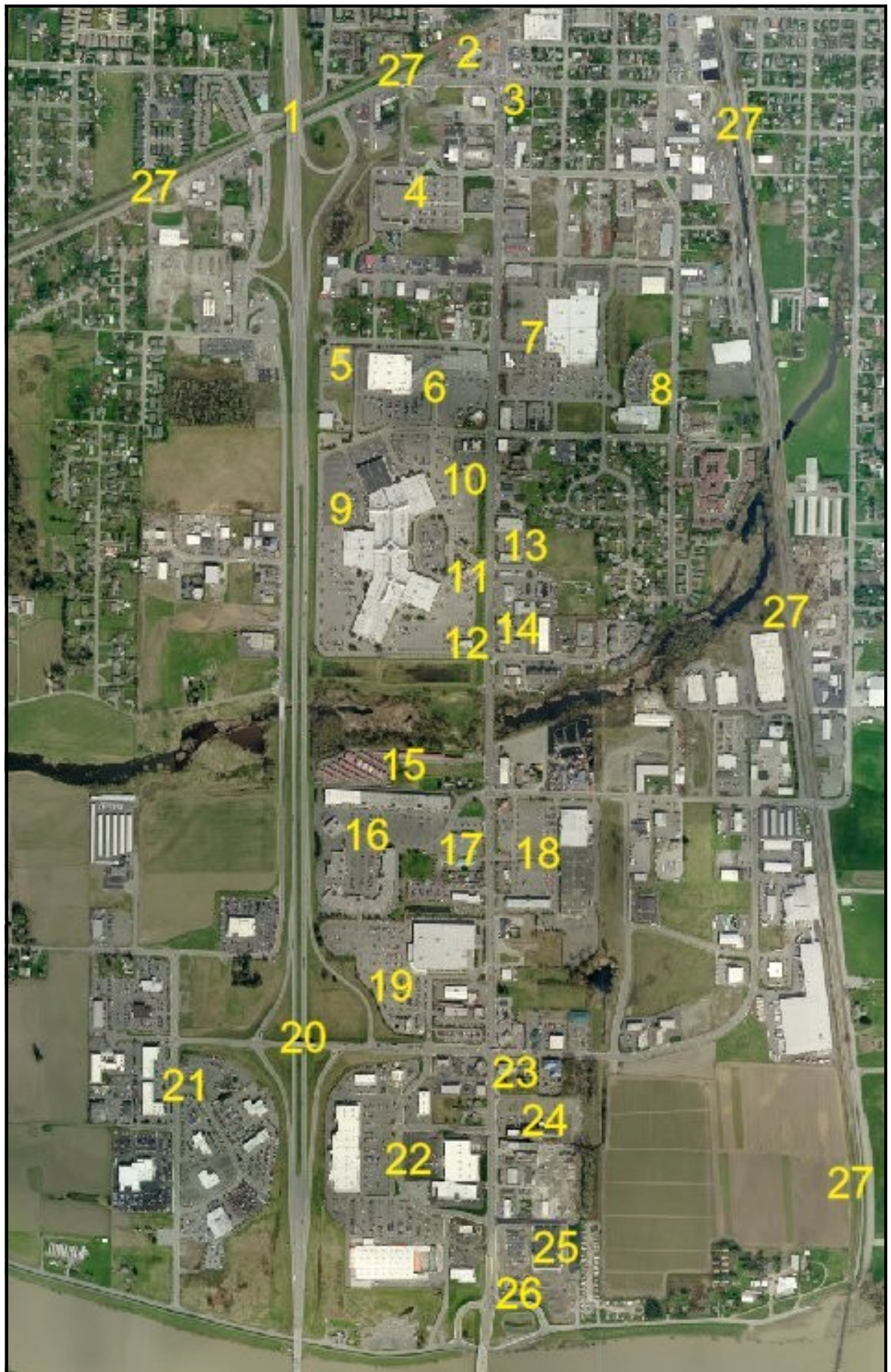


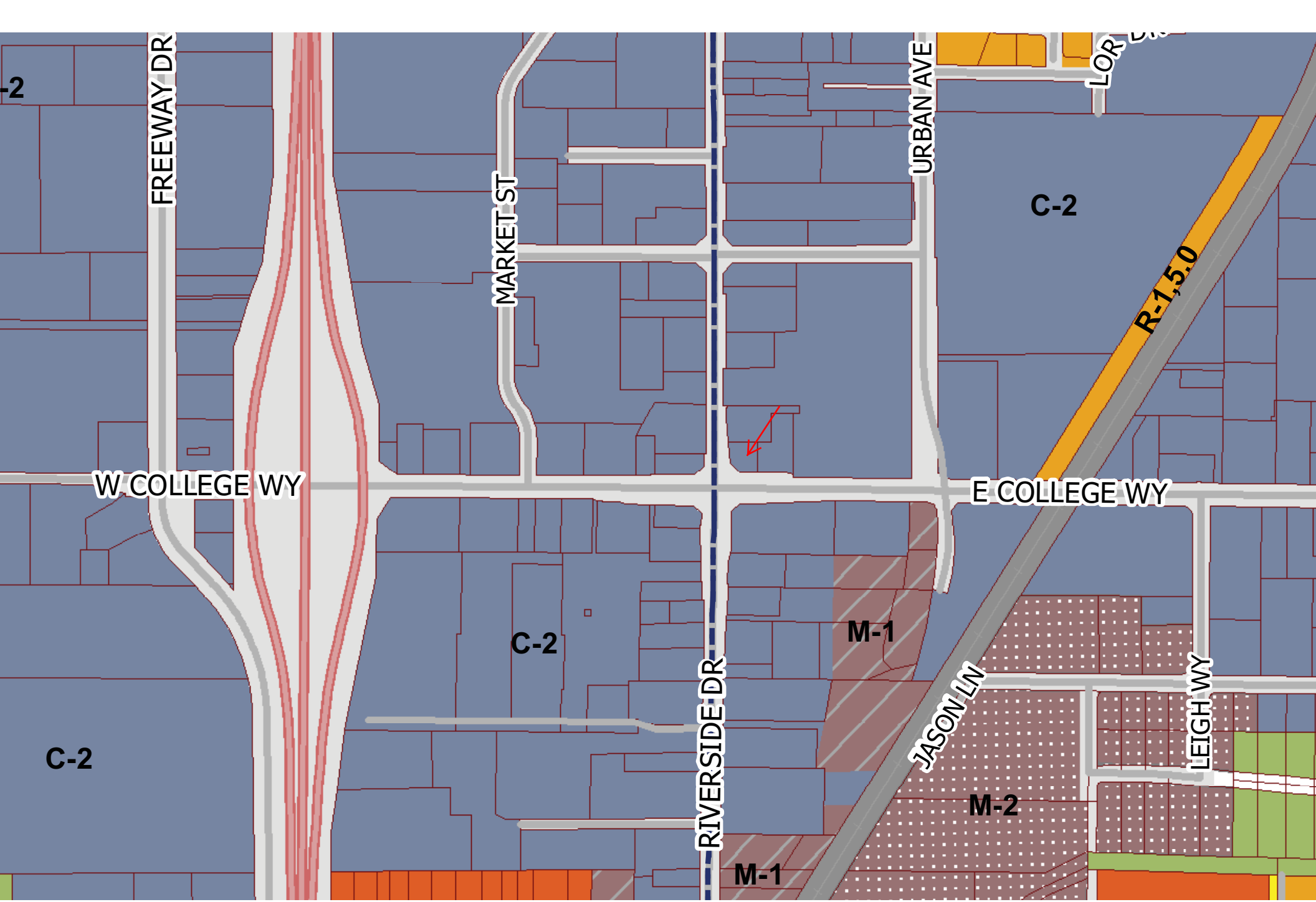
SIGNAGE

WELCOME TO THE
CITY OF MT VERNON

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
Washington Federal
8. NW Medical Bureau
9. Cascade Mall
Bon Macy's
Sears
JC Penneys
Loew's Cineplex
10. Popeye's
11. Carino's Italian
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
PetSmart
Ross
Bed Bath & Beyond
Old Navy
Olive Garden
Starbucks
McDonald's
Kohl's
Ashley Furniture
23. Whidbey Island Bank
24. Hampton Inn
25. Wholesale Sports
26. Discount Tire Center
27. Burlington Northern RR





-2

FREEWAY DR

MARKET ST

URBAN AVE

LOR...

W COLLEGE WY

E COLLEGE WY

R-1,5,0

C-2

C-2

M-1

C-2

RIVERSIDE DR

JASON LN

LEIGH WY

M-2

M-1

Chapter 17.48

C-2 GENERAL COMMERCIAL DISTRICT

Sections:

- 17.48.010 Intent.
- 17.48.020 Permitted uses.
- 17.48.025 Accessory uses.
- 17.48.030 Prohibited uses.
- 17.48.040 Conditional uses.
- 17.48.050 Lot area and width.
- 17.48.060 Setbacks.
- 17.48.070 Building height.
- 17.48.080 Landscaping.
- 17.48.090 Parking.
- 17.48.100 Signs.
- 17.48.110 Site plan review.

