



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Lease

**807 Metcalf Street
Sedro Woolley, WA**

- ◆ 1,050+/- sf retail/office space
2,500+/- sf warehouse space
Available separate or together
- ◆ 1,050+/- sf includes one enclosed office, a restroom & an additional back room space
- ◆ 2,500+/- sf includes restroom and roll-up door
- ◆ Located on main street in Downtown Sedro Woolley
- ◆ 3 phase power—suitable for light clean industrial
- ◆ Zoned Commercial Business District (CBD)
- ◆ Office: \$ 800 mo NNN
- ◆ Warehouse: \$1,000 mo NNN



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

EASTERN

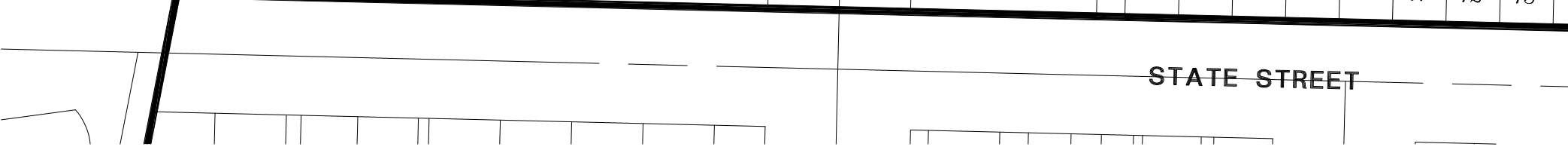
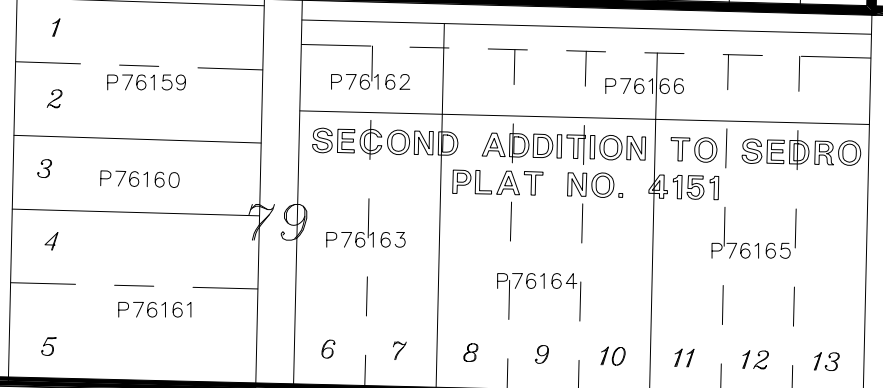
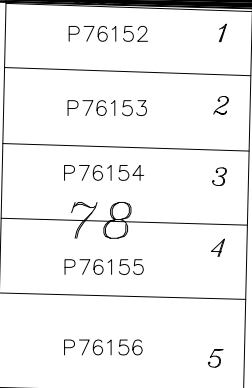
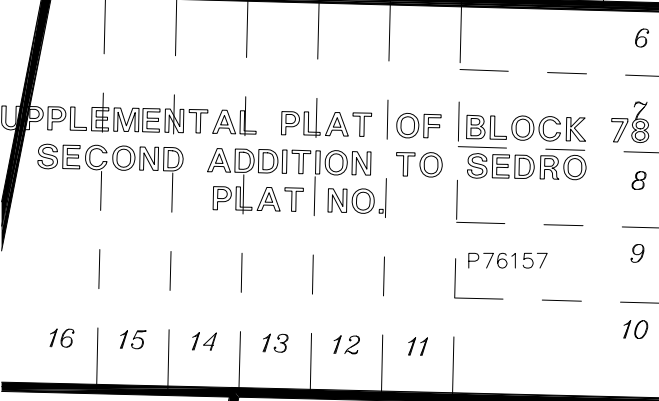
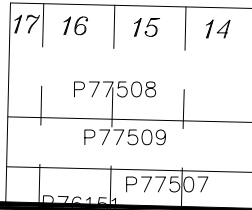
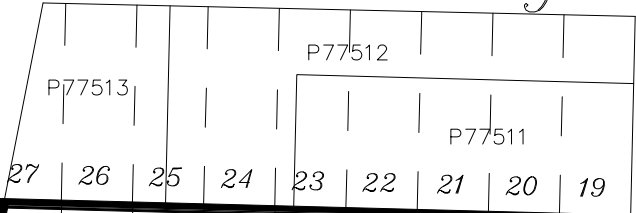
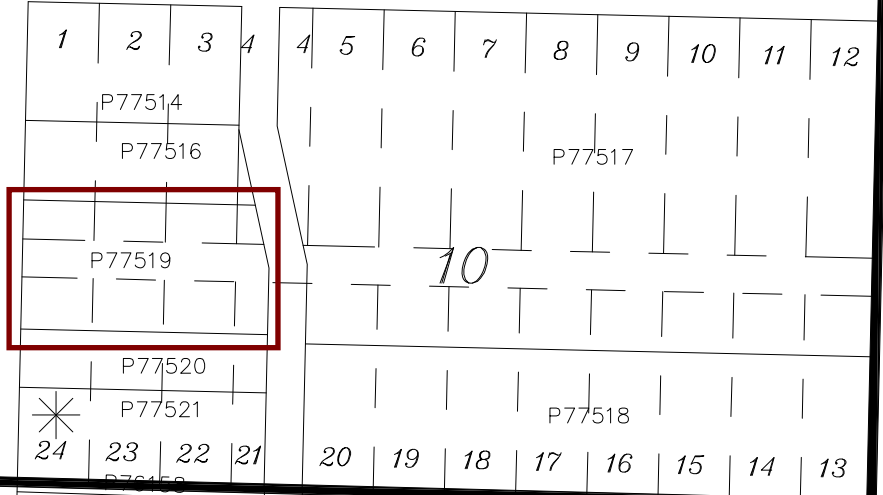
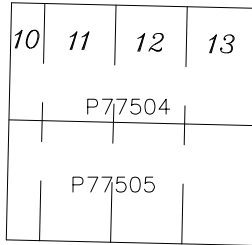
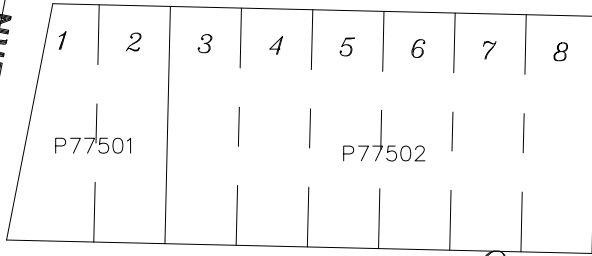
WOODWORTH STREET

