

LEARNED

COMMERCIAL, INC.

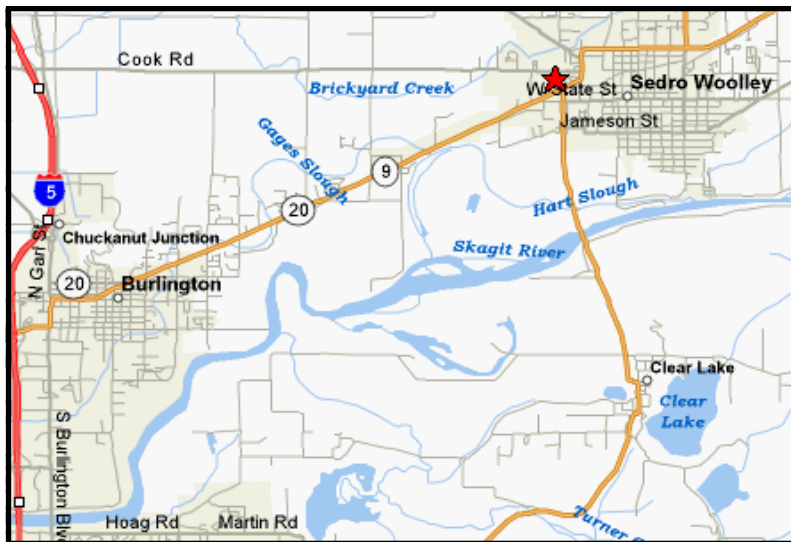
Providing Select Commercial Real Estate Services



Ground Lease Build-to-Suit

**530 Crossroads Square
Sedro Woolley**

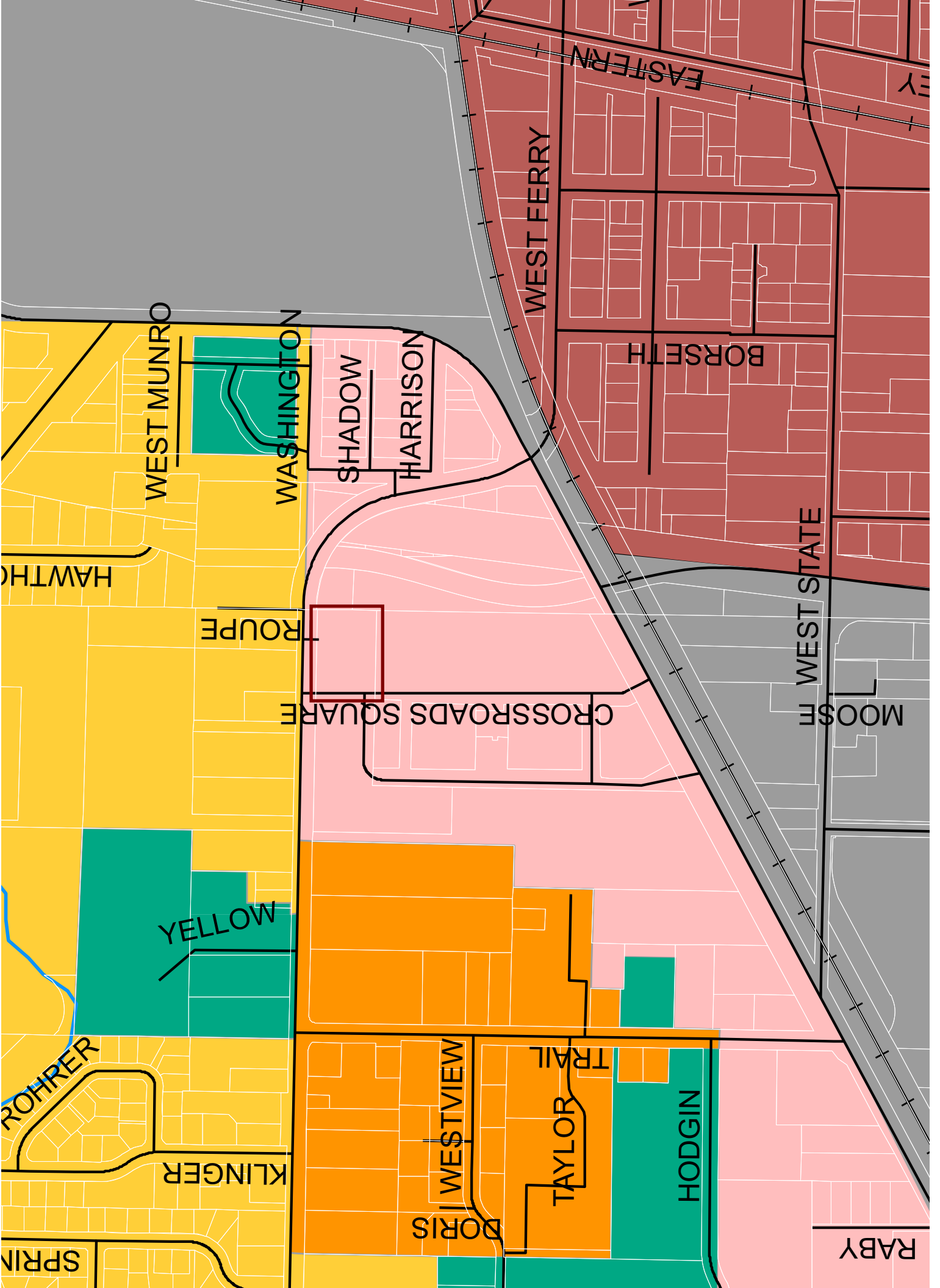
- ◆ 1+/- Acre
- ◆ Other tenants include:
 - Food Pavillion
 - WS liquor store
 - Schuck's Auto Supply
 - Sparkle Shop Laundromat
 - Monroe's Salon
- ◆ \$4,000.00 per mo NNN



