



# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## For Lease

910 S. 11th  
Anacortes, WA

- ◆ 1,000+/- sf and 1,200+/- sf retail/office space [Can be combined for 2,200+/- sf]
- ◆ Corner of 11th and Q Ave
- ◆ Zoned Commercial
- ◆ Ample Parking
- ◆ Adjacent to the Safeway, Washington Federal and Anthony's Restaurant
- ◆ Across Q from Anacortes Marina
- ◆ \$15 psf/yr 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*

P55098																			
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9TH ST.

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P55100																			
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10TH ST.

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11TH ST.

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9TH ST.

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ORD.#1201

ORD.#1201

11TH ST.



Anacortes, Washington, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.24 - COMMERCIAL DISTRICT \(C\)](#) >>

## Chapter 17.24 - COMMERCIAL DISTRICT (C)

### Sections:

[17.24.010 - Purpose.](#)

[17.24.020 - Permitted uses.](#)

[17.24.030 - Permitted accessory uses.](#)

[17.24.040 - Conditional uses.](#)

[17.24.050 - Minimum lot size.](#)

[17.24.060 - Minimum setback requirements.](#)

[17.24.070 - Maximum density.](#)

[17.24.080 - Maximum land coverage.](#)

[17.24.090 - Maximum building height.](#)

[17.24.100 - Off-street parking requirements.](#)

[17.24.110 - Building standards.](#)

[17.24.120 - Basic design standards.](#)

### 17.24.010 - Purpose.

The commercial district is designed to provide for establishments offering accommodations or services to motorists and tourists, and to provide areas for retail, wholesale, and repair activities outside the central business district. (Ord. 2316 (part), 1994)

*(Ord. 2794, § 1(Att. A), 12-15-2008)*

### 17.24.020 - Permitted uses.

- A. Overnight accommodations, eating and drinking establishments, and bed-and-breakfast establishments;
- B. Automobile, farm machinery, and boat sales and service, auto service stations and repair;
- C. Retail and wholesale sales, home appliance repair;
- D. Finance and real estate establishments;
- E. Other commercial and service uses of similar or less impact upon the district than uses above. Uses such as car wash, parks, dry cleaner, etc.; (Ord. 2316 (part), 1994)
- F. Multifamily units, above the first floor, with a maximum density of twenty-eight units per gross acre;
- G. Commercial parking;
- H. Public parking;
- I. Private parking.

*(Ord. 2794, § 1(Att. A), 12-15-2008; Ord. No. 2812, § 1(Att. A), 1-4-2010; Ord. No. 2847, Att. A, 2-7-2011)*

### 17.24.030 - Permitted accessory uses.

Dwelling units in conjunction with and accessory to permitted uses, and located within the same building as the permitted use. Any use customarily incidental to the permitted use. (Ord. 2316 (part), 1994)

*(Ord. 2794, § 1(Att. A), 12-15-2008)*

### 17.24.040 - Conditional uses.

- A. Manufacturing or assembly operations of small scale, not larger than five thousand square feet of floor space;
- B. Single-family houses;
- C. Landmark buildings with any approved use, generally not permitted within the area's land use classification, which occurs or will occur in a landmark building recognized as such by the city council;
- D. Restaurant sidewalk use;
- E. Any retail store, or complex of retail stores, with more than fifty thousand square feet of total, combined floor area, otherwise permitted in the underlying zone. (Ord. 2482 Att. A § 5 (part), 1999; Ord. 2412 Att. A (part), 1996; Ord. 2316 (part), 1994)
- F. Churches; libraries; nursery, plant material; veterinary clinic; clinics; hospitals; and public or municipal service facilities.

*(Ord. 2794, § 1(Att. A), 12-15-2008; Ord. No. 2847, Att. A, 2-7-2011)*

**17.24.050 - Minimum lot size.**

None. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.060 - Minimum setback requirements.**

None, except that along property lines adjoining residential zone districts with no intervening street or alley, there shall be a setback of at least five feet. (Ord 2592 Att. A § 5, 2002; Ord. 2482 Att. A § 10, 1999; Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.070 - Maximum density.**

None. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.080 - Maximum land coverage.**

Maximum land coverage by buildings shall be fifty percent. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.090 - Maximum building height.**

Maximum building height shall be forty feet. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.100 - Off-street parking requirements.**

All uses must meet minimum requirements as established in [Chapter 17.46](#), Parking. (Ord. 2316 (part), 1994)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.110 - Building standards.**