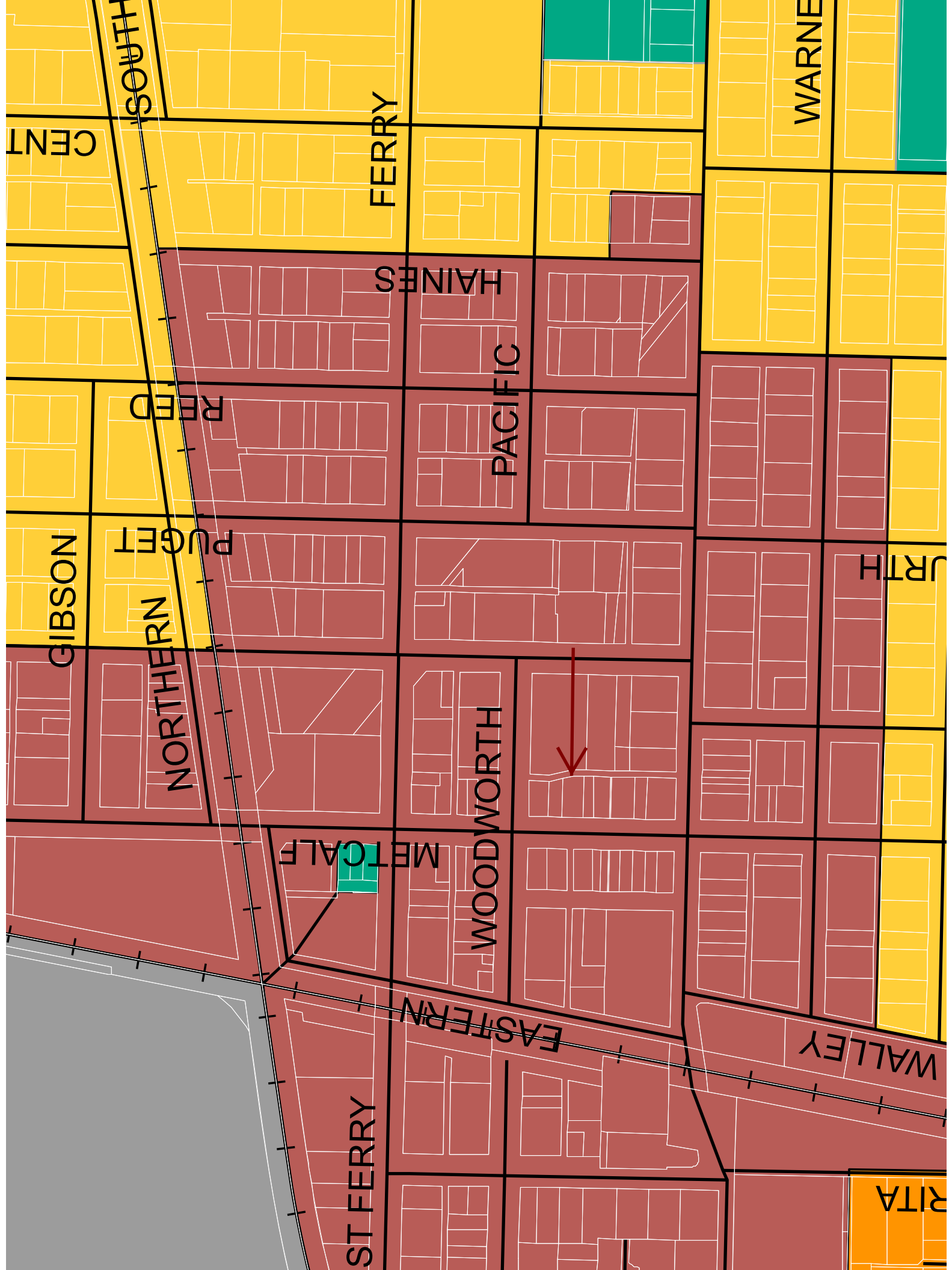
METCALF STREET

STATE STREET

20 19 18 17 16 15 14 13 12

24 23 22 21 20 19 18 17 16 15 14 13





CENT

SOUTH

FERRY

WARNE

HAINES

PACIFIC

REED

GIBSON

PUGET

NORTHERN

WOODWORTH

METCALF

EASTERN

ST FERRY

VALLEY

RITA



| | |
|--|-------|
| | units |
|--|-------|

Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Ch. 17.36 for this zone. (Ord. 1484-04 § 7 (part), 2004)

Chapter 17.24

CENTRAL BUSINESS DISTRICT (CBD) ZONE

Sections:

- 17.24.010 Use restrictions.**
- 17.24.020 Bulk restrictions.**
- 17.24.030 Minimum lot size requirements.**
- 17.24.040 Hazardous waste.**
- 17.24.050 Parking.**

17.24.010 Use restrictions.

Use restrictions in the central business district shall be as follows:

- A. Permitted Uses.
 1. All forms of commerce; geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office use on the first floor, and retail compatible uses on the second floor;
 2. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy. An exception from the buffering and fencing requirement exists for upper story residences in existing buildings in an area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south;
 3. Parking lots serving any use; provided they are at the rear of a retail or commercial building, or facing a street other than Metcalf, Ferry, Woodworth, or State.
 4. Quasi-public uses;
 5. Public uses;
 6. Public facilities.
- B. Conditional Uses. All uses not permitted above.
