



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Lease

**725 Fairhaven Avenue
Burlington, WA**

- ◆ 3,300+/- sf retail/office building.
- ◆ Downtown Burlington
- ◆ In vicinity of intersection of Anacortes Street & Fairhaven Avenue
- ◆ Owner will paint interior & exterior of building; will install new carpet
- ◆ \$2,200.00 mo NNN

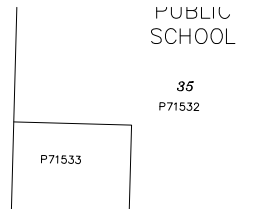
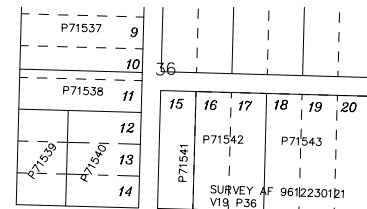
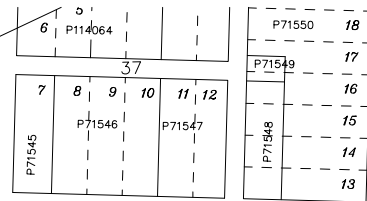
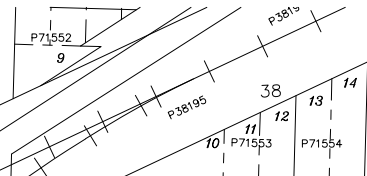
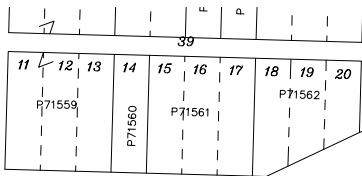


CLAY LEARNED

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

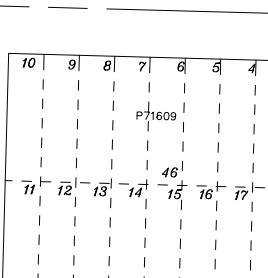
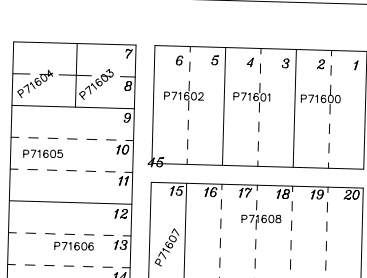
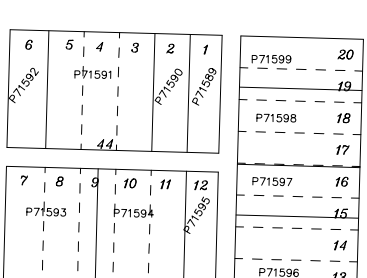
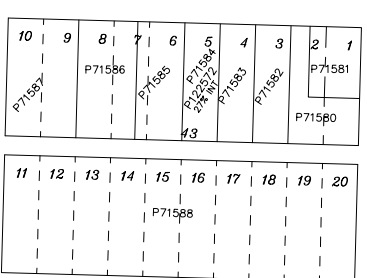
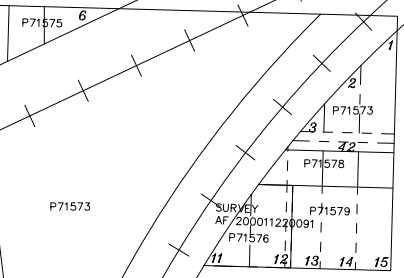
All info deemed reliable however verification recommended

ROAD
P71566
40
14

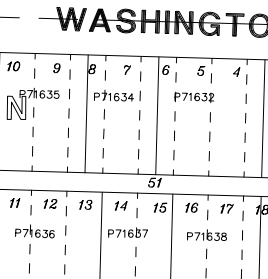
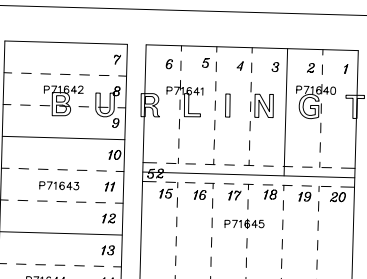
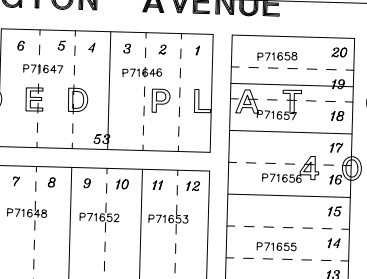
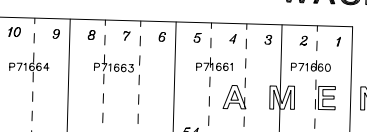
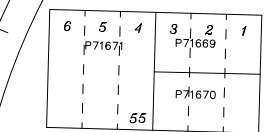


N. HOLLY

EAST FAIRHAVEN AVENUE

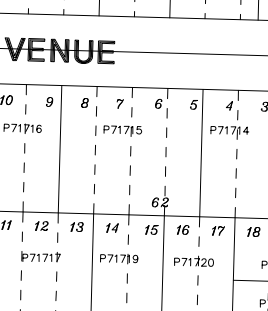
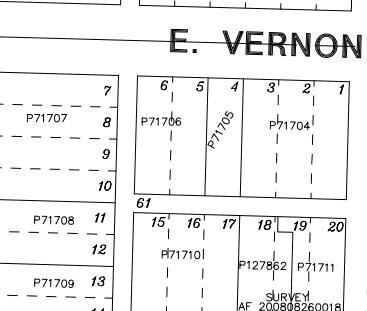
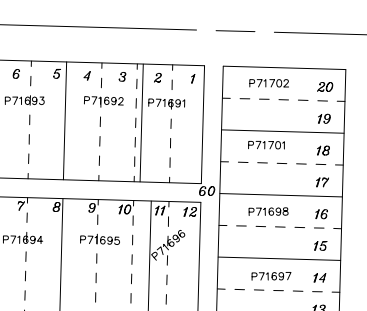
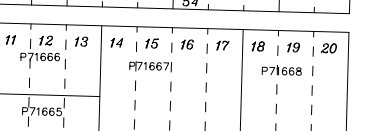
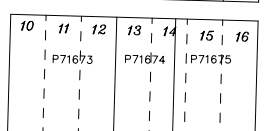