17.48.010 Intent.

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.020 Permitted uses.

Permitted primary uses in the C-2 district are as follows:

- A. Commercial Uses.
 - 1. Retail stores;
 - 2. Personal services;
 - 3. Offices, banks, and financial institutions;
 - 4. Hotels, motels and lodging houses;
 - 5. Eating and drinking establishments;
 - 6. Theaters, bowling alleys, skating rinks and other entertainment uses;
 - 7. Laundry and dry cleaning pickup stations;
 - 8. Outside sales of vehicles, boats, mobile homes or equipment;
 - 9. Drive-in banks and eating establishments;
 - 10. Gasoline service stations and automobile repair garages;
 - 11. 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; and

- 12. Day nurseries;
- B. Public and Quasi-Public Uses.
 - 1. Governmental buildings, including fire and police stations and administrative offices; and
 - 2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;
- C. Other Uses Specifically Permitted.
 - 1. Printing operations;
 - 2. Upholstery and furniture repair shops;
- D. 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;
- E. 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 the 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;
- F. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3429 § 96, 2008).

17.48.025 Accessory uses.

Permitted accessory uses in the C-2 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

17.48.030

required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line;

C. Mini-storage facilities;

D. Commercial or public parking garages and/or commercial or public surface parking; and

E. Card room. (Ord. 3429 § 97, 2008).

17.48.030 Prohibited uses.

Uses specifically prohibited in the C-2 district are:

A. Sales of inoperable vehicles or used parts;

B. Junkyards;

C. Auto wrecking yards. (Ord. 3315, 2006; Ord. 2352, 1989).

17.48.040 Conditional uses.

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district, are as follows:

A. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.

2. The use does not inflict upon the surrounding permitted land uses in the district 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.

3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area.

B. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle. (Ord. 3447 § 2, 2009).

17.48.050 Lot area and width.

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

17.48.060 Setbacks.

Minimum setback requirements in the C-2 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 yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3405 § 3, 2008).

17.48.070 Building height.

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 10, 2001).

17.48.080 Landscaping.

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

17.48.090 Parking.

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

17.48.100 Signs.

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

17.48.110 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

410 e college
410 E College Way, Mount Vernon, WA, 98273
Ring: 5, 10, 15 Miles

Latitude: 48.435778
Longitude: -122.334981

| | 5 miles radius | 10 miles radius | 15 miles radius |
|-------------------------------|----------------|-----------------|-----------------|
| 2010 Population | | | |
| Total Population | 54,255 | 85,585 | 135,375 |
| Male Population | 49.7% | 49.6% | 49.6% |
| Female Population | 50.3% | 50.4% | 50.4% |
| Median Age | 34.0 | 36.6 | 38.6 |
| 2010 Income | | | |
| Median HH Income | \$52,959 | \$53,052 | \$55,706 |
| Per Capita Income | \$22,638 | \$23,295 | \$24,600 |
| Average HH Income | \$62,583 | \$62,891 | \$65,377 |
| 2010 Households | | | |
| Total Households | 19,281 | 31,093 | 50,285 |
| Average Household Size | 2.76 | 2.70 | 2.65 |
| 2010 Housing | | | |
| Owner Occupied Housing Units | 60.1% | 62.4% | 63.6% |
| Renter Occupied Housing Units | 34.7% | 30.7% | 28.2% |
| Vacant Housing Units | 5.2% | 6.9% | 8.2% |
| Population | | | |
| 1990 Population | 33,578 | 55,358 | 89,904 |
| 2000 Population | 45,625 | 72,370 | 115,050 |
| 2010 Population | 54,255 | 85,585 | 135,375 |
| 2015 Population | 57,691 | 90,932 | 143,631 |
| 1990-2000 Annual Rate | 3.11% | 2.72% | 2.5% |
| 2000-2010 Annual Rate | 1.7% | 1.65% | 1.6% |
| 2010-2015 Annual Rate | 1.24% | 1.22% | 1.19% |