- C. Prohibited Uses: Adult entertainment establishments; heavy industrial uses as defined in 17.28; wireless communication towers. (Ord. 1451-03 § 3, 2003; Ord. 1312-98 § 1 (part); 1998: Ord. 1309-98 § 7, 1998: Ord. 1013 § 2.05.01, 1985)

17.24.020 Bulk restrictions.

Bulk restrictions in the central business district (CBD) shall be as follows:

- A. Minimum setbacks: none; Maximum setback: ten feet if pedestrian features are included.
- B. Maximum building height: thirty-five feet. Building height may be increased if the City Fire Department has a ladder truck and approved by the Fire Chief. (Ord. 1451-03 § 4; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.02, 1985)

17.24.030 Minimum lot size requirements.

Minimum lot size requirements in the central business district (CBD) shall be as follows:

- A. Lot area: none;
- B. Lot frontage on a street: twenty feet. (Ord. 1451-03 § 5; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.03, 1985)

17.24.040 Hazardous waste.

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1312-98 § 1 (part); 1998: Ord. 1063 § 4 (Exh. C § 2.05.04), 1988)

17.24.050 Parking.

A. Intent: To encourage the creation of a downtown parking district administered by the city. It would be authorized to collect in-lieu parking fees from new residential uses downtown and use that revenue, with any other revenue it generates, to manage a downtown parking district. The district may construct and maintain downtown parking for motor vehicles and bikes, lease parking, or otherwise monitor the provision of adequate parking and/or promotion of alternatives to driving.