WASHINGTON AVENUE



WASHINGTON

AMENDED PLAT OF BURLINGTON



E. VERNON AVENUE

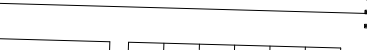
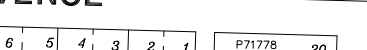
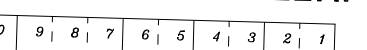
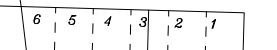
S. CHERRY STREET

S. PINE STREET

ANACORTES STREET

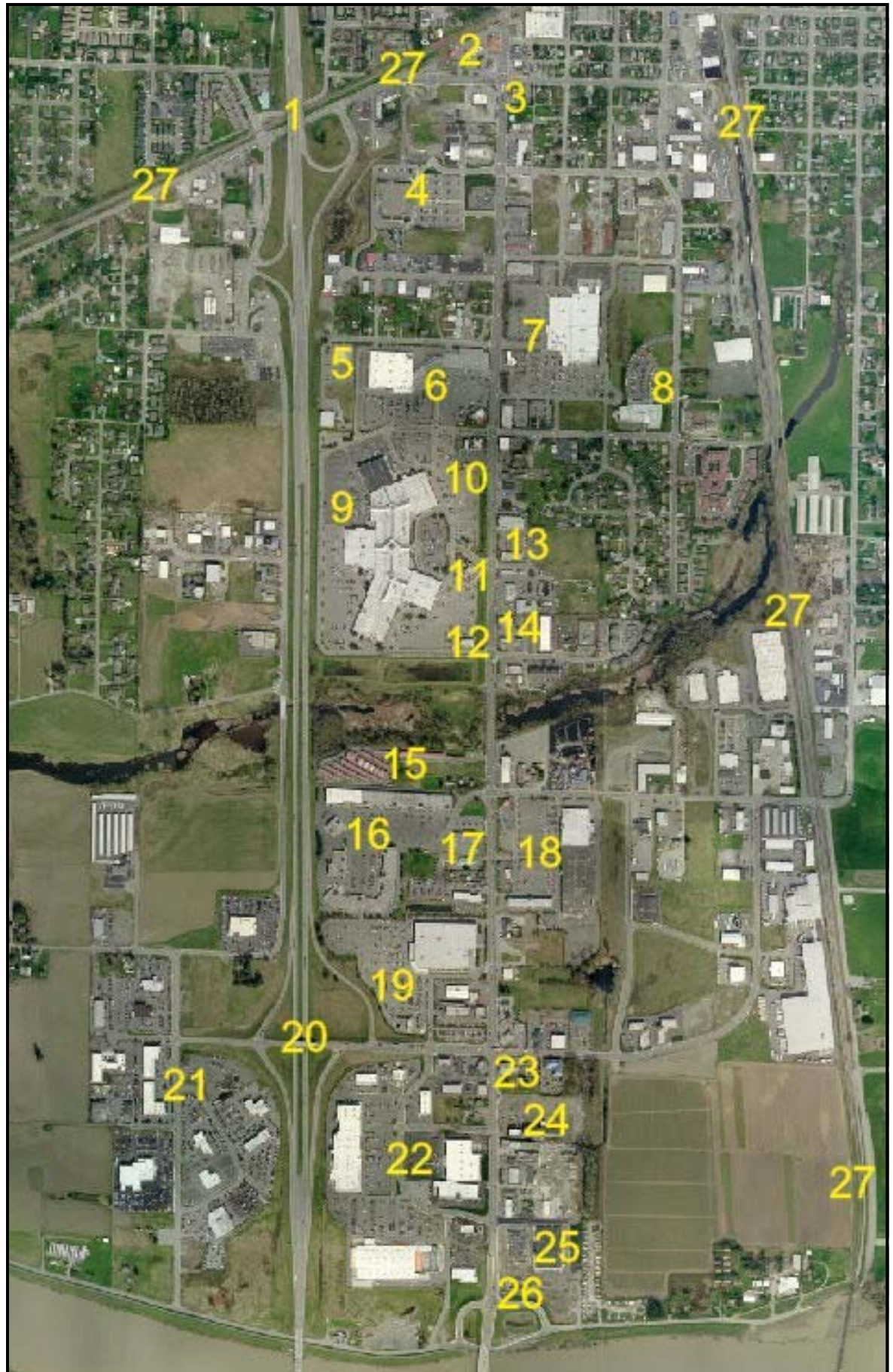
HOLLY STREET

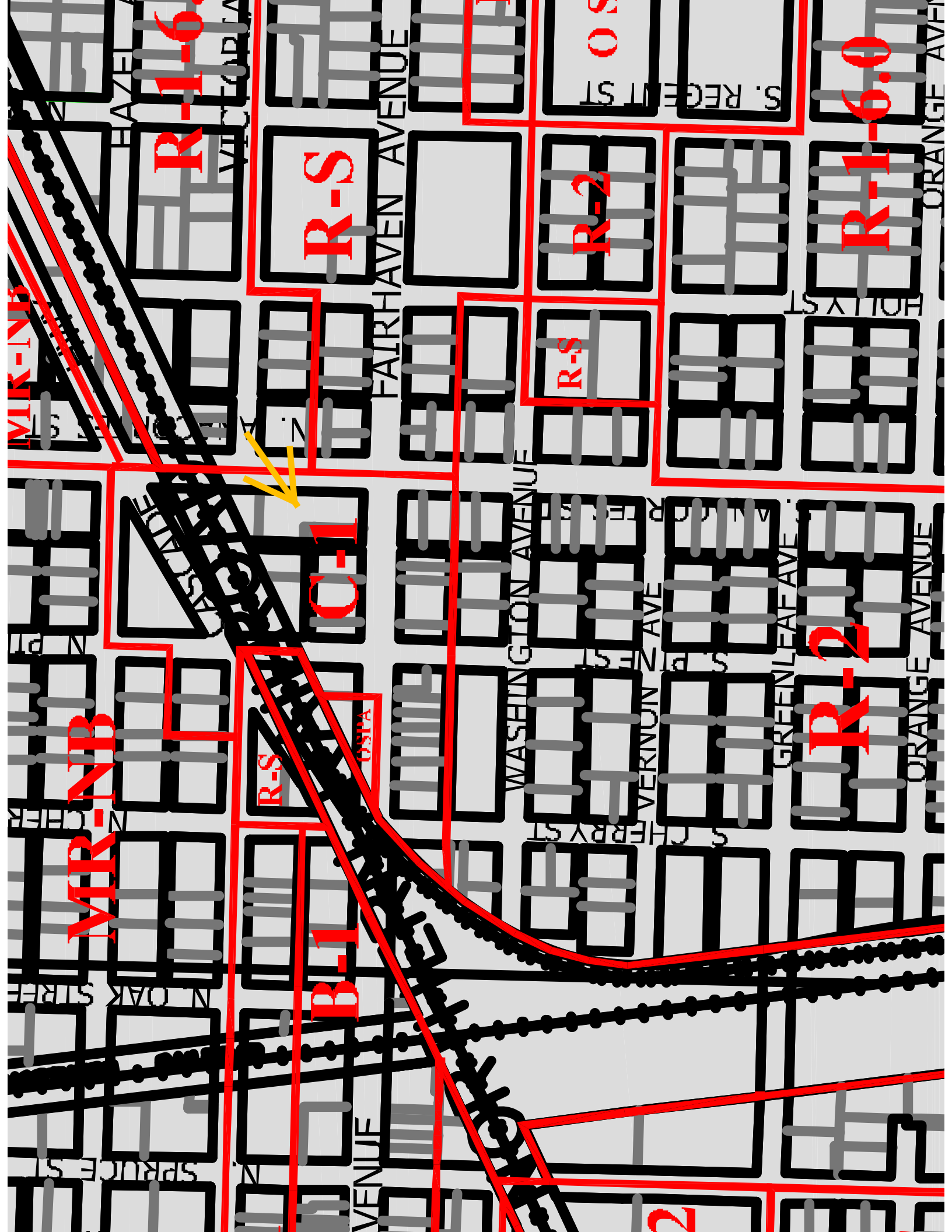
GREENLEAF AVENUE



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
Hollywood Video
Starbucks
Alfy's Pizza
Horizon Bank
8. NW Medical Bureau
9. Cascade Mall
Bon Macy's
Sears
JC Penneys
Loew's Cineplex
10. Popeye's
11. Johnny Corino's
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart
Food Pavillion
Shari's Restaurant
Wendy's
19. Costco
Subway
Taco Del Mar
20. Exit 229
21. I-5 Auto World
- 22.. Retail Center:
Home Depot
Pet Co.
Ross
~~Linen & Things~~
Old Navy
Olive Garden
Boat World
Starbucks
McDonald's
Kohl's
23. Whidbey Island Bank
24. Hampton Inn
25. Sportman's Warehouse
26. Discount Tire Center
27. Burlington Northern RR





R-1-6

R-S

R-2

R-1-6

R-S

C-1

MR-NB

R-S

B-1

R-2

2

Chapter 17.36
C-1 GENERAL
COMMERCIAL DISTRICT⁹

Sections:

- 17.36.010 Intent.
- 17.36.020 Permitted primary uses.
- 17.36.025 Accessory uses.
- 17.36.030 Uses requiring permit.
- 17.36.040 Development standards.
- 17.36.050 Supplemental development standards.

17.36.010 Intent.

The intent and objective of this classification and its application is to provide for the location of a grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone represents the prime commercial designation for small to moderate scale commercial activities and should be developed in a manner which is consistent with and attracts pedestrian oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers.

There are several blocks zoned C-1 general commercial in old downtown Burlington located along Fairhaven, Victoria and Washington between Burlington Boulevard and Anacortes Avenue. The goal of the commercial zoning in this area is to attract new businesses and uses, and to upgrade existing businesses and uses that enhance the district as a whole, without having an adverse impact on parking or changing the character of the area. The process for improving the central business district, old downtown, is an on-going process that will continue over many years. See also BMC 17.09.070. (Ord. 1396 § 46, 1999; Ord. 1206 § 3, 1992).

17.36.020 Permitted primary uses.

Property located in downtown Burlington as mapped in the comprehensive plan that is zoned C-1 general commercial shall comply with the B-1 business district zoning regulations, unless a

conditional use permit is authorized by the city council. See also BMC 17.09.070.