In the identified market area, the current year population is 135,375. In 2000, the Census count in the market area was 115,050. The rate of change since 2000 was 1.6 percent annually. The five-year projection for the population in the market area is 143,631, representing a change of 1.19 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

| Households | | | |
|-----------------------|--------|--------|--------|
| 1990 Households | 12,960 | 21,010 | 33,834 |
| 2000 Households | 16,461 | 26,491 | 42,777 |
| 2010 Households | 19,281 | 31,093 | 50,285 |
| 2015 Households | 20,470 | 33,017 | 53,365 |
| 1990-2000 Annual Rate | 2.42% | 2.35% | 2.37% |
| 2000-2010 Annual Rate | 1.55% | 1.57% | 1.59% |
| 2010-2015 Annual Rate | 1.2% | 1.21% | 1.2% |

The household count in this market area has changed from 42,777 in 2000 to 50,285 in the current year, a change of 1.59 percent annually. The five-year projection of households is 53,365, a change of 1.2 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 35,477 in the market area.

Housing

Currently, 63.6 percent of the 54,781 housing units in the market area are owner occupied; 28.2 percent, renter occupied; and 8.2 percent are vacant. In 2000, there were 46,064 housing units - 64.7 percent owner occupied, 28.2 percent renter occupied and 7.1 percent vacant. The rate of change in housing units since 2000 is 1.71 percent. Median home value in the market area is \$265,369, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.69 percent annually to \$333,696. From 2000 to the current year, median home value changed by 5.16 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.



Executive Summary

Prepared by Marshall Learned

410 e collge
410 E College Way, Mount Vernon, WA, 98273
Ring: 5, 10, 15 Miles

Latitude: 48.435778
Longitude: -122.334981

| | 5 miles radius | 10 miles radius | 15 miles radius |
|---------------------------------|----------------|-----------------|-----------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$29,087 | \$28,355 | \$29,197 |
| 2000 Median HH Income | \$41,891 | \$42,603 | \$44,682 |
| 2010 Median HH Income | \$52,959 | \$53,052 | \$55,706 |
| 2015 Median HH Income | \$60,153 | \$60,411 | \$63,087 |
| 1990-2000 Annual Rate | 3.72% | 4.16% | 4.35% |
| 2000-2010 Annual Rate | 2.31% | 2.16% | 2.17% |
| 2010-2015 Annual Rate | 2.58% | 2.63% | 2.52% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$14,212 | \$13,766 | \$13,800 |
| 2000 Per Capita Income | \$20,290 | \$20,635 | \$21,401 |
| 2010 Per Capita Income | \$22,638 | \$23,295 | \$24,600 |
| 2015 Per Capita Income | \$26,078 | \$26,950 | \$28,384 |
| 1990-2000 Annual Rate | 3.62% | 4.13% | 4.49% |
| 2000-2010 Annual Rate | 1.07% | 1.19% | 1.37% |
| 2010-2015 Annual Rate | 2.87% | 2.96% | 2.9% |
| Average Household Income | | | |
| 1990 Average Household Income | \$36,389 | \$35,804 | \$36,165 |
| 2000 Average Household Income | \$55,202 | \$55,573 | \$56,862 |
| 2010 Average HH Income | \$62,583 | \$62,891 | \$65,377 |
| 2015 Average HH Income | \$72,315 | \$72,887 | \$75,484 |
| 1990-2000 Annual Rate | 4.26% | 4.49% | 4.63% |
| 2000-2010 Annual Rate | 1.23% | 1.21% | 1.37% |
| 2010-2015 Annual Rate | 2.93% | 2.99% | 2.92% |

Households by Income

Current median household income is \$55,706 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$63,087 in five years. In 2000, median household income was \$44,682, compared to \$29,197 in 1990.

Current average household income is \$65,377 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,484 in five years. In 2000, average household income was \$56,862, compared to \$36,165 in 1990.

Current per capita income is \$24,600 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,384 in five years. In 2000, the per capita income was \$21,401, compared to \$13,800 in 1990.

Population by Employment

| | | | |
|------------------|--------|--------|--------|
| Total Businesses | 2,888 | 3,985 | 5,958 |
| Total Employees | 28,385 | 38,381 | 51,202 |

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 1.6 percent were in the Armed Forces.