- A. In order to make large new buildings compatible with the scale of existing city development, and create a pedestrian-friendly environment, the apparent size of buildings and parking areas shall be broken down to relate to human scale by the following means:
- B. If a building facade exceeds fifty feet in length and is within twenty feet of a sidewalk, plaza, courtyard, or similar pedestrian area, it shall be broken down into smaller elements by joggling the wall in or out a minimum of four feet for at least ten feet of length, or by adding an element such as a porch, recessed entry, bay window, projecting trellis or similar substantial architectural feature at least four feet deep by ten feet wide by one story high, at intervals so that no continuous wall plane is more than fifty feet in length.
- C. If a building exceeds thirty feet in height, its apparent height shall be modulated wherever it is within ten feet of a sidewalk, plaza, courtyard, or similar pedestrian area, by adding shorter (twenty feet or less) building elements such as a wing of the building, arcade, trellis, lower roof overhang, horizontal projection at least two feet deep, awning, balcony or other architectural feature to reduce the apparent height to a more human scale.
- D. If a building wall is within twenty feet of a sidewalk, plaza, courtyard, or similar pedestrian area, it shall incorporate human-scale elements such as windows, arcades, lower roof overhangs, small-scale textural and color changes, moldings, balconies, projecting and recessed elements, doorways, landscaped areas, trellises, artwork and/or other small-scale architectural features so that people will not be walking past large blank wall surfaces.
- E. Primary building entrances shall be clearly visible from streets, pedestrian ways and parking areas, with recessed or covered entrance areas to protect people from the rain. Projects shall be designed to facilitate pedestrian access, with pedestrian walkways connecting building entrances to adjacent public ways in locations which provide access to pedestrian street crossings.
- F. Service and loading areas shall be located away from the primary parking and pedestrian areas to minimize conflicts. Dumpsters, loading platforms, storage areas, and similar functions shall be screened from direct view from pedestrian areas by attractive view-obstructing fencing or dense landscaping.
- G. Parking lots in this zone shall provide landscaped areas distributed throughout the parking areas, totaling not less than five percent of the parking lot area, in addition to the perimeter landscaping required by [sub]section 17.46.080 (A). In order to limit impervious surface and avoid excessively large parking areas, parking lots in the C zone shall not exceed the minimum number of spaces required for each use under [Chapter 17.46](#) by more than ten percent. (Ord. 2592 Att. A § 13, 2002)

(Ord. 2794, § 1(Att. A), 12-15-2008)

**17.24.120 - Basic design standards.**

The following requirements shall apply to a building or complex of buildings exceeding fifty thousand square feet in gross floor area, because of the potential for a large structure to overwhelm and dominate this section of the city, to the detriment of existing uses and smaller businesses:

- A.** To visually modulate the vast expanses of parking required for a large building, an added two percent of the parking lot areas shall be developed in landscaping, in addition to the basic parking lot landscaping requirement for this zone. The landscaping plan for the project must be approved by the planning commission.
- B.** Parking shall be broken into several smaller parking lots, and buildings shall have entrances on more than one side, to reduce walking distances and to reduce the apparent expanse of the parking lots.
- C.** To visually modulate the greater size of the building, all sides of the building shall either meet the building standards for being within twenty feet of a pedestrian area, or shall be partially screened by landscaped areas not less than five feet in width, with at least one tree for each thirty feet of facade length. (Ord. 2592 Att. A § 12, 2002)

*(Ord. 2794, § 1(Att. A), 12-15-2008)*



# Executive Summary

Prepared by Marshall Learned

910 S 11th  
 910 11th St, Anacortes, WA, 98221  
 Ring: 5, 10, 15 Miles

Latitude: 48.513474  
 Longitude: -122.611242

	5 miles radius	10 miles radius	15 miles radius
<b>2010 Population</b>			
Total Population	18,948	28,877	97,283
Male Population	48.4%	48.9%	49.9%
Female Population	51.6%	51.1%	50.1%
Median Age	47.4	47.7	39.5
<b>2010 Income</b>			
Median HH Income	\$54,531	\$54,780	\$53,177
Per Capita Income	\$27,736	\$28,414	\$25,744
Average HH Income	\$65,547	\$67,645	\$64,543
<b>2010 Households</b>			
Total Households	8,008	11,999	38,112
Average Household Size	2.34	2.39	2.49
<b>2010 Housing</b>			
Owner Occupied Housing Units	62.9%	62.7%	56.1%
Renter Occupied Housing Units	25.9%	23.0%	30.5%
Vacant Housing Units	11.2%	14.3%	13.4%
<b>Population</b>			
1990 Population	13,342	20,984	75,691
2000 Population	16,523	25,389	86,517
2010 Population	18,948	28,877	97,283
2015 Population	19,975	30,382	101,590
1990-2000 Annual Rate	2.16%	1.92%	1.35%
2000-2010 Annual Rate	1.35%	1.26%	1.15%
2010-2015 Annual Rate	1.06%	1.02%	0.87%

In the identified market area, the current year population is 97,283. In 2000, the Census count in the market area was 86,517. The rate of change since 2000 was 1.15 percent annually. The five-year projection for the population in the market area is 101,590, representing a change of 0.87 percent annually from 2010 to 2015. Currently, the population is 49.9 percent male and 50.1 percent female.