Hereafter all buildings, structures, or parcels of land zoned general commercial, but located outside downtown Burlington, shall only be used for the following, unless otherwise provided for in this title:

- A. Apartments or other multifamily housing types, provided they are located in a mixed use building with commercial on the lower floor(s) and apartments on the upper floor(s);
- B. Art, music and photography studios;
- C. Automobile parking facilities;
- D. Automotive parts and accessories sales;
- E. Banking and related financial institutions, excluding drive-in facilities and located in a mixed use building;
- F. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- G. Bus passenger terminals;
- H. Caretaker apartment;
- I. Civic, social, and fraternal clubs;
- J. Day care, including home based, mini day care, day care center, preschools or nursery schools;
- K. Existing automobile service stations;
- L. Funeral homes;
- M. Hospitals and health care, to include small animal, but does not allow outside runs or kennels;
- N. Hotels;
- O. Medical service;
- P. Meeting rooms and/or reception facilities;
- Q. Motels;
- R. Nursing homes;
- S. Offices;
- T. Personal and household retail sales and service;
- U. Printing and publishing;
- V. Religious institutions;
- W. Residences, existing single-family and duplex;
- X. Restaurants and fast-food restaurants, including outdoor seating, but excluding drive-in facilities;
- Y. Schools, including art, business, barber, beauty, dancing, martial arts and music;

Z. Theaters, except drive-in;
AA. Trailer parks within 1,000 feet of the Skagit River Dike, subject to the following requirements:

1. A flood evacuation plan shall be prepared by the applicant, approved by the city and posted on the site. The plan shall include the following elements at a minimum:
 - a. A requirement that wheels shall not be removed from units,
 - b. A requirement that the hitch shall not be removed from units,
 - c. A requirement that only quickly removable, knockdown skirting shall be used,
 - d. A requirement that a plan is in place to move the units out;
2. The site shall have a row of screening trees or hedge around the perimeter;
3. The site shall be designed and maintained as a permanent long-term viable use, rather than an interim use and shall meet city standards for utilities and infrastructure;
4. The site shall be located in an area where it is unlikely to create land use conflicts with either industrial or residential properties;
5. The site shall be developed to minimize drainage impacts, with gravel and lawn and minimal asphalt;
6. The site shall take advantage of FEMA recommendations for location and shall be planned for ease of evacuation in the event of flood danger;
7. Park rules shall be approved by the city and posted on the site;
8. Health department and other required permits shall be obtained for the use;
9. A children's play area approved by the city shall be provided on the site;

BB. Other uses may be permitted by the planning director if the use is determined to be consistent with the intent of the zone and

is of the same general character of the uses permitted in this section;

CC. Uses permitted in the C-2 heavy commercial and M-1 industrial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC 17.68.150. This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:

1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site;
2. The site abuts a more intense use and a transitional use is a better fit with the character of the area. (Ord. 1396 § 47, 1999; Ord. 1365 § 1, 1998; Ord. 1356 § 3, 1997; Ord. 1322 § 4, 1996; Ord. 1260 § 11, 1994; Ord. 1227 § 3, 1993; Ord. 1206 § 3, 1992).

17.36.025 Accessory uses.

A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of

nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1396 § 48, 1999).

17.36.030 Uses requiring permit.

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC 17.68.130:

- A. Apartments or other multifamily housing types, either single purpose or as part of a mixed use development; provided, that an additional criterion for approval is that the site is better suited for housing than commercial development and the project complies with the plan review criteria in BMC 17.24.020 and 17.24.050, area and dimensional regulations, subsections A, E, F, G, and H;
- B. Arcades;
- C. Automobile sales and leasing, new and/or used, including light pick-up trucks and vans but not including recreational vehicles or heavy trucks, provided the following requirements are met:
 - 1. The business shall be located on a major arterial as defined by the city traffic plan;
 - 2. No repairing, painting, or body work shall be conducted outside of a building;
 - 3. If adjacent to an “R” zone, a sight-obscuring fence or landscape screen shall be required;
 - 4. A minimum of a 25-foot setback shall be required of any building from any “R” zone;
 - 5. Other landscaping or architectural improvements may be required to ensure compatibility with present and potential C-1 uses in the vicinity;
 - 6. The site is located west of Interstate 5 or north of Chuckanut Drive, except that an

application may be accepted on Burlington Boulevard lots located south of Pease Road, with 250 feet or less of frontage on the boulevard, subject to compliance with the following conditions:

- a. Compliance with the maximum 10-foot setback requirement including no parking in front of the building;
- b. Compliance with the landscaping requirements including planting and maintaining deciduous street trees along the street front;
- c. There shall be no banners, streamers, festoons of lights as traditionally used for outdoor sales lot advertising;
- D. Brewpubs;
- E. Dance halls;
- F. Drive-in facilities, including banks and restaurants, when located on a tenant pad on an existing development site or at a signalized intersection;
- G. Government facilities, this excludes offices and related uses that are permitted outright;
- H. Household goods storage, provided the following requirements are met:
 - 1. No more than two main entrances and/or exits to the building and access to the individual storage area shall be from the inside of the building;
 - 2. Landscaping and architectural improvements required to ensure compatibility with present and potential C-1 uses in the vicinity;
 - 3. The site does not front on Burlington Boulevard;
- I. Taverns;
- J. Utility substations. (Ord. 1396 § 49, 1999; Ord. 1365 § 2, 1998; Ord. 1361 § 1, 1998; Ord. 1356 § 4, 1997; Ord. 1322 § 5, 1996; Ord. 1206 § 3, 1992).