B. The goal of the central business district is to create a pedestrian-friendly environment and to encourage commerce. Parking requirements in the downtown shall be as follows:

1. There shall be no off-street parking requirement for residential dwellings in association with a commercial or retail use in the Central Business District. New commercial or retail development may propose a shared parking arrangement to the planning director for review and approval. (Ord. 1451-03 § 6)

Chapter 17.28

INDUSTRIAL (I) ZONE

Sections:

- 17.28.005 Intent.**
- 17.28.010 Use restrictions.**
- 17.28.020 Bulk restrictions.**
- 17.28.030 Minimum lot size requirements.**
- 17.28.040 Screening requirements.**
- 17.28.050 General regulations on uses and property.**
- 17.28.060 Design review.**

17.28.005 Intent.

The intent of the industrial zone is to provide appropriately located areas for manufacturing, warehousing, distribution, and office uses to enhance the city’s economic base in a manner that minimizes impacts to surrounding non-industrial zones. The standards recognize the market preferences and construction techniques characteristic of this type of use. Commercial, retail, and residential uses are permitted at a limited scale so as to preserve the majority of land in this category for industrial and business uses. (Ord. 1484-04 § 8 (part), 2004)

17.28.010 Use restrictions.

Use restrictions in the industrial (I) zone shall be as follows:

A. Permitted Uses.

1. Office parks, medical services wholesaling, and light manufacturing, processing, and industrial development;
2. Industrial equipment, supplies, services, including storage;
3. Agriculture;
4. Parking lots serving any use;
5. Trade schools, warehouses, storage, utilities other than wireless communications facilities, government services;



Executive Summary

Prepared by Marshall Learned

807 Metcalf
807 Metcalf St, Sedro Woolley, WA 98284-1422
Ring: 5, 10, 15 Miles

Latitude: 48.504337
Longitude: -122.238393

| | 5 miles radius | 10 miles radius | 15 miles radius |
|-------------------------------|----------------|-----------------|-----------------|
| 2010 Population | | | |
| Total Population | 27,843 | 81,376 | 96,057 |
| Male Population | 49.5% | 49.7% | 49.8% |
| Female Population | 50.5% | 50.3% | 50.2% |
| Median Age | 36.6 | 35.6 | 36.7 |
| 2010 Income | | | |
| Median HH Income | \$51,425 | \$52,789 | \$53,650 |
| Per Capita Income | \$21,842 | \$22,745 | \$23,539 |
| Average HH Income | \$58,491 | \$61,885 | \$63,532 |
| 2010 Households | | | |
| Total Households | 10,110 | 29,292 | 35,030 |
| Average Household Size | 2.68 | 2.72 | 2.69 |
| 2010 Housing | | | |
| Owner Occupied Housing Units | 66.0% | 62.7% | 62.9% |
| Renter Occupied Housing Units | 29.6% | 31.0% | 28.7% |
| Vacant Housing Units | 4.4% | 6.3% | 8.4% |
| Population | | | |
| 1990 Population | 18,928 | 51,813 | 61,752 |
| 2000 Population | 24,085 | 68,836 | 80,941 |
| 2010 Population | 27,843 | 81,376 | 96,057 |
| 2015 Population | 29,499 | 86,413 | 102,236 |
| 1990-2000 Annual Rate | 2.44% | 2.88% | 2.74% |
| 2000-2010 Annual Rate | 1.42% | 1.65% | 1.68% |
| 2010-2015 Annual Rate | 1.16% | 1.21% | 1.25% |

In the identified market area, the current year population is 96,057. In 2000, the Census count in the market area was 80,941. The rate of change since 2000 was 1.68 percent annually. The five-year projection for the population in the market area is 102,236, representing a change of 1.25 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

| | | | |
|-----------------------|--------|--------|--------|
| Households | | | |
| 1990 Households | 6,937 | 19,563 | 23,334 |
| 2000 Households | 8,704 | 24,968 | 29,684 |
| 2010 Households | 10,110 | 29,292 | 35,030 |
| 2015 Households | 10,716 | 31,087 | 37,275 |
| 1990-2000 Annual Rate | 2.3% | 2.47% | 2.44% |
| 2000-2010 Annual Rate | 1.47% | 1.57% | 1.63% |
| 2010-2015 Annual Rate | 1.17% | 1.2% | 1.25% |

The household count in this market area has changed from 29,684 in 2000 to 35,030 in the current year, a change of 1.63 percent annually. The five-year projection of households is 37,275, a change of 1.25 percent annually from the current year total. Average household size is currently 2.69, compared to 2.67 in the year 2000. The number of families in the current year is 24,374 in the market area.