<b>Households</b>			
1990 Households	5,454	8,358	28,173
2000 Households	6,963	10,490	33,706
2010 Households	8,008	11,999	38,112
2015 Households	8,443	12,632	39,895
1990-2000 Annual Rate	2.47%	2.3%	1.81%
2000-2010 Annual Rate	1.37%	1.32%	1.21%
2010-2015 Annual Rate	1.06%	1.03%	0.92%

The household count in this market area has changed from 33,706 in 2000 to 38,112 in the current year, a change of 1.21 percent annually. The five-year projection of households is 39,895, a change of 0.92 percent annually from the current year total. Average household size is currently 2.49, compared to 2.51 in the year 2000. The number of families in the current year is 26,087 in the market area.

## Housing

Currently, 56.1 percent of the 44,011 housing units in the market area are owner occupied; 30.5 percent, renter occupied; and 13.4 percent are vacant. In 2000, there were 38,198 housing units - 57.4 percent owner occupied, 30.8 percent renter occupied and 11.8 percent vacant. The rate of change in housing units since 2000 is 1.39 percent. Median home value in the market area is \$283,035, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 5.21 percent annually to \$364,859. From 2000 to the current year, median home value changed by 5.45 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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	5 miles radius	10 miles radius	15 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$29,968	\$30,787	\$28,957
2000 Median HH Income	\$42,793	\$44,038	\$42,399
2010 Median HH Income	\$54,531	\$54,780	\$53,177
2015 Median HH Income	\$62,082	\$62,928	\$60,788
1990-2000 Annual Rate	3.63%	3.64%	3.89%
2000-2010 Annual Rate	2.39%	2.15%	2.23%
2010-2015 Annual Rate	2.63%	2.81%	2.71%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,185	\$15,508	\$14,762
2000 Per Capita Income	\$23,384	\$24,885	\$22,396
2010 Per Capita Income	\$27,736	\$28,414	\$25,744
2015 Per Capita Income	\$31,795	\$32,872	\$29,804
1990-2000 Annual Rate	4.41%	4.84%	4.26%
2000-2010 Annual Rate	1.68%	1.3%	1.37%
2010-2015 Annual Rate	2.77%	2.96%	2.97%
<b>Average Household Income</b>			
1990 Average Household Income	\$36,312	\$38,083	\$37,688
2000 Average Household Income	\$55,362	\$59,359	\$56,756
2010 Average HH Income	\$65,547	\$67,645	\$64,543
2015 Average HH Income	\$75,183	\$78,259	\$74,622
1990-2000 Annual Rate	4.31%	4.54%	4.18%
2000-2010 Annual Rate	1.66%	1.28%	1.26%
2010-2015 Annual Rate	2.78%	2.96%	2.94%

### Households by Income

Current median household income is \$53,177 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$60,788 in five years. In 2000, median household income was \$42,399, compared to \$28,957 in 1990.

Current average household income is \$64,543 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$74,622 in five years. In 2000, average household income was \$56,756, compared to \$37,688 in 1990.

Current per capita income is \$25,744 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$29,804 in five years. In 2000, the per capita income was \$22,396, compared to \$14,762 in 1990.

### Population by Employment

Total Businesses	981	1,413	5,077
Total Employees	7,226	11,128	43,818

Currently, 90.1 percent of the civilian labor force in the identified market area is employed and 9.9 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 91.8 percent of the civilian labor force, and unemployment will be 8.2 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, 63.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 6.2 percent were in the Armed Forces.

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

- 58.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 19.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 22.2 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 75.7 percent of the market area population drove alone to work, and 5.2 percent worked at home. The average travel time to work in 2000 was 22.3 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:

- 9.8 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 24.0 percent were high school graduates only (29.6 percent in the U.S.)
- 10.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 18.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.6 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.