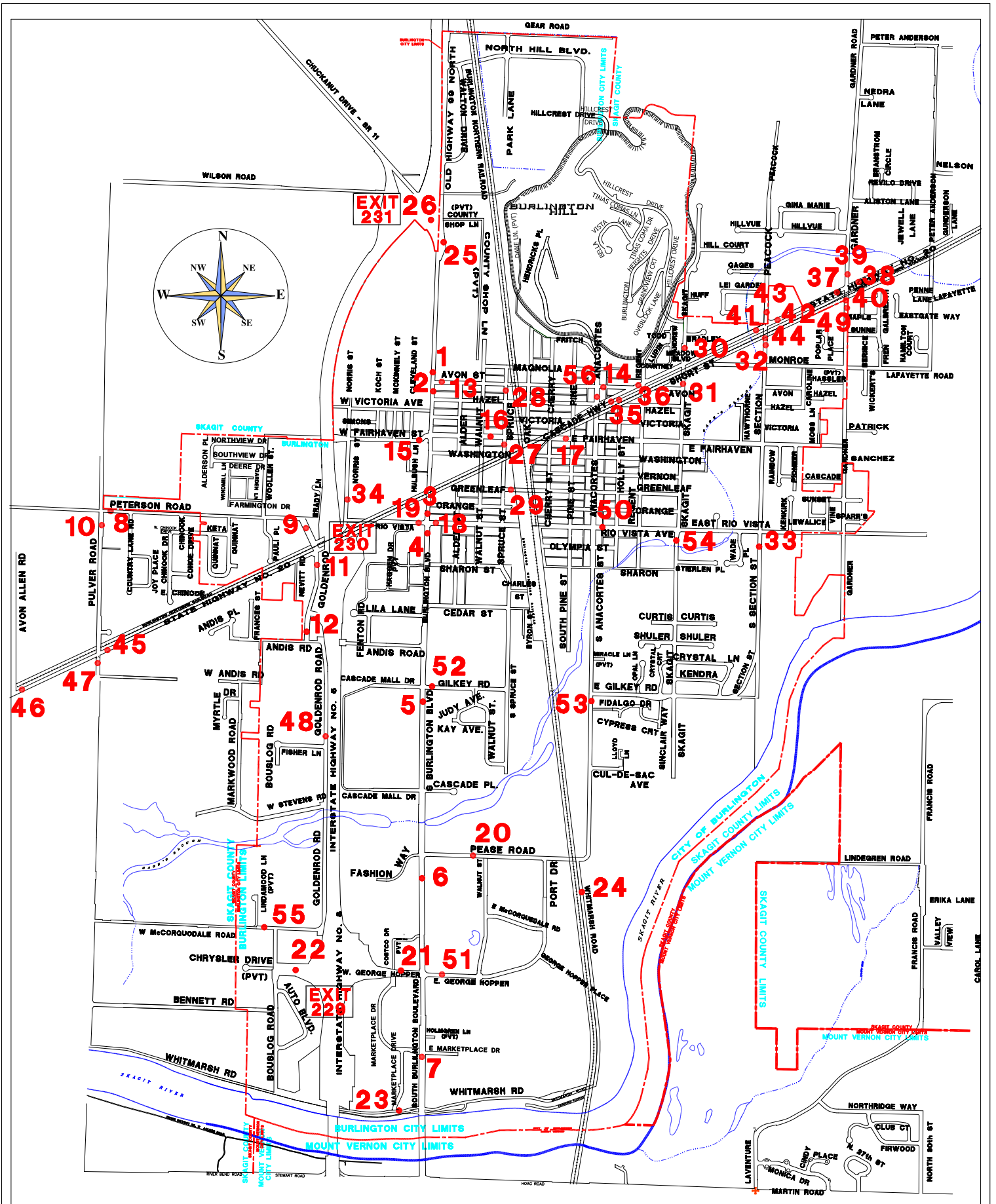
17.36.040 Development standards.

- A. Minimum lot area: none required.
- B. Minimum lot width: none required.

- C. Minimum lot depth: none required.
 - D. Maximum lot coverage: none required.
 - E. Maximum building height: four stories not to exceed 45 feet. Buildings may exceed 45 feet if one foot of setback is provided from each property line, for each foot the building exceeds 45 feet.
 - F. Minimum yard setbacks:
 - 1. Front: 0 feet;
 - 2. Side, interior: none required;
 - 3. Side, street: 0 feet;
 - 4. Rear: none required.
 - G. Maximum front yard setback on Fairhaven Avenue is 0 feet.
 - 1. When a wider sidewalk or additional landscaping is approved at the building entrance.
 - 2. When a setback is necessary to maintain the continuity of the street front because of the setback line of the buildings on either side.
 - H. Maximum Setback Requirement in all Other Locations.
 - 1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.
 - 2. Parking shall not be located in the setback in front of the building.
 - 3. Exceptions which may be authorized through the planning commission plan review process include the following list:
 - a. Drive-in businesses shall have the building setback established as part of the conditional use permit for the drive-in use.
 - b. Utility easements.
 - c. When a wider sidewalk or additional landscaping is approved at the building entrance.
 - d. Architectural design features such as a unique building entrance, outside seating area, pocket park or similar element.
 - e. Irregular shaped lots or lots that do not directly abut the right-of-way.
 - f. Site development that incorporates existing buildings, when needed to preserve existing visual and physical access.
 - g. Other exceptions consistent with the intent of providing a well defined street edge and pedestrian oriented streetscape.
 - I. Fences: see BMC 17.45.050.
 - J. Parking: see chapter 17.54 BMC.
 - K. Landscaping: see chapter 17.50 BMC.
 - L. Signs: see chapter 17.63 BMC. (Ord. 1237 § 6, 1993; Ord. 1233 § 3, 1993; Ord. 1206 § 3, 1992).
- 17.36.050 Supplemental development standards.**
- A. All uses shall be conducted entirely within a building or structure except:
 - 1. Automobile parking lots;
 - 2. Automobile sales and leasing;
 - 3. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
 - 4. Outdoor seating for restaurants, theaters, or other entertainment;
 - 5. Play areas for day cares;
 - 6. Refuse containers;
 - 7. Temporary uses as permitted by the fire marshal, building official, planning director or city engineer pursuant to the applicable ordinances;
 - 8. Unloading and loading areas;
 - 9. Utility substations.
 - B. Any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area

devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprise, except that the limitations of this subsection shall not apply to shoe, radio, television, or other small appliance repair services.

- C. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises.
- D. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.
- E. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.
- F. Commercial land abutting directly a residential zone shall provide for a transition to the residential use as required in chapter 17.48 BMC, Performance Standards, and the following:
 - 1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and
 - 2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses;
 - 3. Measures shall be taken to prevent light and glare from being directed to residential uses.
- G. New construction shall comply with the Citywide Design Guidelines, and chapter 17.69 BMC, Design Review Board, on sites one acre or larger in size. (Ord. 1322 § 6, 1996; Ord. 1260 § 12, 1994; Ord. 1206 § 3, 1992).



TRAF COUNTS 07.DWG

REV: 9-20-07 (Scott Kidder - Engineering)



2007
TRAFFIC COUNT LOCATIONS

CITY OF BURLINGTON

DATE: 09-20-07
BY: SCOTT KIDDER
APP: 09-20-07

DATE: 09-20-07
BY: SCOTT KIDDER
APP: 09-20-07

SCALE: 1" = 2000'

BURLINGTON MAPPING

City of Burlington
Traffic Counts - AWDT
2000-2007 (No. 2002)

2005 - 2007 - Tue, Thu Sat. All Other Years Tue, Thu, Thur.

	LOCATION	2000		2001		2003		2004		2005		2006		2007	
		SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL
1	Burlington Blvd. north of Avon Avenue (old #17)	NB SB		NB SB	12,692	(13,830) 6,221	NB SB	20,051 (Cook Rd Closure)	7,501 6,104	NB SB	7,476 6,108	7,910 5,869	NB SB	7401 6131	13,532
2	Burlington Blvd. (SR-20) south of Avon Avenue (old #1)	NB SB		NB SB	17,594	11,284 9,839	NB SB	21,123	11,245 9,865	NB SB	11,796 10,374	12,629 10,734	NB SB	12071 10594	22,666
3	Burlington Blvd. (SR-20) north of Rio Vista Avenue (old #2)	NB SB		NB SB		13,089 10,438	NB SB	23,527	13,186 10,357	NB SB	13,335 11,220	13,678 10,687	NB SB	13304 11298	24,602
4	Burlington Blvd. South of Rio Vista (old #3)	NB SB		NB SB	23,439	11,740 12,108	NB SB	23,848	12,092 11,194	NB SB	13,168 12,236	12,867 12,497	NB SB	13007 12281	25,288
4a	Burlington Blvd. South of Rio Vista (WEEKEND)	NB SB		NB SB			NB SB		NB SB	NB SB			NB SB		
5	Burlington Blvd. South of Gilkey Road (old #4)	NB SB		NB SB	23,981	10,143 9,756	NB SB	19,899	11,385 10,523	NB SB	12,254 11,757	12,805 13,486	NB SB	12796 12631	25,426
5a	Burlington Blvd. South of Gilkey Road (WEEKEND)	NB SB		NB SB			NB SB		NB SB	NB SB			NB SB		
6	Burlington Blvd. South of Pease Road (old #5)	NB SB		NB SB	24,919	10,948 11,542	NB SB	22,490	13,396 12,804	NB SB	14,354 14,598	15,342 15,768	NB SB	14952 15221	30,173
7	Burlington Blvd. South of George Hopper (old #6)	NB SB		NB SB	21,209	NEW BRIDGE 2,284	NB SB	NEW BRIDGE	11,248 10,986	NB SB	12,703 12,607	13,764 13,871	NB SB	14473 14185	28,658
8	Peterson Road east of Pulver road (old #7)	WB EB		WB EB	4,485	2,446 3,527	WB EB	4,730		WB EB	2,523 2,723	WB EB	WB EB	2813 2635	5,448
9	Peterson Road north of Norris Street (old #8)	NB SB		NB SB	6,086	3,454 3,527	NB SB	6,981		NB SB	4232 4551	NB SB	NB SB	4377 4441	8,381
10	Pulver Road south of Peterson Road (old #9)	NB SB	467 195	NB SB	662	427 353	NB SB	780		NB SB	559 368	NB SB	NB SB	535 336	870
11	Goldenrod Road south of Goldenrod Road (old #10)	NB SB		NB SB		5,701 11,790	NB SB	17,491		NB SB	5,934 11,157	17,091	NB SB	6394 10915	17,309
11a	Goldenrod Road south of SR-20 (WEEKEND)	NB SB		NB SB			NB SB			NB SB			NB SB		
12	Goldenrod Road north of Andis road (old #43)	NB SB		NB SB	3,446		NB SB	3,950	2,009 1,941	NB SB		1,829 1,832	NB SB		3,661
13	Avon (SR-20) east of Burlington Blvd (old #19)	WB EB		WB EB	15,479		WB EB			WB EB			WB EB		
14	Avon (SR-20) east of Anacortes Street (old #18)	WB EB		WB EB			WB EB			WB EB			WB EB		
15	Fairhaven Avenue west of Burlington Blvd. (old #21)	WB EB		WB EB	5,696		WB EB	5,813	2,815 2,998	WB EB		2,966 3,169	WB EB		6,136
16	Fairhaven Avenue east of Walnut Street. (old #16)	WB EB		WB EB		5,342 4,779	WB EB	10,121		WB EB	4,546 4,554	WB EB	WB EB	4819 4319	9,138
17	Fairhaven Avenue west of Pine Street. (old #22)	WB EB		WB EB			WB EB			WB EB			WB EB		
18	Rio Vista east of Burlington Blvd (old #41)	WB EB		WB EB			WB EB			WB EB			WB EB		
19	Rio Vista (SR-20) west of Burlington Blvd (old #23)	WB EB	8,693 10,318	WB EB	17,213		WB EB			WB EB			WB EB		
20	Pease Road east of Burlington Blvd (e. of K-Mart e. Entrance) (old #29)	WB EB		WB EB	4,440	2,270 2,020	WB EB	4,290		WB EB	2,075 1,941	4,016	WB EB	2213 2051	4,264