Housing

Currently, 62.9 percent of the 38,258 housing units in the market area are owner occupied; 28.7 percent, renter occupied; and 8.4 percent are vacant. In 2000, there were 32,053 housing units - 63.9 percent owner occupied, 28.7 percent renter occupied and 7.4 percent vacant. The rate of change in housing units since 2000 is 1.74 percent. Median home value in the market area is \$244,804, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.65 percent annually to \$307,265. From 2000 to the current year, median home value changed by 5.15 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.



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807 Metcalf
807 Metcalf St, Sedro Woolley, WA 98284-1422
Ring: 5, 10, 15 Miles

Latitude: 48.504337
Longitude: -122.238393

| | 5 miles radius | 10 miles radius | 15 miles radius |
|---------------------------------|----------------|-----------------|-----------------|
| Median Household Income | | | |
| 1990 Median HH Income | \$26,225 | \$28,048 | \$28,356 |
| 2000 Median HH Income | \$40,598 | \$42,148 | \$43,256 |
| 2010 Median HH Income | \$51,425 | \$52,789 | \$53,650 |
| 2015 Median HH Income | \$57,978 | \$59,847 | \$61,023 |
| 1990-2000 Annual Rate | 4.47% | 4.16% | 4.31% |
| 2000-2010 Annual Rate | 2.33% | 2.22% | 2.12% |
| 2010-2015 Annual Rate | 2.43% | 2.54% | 2.61% |
| Per Capita Income | | | |
| 1990 Per Capita Income | \$11,384 | \$13,296 | \$13,646 |
| 2000 Per Capita Income | \$18,493 | \$20,031 | \$20,769 |
| 2010 Per Capita Income | \$21,842 | \$22,745 | \$23,539 |
| 2015 Per Capita Income | \$25,228 | \$26,214 | \$27,229 |
| 1990-2000 Annual Rate | 4.97% | 4.18% | 4.29% |
| 2000-2010 Annual Rate | 1.64% | 1.25% | 1.23% |
| 2010-2015 Annual Rate | 2.92% | 2.88% | 2.96% |
| Average Household Income | | | |
| 1990 Average Household Income | \$30,669 | \$34,716 | \$35,686 |
| 2000 Average Household Income | \$50,096 | \$54,297 | \$55,898 |
| 2010 Average HH Income | \$58,491 | \$61,885 | \$63,532 |
| 2015 Average HH Income | \$67,646 | \$71,462 | \$73,600 |
| 1990-2000 Annual Rate | 5.03% | 4.57% | 4.59% |
| 2000-2010 Annual Rate | 1.52% | 1.28% | 1.26% |
| 2010-2015 Annual Rate | 2.95% | 2.92% | 2.99% |

Households by Income

Current median household income is \$53,650 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,023 in five years. In 2000, median household income was \$43,256, compared to \$28,356 in 1990.

Current average household income is \$63,532 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$73,600 in five years. In 2000, average household income was \$55,898, compared to \$35,686 in 1990.

Current per capita income is \$23,539 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,229 in five years. In 2000, the per capita income was \$20,769, compared to \$13,646 in 1990.

Population by Employment

| | | | |
|------------------|-------|--------|--------|
| Total Businesses | 972 | 3,670 | 4,258 |
| Total Employees | 9,112 | 34,806 | 39,419 |

Currently, 88.9 percent of the civilian labor force in the identified market area is employed and 11.1 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 90.7 percent of the civilian labor force, and unemployment will be 9.3 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, 65.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 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)
- 18.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.5 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 4.3 percent worked at home. The average travel time to work in 2000 was 25.0 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:

- 13.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.3 percent were high school graduates only (29.6 percent in the U.S.)
- 11.9 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.1 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.