CLAY LEARNED

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

All info deemed reliable however verification recommended



Studio	1 space
1 bedroom	2 spaces
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4 or more bedrooms	4 spaces
Visitor/overflow spaces	1 additional space per 8 units

~~Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Chapter 17.36 for other uses in this zone. (Ord. 1484-04 § 6 (part), 2004)~~

~~**17.16.060 Design review.**~~

~~All developments in this zone which are subject to environmental review shall comply with the Design Review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1484-04 § 6 (part), 2004)~~

Chapter 17.20

MIXED COMMERCIAL (MC) ZONE

Sections:

- 17.20.005 Intent.**
- 17.20.010 Use restrictions.**
- 17.20.020 Bulk restrictions.**
- 17.20.030 Minimum lot size requirements.**
- 17.20.040 Hazardous waste.**
- 17.20.050 Design review.**
- 17.20.060 Parking for residential uses in the MC zone.**

17.20.005 Intent.

The intent of this zone is to encourage a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads; manage traffic impacts; encourage more non-motorized trips and reduce stormwater runoff. Commercial development should be scaled down when adjacent to residential areas to improve compatibility between uses. (Ord. 1484-04 § 7 (part), 2004)

17.20.010 Use restrictions.

Use restrictions in the mixed commercial (MC) zone shall be as follows:

- A. Permitted Uses.
 1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
 2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
 3. Quasi-public uses;
 4. Public uses;
 5. Public utilities, other than wireless communications facilities;

- 6. Health facilities and services.
- B. Conditional Uses. Wireless communications facilities. All other uses not otherwise prohibited.
- C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited. Adult entertainment is a prohibited use in this zone. (Ord. 1522-05 § 1, 2005: Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1309-98 § 6, 1998: Ord. 1013 § 2.04.01, 1985)

17.20.020 Bulk restrictions.

- A. Minimum setbacks to adjacent zones:
 - 1. Setbacks to residential (R-5, R-7 and R-15) zones: Front setbacks on an arterial street shall be a minimum of twenty feet and a maximum of fifty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet and a maximum of twenty feet. Side setbacks shall be a minimum of thirty-five feet, which may be reduced to twenty feet if building step-backs as required by the design standards and guidelines are incorporated into the site design pursuant to SWMC Chapter 15.44. Rear setbacks shall be a minimum of twenty feet.
 - 2. Setbacks to all other zones: Front setbacks on an arterial street shall be a minimum of twenty feet and a maximum of fifty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet and a maximum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
 - 3. Setbacks to the MC zone: Buildings shall maintain a minimum ten foot setback to all lot lines when adjacent to other properties zoned MC.
- B. Building height restrictions: Building height restrictions shall be thirty-five feet. (Ord. 1522-05 § 2, 2005: Ord. 1484-04 § 7 (part), 2004: Ord. 1387-00 § 1, 2000: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.04.02, 1985)

17.20.030 Minimum lot size requirements.

- A. Lot area: There is no categorical minimum lot size for permitted uses in this zone. However the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceeding.
- B. Lot frontage on a public street or private street: twenty feet. (Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.04.03, 1985)

17.20.040 Hazardous waste.

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1063 § 3 (Exh. B § 2.04.04), 1998)

17.20.050 Design review.

All developments in this zone which are subject to environmental review shall comply with the design review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1484-04 § 7 (part), 2004)

17.20.060 Parking for residential uses in the MC zone.

The parking requirements for residential uses in the MC zone shall be as follows:

Studio	1 space
1 bedroom	2 spaces
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4 or more bedrooms	4 spaces
Visitor/overflow spaces	1 additional space per 8



Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	530 Crossroads Sq Sedro-Woolley, WA 98284 Radius: 1.0 mile	530 Crossroads Sq Sedro-Woolley, WA 98284 Radius: 3.0 mile	530 Crossroads Sq Sedro-Woolley, WA 98284 Radius: 5.0 mile
2008 Population			
Total Population	5,457	16,196	31,221
Male Population	47.9%	48.6%	49.6%
Female Population	52.1%	51.4%	50.4%
Median Age	36.4	36.6	35.7
2008 Income			
Median HH Income	\$49,343	\$51,250	\$52,307
Per Capita Income	\$22,908	\$22,959	\$22,892
Average HH Income	\$59,046	\$60,413	\$62,107
2008 Households			
Total Households	2,087	5,932	11,347
Average Household Size	2.55	2.67	2.68
1990-2000 Annual Rate	2.1%	2.31%	2.39%
2008 Housing			
Owner Occupied Housing Units	61.8%	67.6%	67.0%
Renter Occupied Housing Units	34.2%	28.6%	29.0%
Vacant Housing Units	4.0%	3.8%	4.1%
Population			
1990 Population	3,730	11,206	20,560
2000 Population	4,647	14,257	26,519
2008 Population	5,457	16,196	31,221
2013 Population	6,047	17,847	34,738
1990-2000 Annual Rate	2.22%	2.44%	2.58%
2000-2008 Annual Rate	1.97%	1.56%	2%
2008-2013 Annual Rate	2.07%	1.96%	2.16%

In the identified market area, the current year population is 31,221. In 2000, the Census count in the market area was 26,519. The rate of change since 2000 was 2 percent annually. The five-year projection for the population in the market area is 34,738, representing a change of 2.16 percent annually from 2008 to 2013. Currently, the population is 49.6 percent male and 50.4 percent female.

Households			
1990 Households	1,441	4,151	7,645
2000 Households	1,773	5,218	9,683
2008 Households	2,087	5,932	11,347
2013 Households	2,311	6,538	12,618
1990-2000 Annual Rate	2.1%	2.31%	2.39%
2000-2008 Annual Rate	2%	1.57%	1.94%
2008-2013 Annual Rate	2.06%	1.96%	2.15%

The household count in this market area has changed from 9,683 in 2000 to 11,347 in the current year, a change of 1.94 percent annually. The five-year projection of households is 12,618, a change of 2.15 percent annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2000. The number of families in the current year is 7,956 in the market area.

Housing

Currently, 67.0 percent of the 11,827 housing units in the market area are owner occupied; 29.0 percent, renter occupied; and 4.1 percent are vacant. In 2000, there were 10,075 housing units— 65.2 percent owner occupied, 30.8 percent renter occupied and 4.0 percent vacant. The rate of change in housing units since 2000 is 1.96 percent. Median home value in the market area is \$260,980, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.98 percent annually to \$287,824. From 2000 to the current year, median home value changed by 8.59 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.



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Median Household Income			
1990 Median HH Income	\$23,194	\$25,191	\$26,608
2000 Median HH Income	\$37,601	\$39,428	\$40,710
2008 Median HH Income	\$49,343	\$51,250	\$52,307
2013 Median HH Income	\$57,207	\$60,162	\$60,728
1990-2000 Annual Rate	4.95%	4.58%	4.34%
2000-2008 Annual Rate	3.35%	3.23%	3.08%
2008-2013 Annual Rate	3%	3.26%	3.03%
Per Capita Income			
1990 Per Capita Income	\$10,442	\$11,234	\$11,506
2000 Per Capita Income	\$17,616	\$17,881	\$18,588
2008 Per Capita Income	\$22,908	\$22,959	\$22,892
2013 Per Capita Income	\$25,837	\$25,853	\$25,742
1990-2000 Annual Rate	5.37%	4.76%	4.91%
2000-2008 Annual Rate	3.24%	3.08%	2.56%
2008-2013 Annual Rate	2.44%	2.4%	2.37%
Average Household Income			
1990 Average Household Income	\$26,894	\$29,848	\$30,979
2000 Average Household Income	\$46,061	\$47,482	\$50,501
2008 Average HH Income	\$59,046	\$60,413	\$62,107
2013 Average HH Income	\$66,645	\$68,150	\$70,080
1990-2000 Annual Rate	5.53%	4.75%	5.01%
2000-2008 Annual Rate	3.06%	2.96%	2.54%
2008-2013 Annual Rate	2.45%	2.44%	2.44%

Households by Income

Current median household income is \$52,307 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$60,728 in five years. In 2000, median household income was \$40,710, compared to \$26,608 in 1990.

Current average household income is \$62,107 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$70,080 in five years. In 2000, average household income was \$50,501, compared to \$30,979 in 1990.

Current per capita income is \$22,892 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$25,742 in five years. In 2000, the per capita income was \$18,588, compared to \$11,506 in 1990.

Population by Employment

Total Businesses	373	662	1,578
Total Employees	2,464	3,943	9,629

Currently, 94.1 percent of the civilian labor force in the identified market area is employed and 5.9 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 94.2 percent of the civilian labor force, and unemployment will be 5.8 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, 63.6 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:

- 48.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 19.5 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 31.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 79.1 percent of the market area population drove alone to work, and 3.2 percent worked at home. The average travel time to work in 2000 was 26.7 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:

- 15.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 32.8 percent were high school graduates only (29.6 percent in the U.S.)
- 9.8 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)