City of Burlington
Traffic Counts - AWDT
2000-2007 (No. 2002)

2005 - 2007 - Tue, Thu Sat. All Other Years Tue, Thu, Thur.

LOCATION	2000		2001		2003		2004		2005		2006		2007	
	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL
21 George Hopper west of Burlington Blvd (old #46)	WB EB		7,828 EB		WB EB		7,643 7,985	WB EB	15,628	WB EB	8,634 8,922	WB EB	17,557	
22 George Hopper east of Bouslog (old #47)	WB EB		2,710 2,832	5,542	WB EB		3,183 3,335	WB EB	6,518	WB EB	3,672 3,519	WB EB	7,191	
23 Whitmarsh Road west of Burlington Blvd. (old #45)	WB EB		1,313 1,508	2,821	WB EB		1,485 1,407	WB EB	2,892	WB EB	1,808 1,983	WB EB	3,791	
24 Whitmarsh Road south of Pease Road. (old #44)	NB SB		1,478 1,603	3,081	NB SB		1,049 1,054	NB SB	2,103	NB SB	1,322 1,434	NB SB	2,756	
25 Old 99 south of County Shop Lane (old #42)	NB SB		2,448 2,150	4,598	NB SB		2,879 2,643	NB SB	5,522	NB SB	3,423 3,057	NB SB	6,479	
26 SR-11 (Chuckanut Dr) west of Old 99 (old #48)	NB SB				NB SB		6,249 5,477	NB SB	11,726	NB SB	6,543 5,813	NB SB	11,290	
27 Spruce Street south of Fairhaven Avenue (old #11)	2,195 1,683	3,878	2,767 2,162	4,929	NB SB		2,738 2,864	NB SB	5,602	NB SB		NB SB	2964 2268	5,232
28 Spruce Street south of SR-20 (old #27)	NB SB		NB SB		NB SB		NB SB			NB SB		NB SB		
29 Greenleaf east of Spruce Street (old #30)	WB EB		1,994 1,919	3,913	WB EB		1,987 3,954	WB EB	5,941	WB EB	2,092 2,027	WB EB	4,119	4,096
30 Skagit Street north of SR-20 (old #12)	572 566	1,138	671 654	1,325	NB SB		901 855	NB SB	1,756	NB SB	753 722	NB SB	1,475	2,173
31 Skagit Street south of SR-20 (old #13)	NB SB		NB SB		NB SB		NB SB			NB SB	1,092 694	NB SB	1,786	1,669
32 Section Street south of SR-20 (old #14)	NB SB		NB SB		NB SB		NB SB			NB SB		NB SB		
33 Section Street south of Rio Vista (old #15)	NB SB		670 567	1,237	NB SB		987 999	NB SB	1,986	NB SB	845 804	NB SB	1,649	
34 Norris Street east of Peterson Road (old #26)	NB SB		NB SB		NB SB		NB SB			NB SB		NB SB		
35 Old Cascade Hwy east of Anacortes Street (old #25)	WB EB		WB EB		WB EB		2,499 2,400	WB EB	4,899	WB EB	2,421 2,417	WB EB	4,838	
36 SR_20 east of Cascade Hwy (old #49)	9,394 9,508	18,902	WB EB		WB EB		WB EB			WB EB		WB EB		
37 SR-20 @ Gardner (WEST LEG) (old #31)	WB EB		WB EB		WB EB		WB EB			WB EB		WB EB		
38 SR-20 @ Gardner (EAST LEG) (old #32)	WB EB		WB EB		WB EB		WB EB			WB EB		WB EB		
39 SR-20 @ Gardner (NORTH LEG) (old #33)	NB SB		NB SB		NB SB		NB SB			NB SB		NB SB		
40 SR-20 @ Gardner (SOUTH LEG) (old #34)	NB SB		NB SB		NB SB		NB SB			NB SB		NB SB		
41 SR-20 @ Peacock/Section (WEST LEG) SR-20 (old #35)	WB EB		WB EB		WB EB		WB EB			WB EB		WB EB		
42 SR-20 @ Peacock/Section (EAST LEG) SR-20 (old #36)	WB EB		WB EB		WB EB		WB EB			WB EB		WB EB		



Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	725 E Fairhaven Ave Burlington, WA 98233 Radius: 3 mile	725 E Fairhaven Ave Burlington, WA 98233 Radius: 5 mile	725 E Fairhaven Ave Burlington, WA 98233 Radius: 10 mile
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2008 Population

Total Population	19,322	57,280	82,408
Male Population	50.1%	49.5%	49.7%
Female Population	49.9%	50.5%	50.3%
Median Age	32.6	33.6	35.8

2008 Income

Median HH Income	\$53,709	\$52,177	\$53,590
Per Capita Income	\$22,607	\$22,898	\$24,168
Average HH Income	\$63,108	\$63,099	\$65,806

2008 Households

Total Households	6,940	20,483	29,698
Average Household Size	2.73	2.74	2.72
1990-2000 Annual Rate	2.29%	2.33%	2.4%

2008 Housing

Owner Occupied Housing Units	60.4%	61.8%	65.3%
Renter Occupied Housing Units	35.3%	33.8%	28.8%
Vacant Housing Units	4.2%	4.4%	5.9%

Population

1990 Population	11,769	36,940	54,055
2000 Population	15,747	49,369	71,058
2008 Population	19,322	57,280	82,408
2013 Population	21,754	63,208	91,202
1990-2000 Annual Rate	2.95%	2.94%	2.77%
2000-2008 Annual Rate	2.51%	1.82%	1.81%
2008-2013 Annual Rate	2.4%	1.99%	2.05%

In the identified market area, the current year population is 82,408. In 2000, the Census count in the market area was 71,058. The rate of change since 2000 was 1.81 percent annually. The five-year projection for the population in the market area is 91,202, representing a change of 2.05 percent annually from 2008 to 2013. Currently, the population is 49.7 percent male and 50.3 percent female.

Households

1990 Households	4,595	14,221	20,433
2000 Households	5,764	17,908	25,897
2008 Households	6,940	20,483	29,698
2013 Households	7,790	22,541	32,798
1990-2000 Annual Rate	2.29%	2.33%	2.4%
2000-2008 Annual Rate	2.28%	1.64%	1.67%
2008-2013 Annual Rate	2.34%	1.93%	2.01%

The household count in this market area has changed from 25,897 in 2000 to 29,698 in the current year, a change of 1.67 percent annually. The five-year projection of households is 32,798, a change of 2.01 percent annually from the current year total. Average household size is currently 2.72, compared to 2.68 in the year 2000. The number of families in the current year is 20,621 in the market area.

Housing

Currently, 65.3 percent of the 31,552 housing units in the market area are owner occupied; 28.8 percent, renter occupied; and 5.9 percent are vacant. In 2000, there were 27,171 housing units— 63.4 percent owner occupied, 31.0 percent renter occupied and 5.6 percent vacant. The rate of change in housing units since 2000 is 1.83 percent. Median home value in the market area is \$285,908, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.39 percent annually to \$321,746. From 2000 to the current year, median home value changed by 8.61 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	725 E Fairhaven Ave Burlington, WA 98233 Radius: 3 mile	725 E Fairhaven Ave Burlington, WA 98233 Radius: 5 mile	725 E Fairhaven Ave Burlington, WA 98233 Radius: 10 mile
Median Household Income			
1990 Median HH Income	\$29,241	\$27,995	\$28,225
2000 Median HH Income	\$42,421	\$41,139	\$42,366
2008 Median HH Income	\$53,709	\$52,177	\$53,590
2013 Median HH Income	\$61,740	\$60,530	\$61,688
1990-2000 Annual Rate	3.79%	3.92%	4.14%
2000-2008 Annual Rate	2.9%	2.92%	2.89%
2008-2013 Annual Rate	2.83%	3.01%	2.85%
Per Capita Income			
1990 Per Capita Income	\$13,198	\$13,545	\$13,551
2000 Per Capita Income	\$19,392	\$19,448	\$20,424
2008 Per Capita Income	\$22,607	\$22,898	\$24,168
2013 Per Capita Income	\$25,698	\$26,168	\$27,494
1990-2000 Annual Rate	3.92%	3.68%	4.19%
2000-2008 Annual Rate	1.88%	2%	2.06%
2008-2013 Annual Rate	2.6%	2.71%	2.61%
Average Household Income			
1990 Average Household Income	\$33,966	\$34,853	\$35,368
2000 Average Household Income	\$53,393	\$52,903	\$55,171
2008 Average HH Income	\$63,108	\$63,099	\$65,806
2013 Average HH Income	\$72,079	\$72,420	\$75,136
1990-2000 Annual Rate	4.63%	4.26%	4.55%
2000-2008 Annual Rate	2.05%	2.16%	2.16%
2008-2013 Annual Rate	2.69%	2.79%	2.69%

Households by Income

Current median household income is \$53,590 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$61,688 in five years. In 2000, median household income was \$42,366, compared to \$28,225 in 1990.

Current average household income is \$65,806 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$75,136 in five years. In 2000, average household income was \$55,171, compared to \$35,368 in 1990.

Current per capita income is \$24,168 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,494 in five years. In 2000, the per capita income was \$20,424, compared to \$13,551 in 1990.

Population by Employment

Total Businesses	1,844	3,960	5,237
Total Employees	13,574	26,287	34,042

Currently, 94.5 percent of the civilian labor force in the identified market area is employed and 5.5 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 94.6 percent of the civilian labor force, and unemployment will be 5.4 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, 64.9 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:

- 53.2 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.1 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.9 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 24.2 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:

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

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.