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

- 56.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.5 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.3 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 4.6 percent worked at home. The average travel time to work in 2000 was 24.9 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.)
- 26.2 percent were high school graduates only (29.6 percent in the U.S.)
- 11.5 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.)
- 8.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

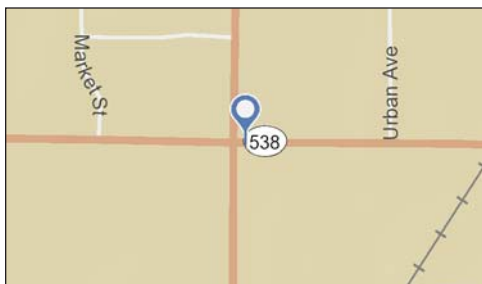
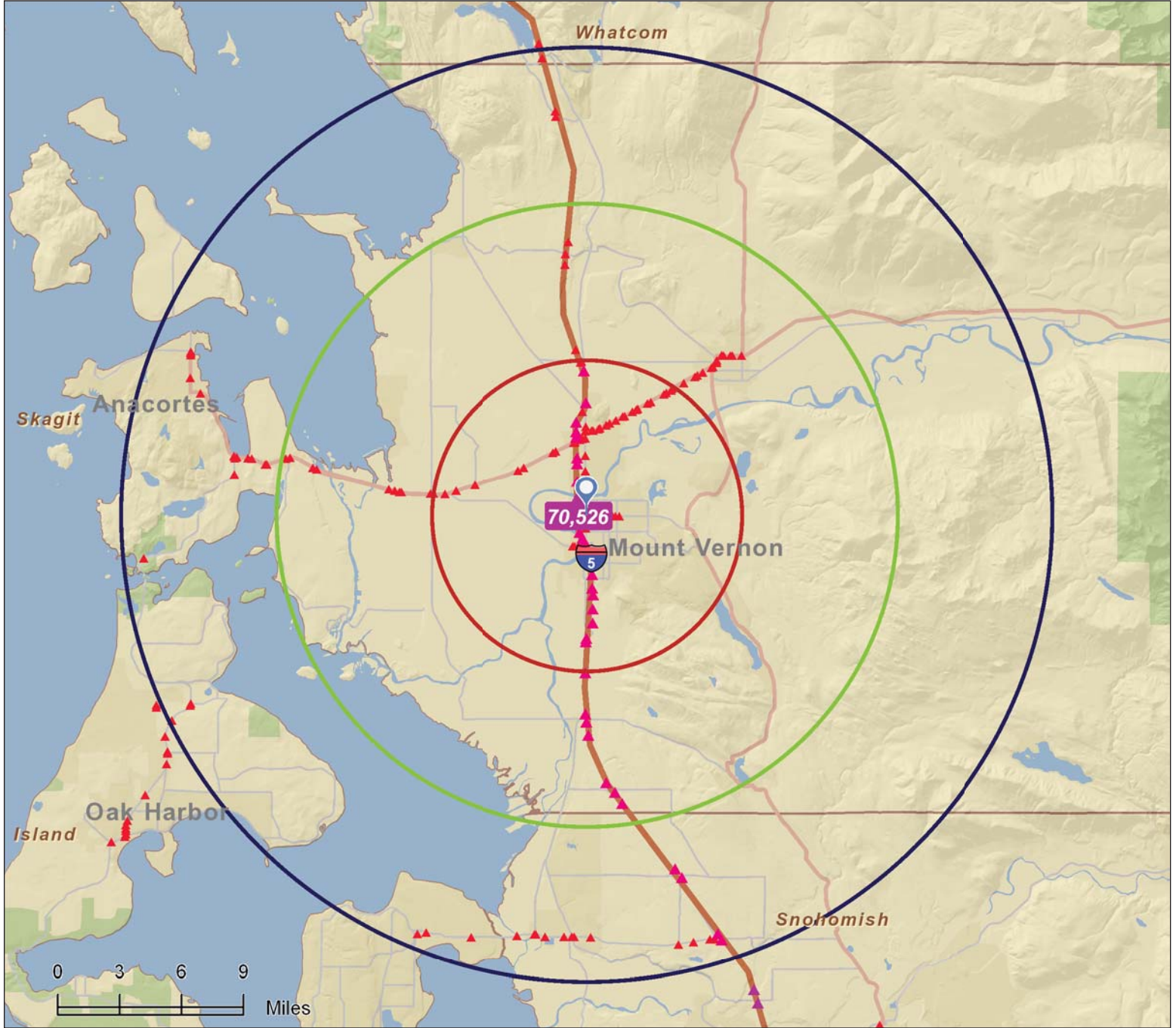
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



Traffic Count Map

410 e collge
410 E College Way, Mount Vernon, WA, 98273
Ring: 5, 10, 15 Miles

Prepared by Marshall Learned
Latitude: 48.435778
Longitude: -122.334981



- 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