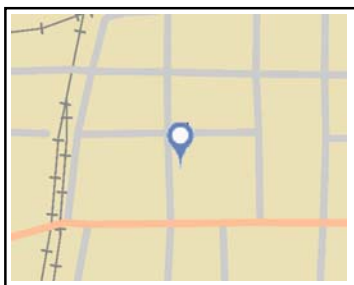
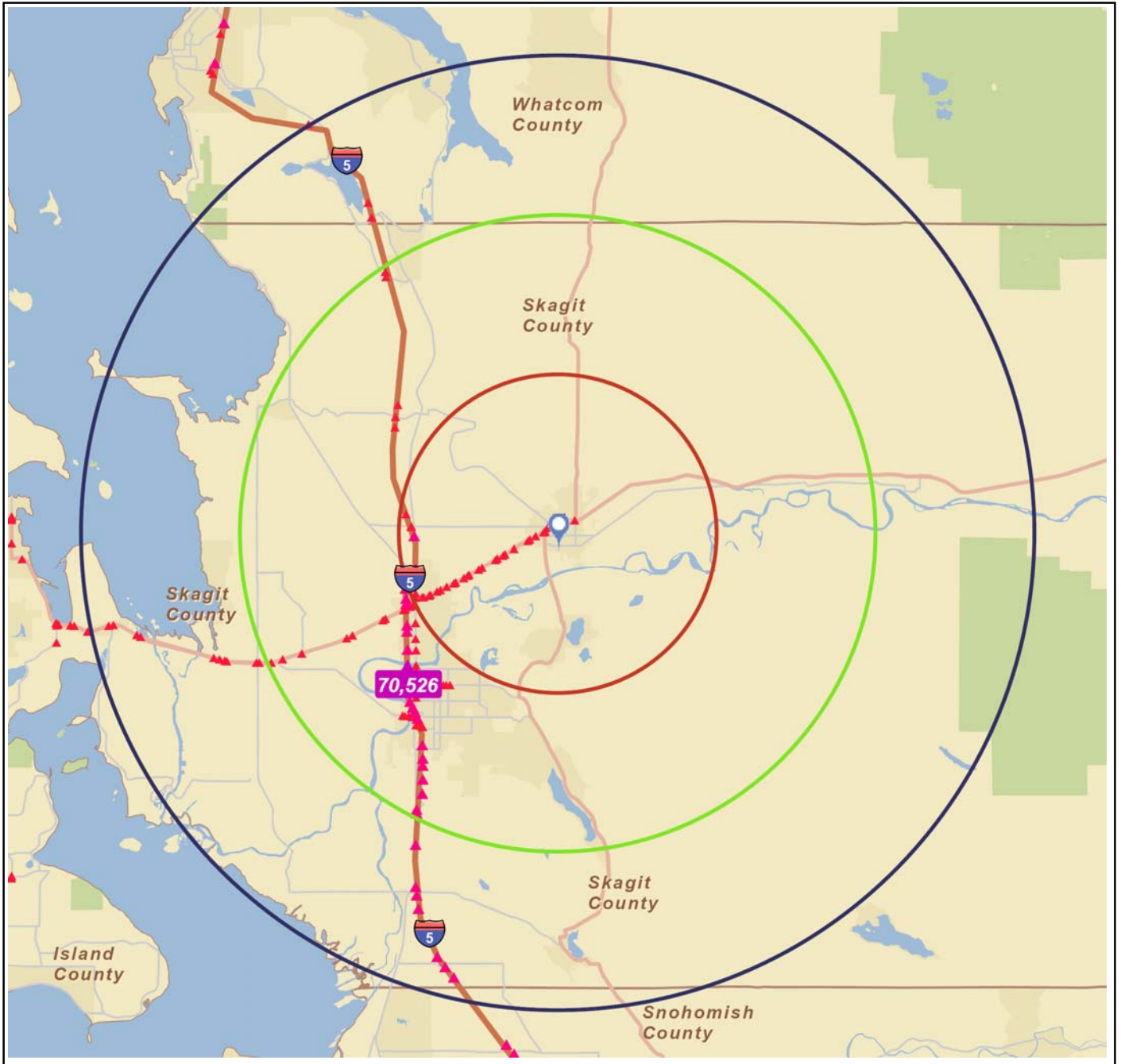


Traffic Count Map

Prepared by Marshall Learned

807 Metcalf
807 Metcalf St, Sedro Woolley, WA 98284-1422
Ring: 5, 10, 15 Miles

Latitude: 48.504337
Longitude: -122.238393



- 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



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