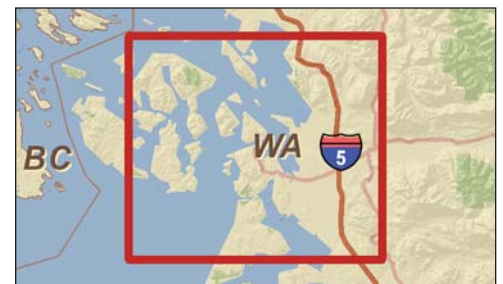
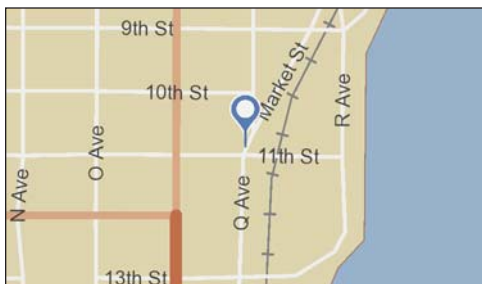
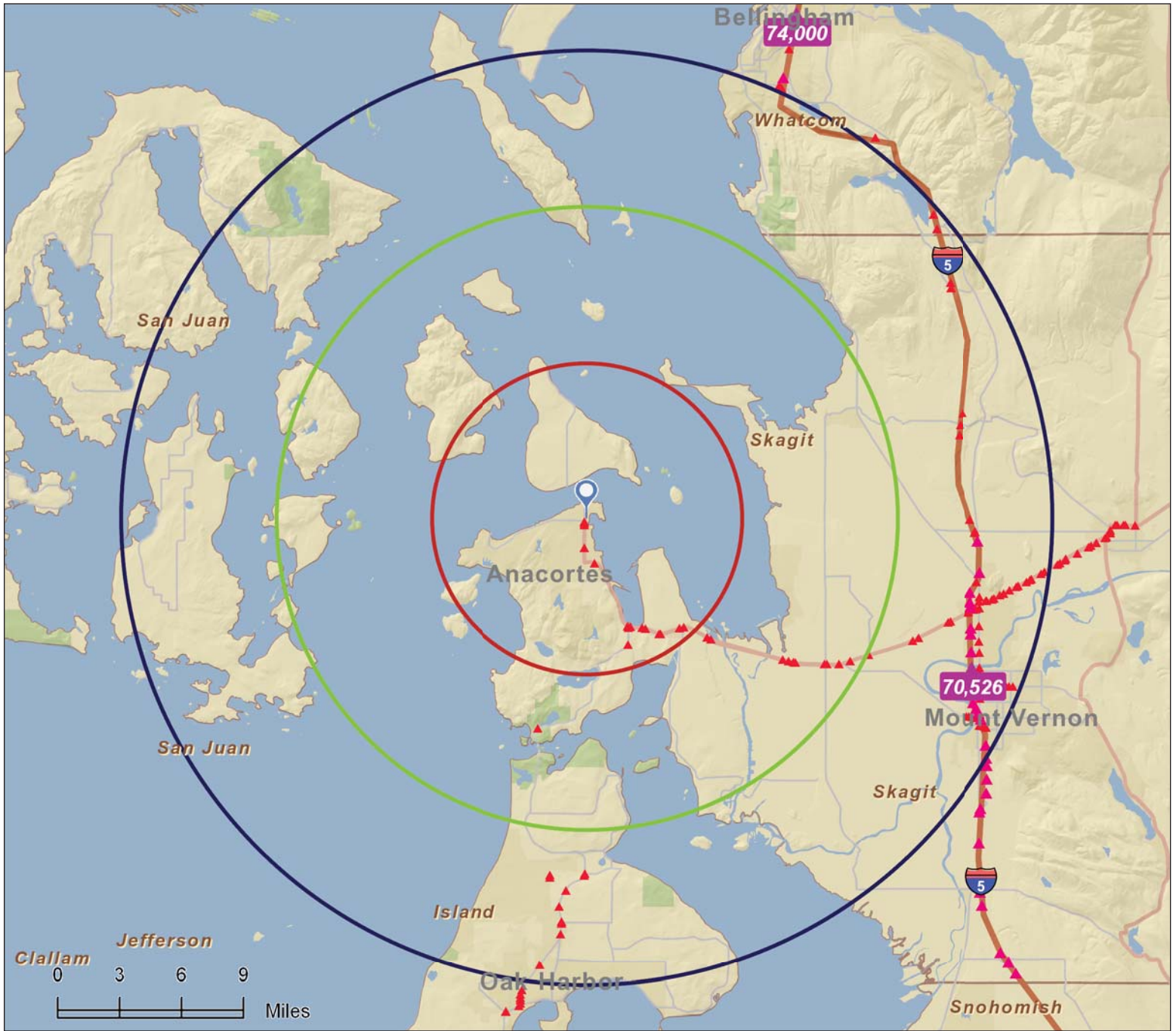
# Traffic Count Map

910 S 11th  
910 11th St, Anacortes, WA, 98221  
Ring: 5, 10, 15 Miles

Prepared by Marshall Learned

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Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

January 10, 2012

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