

# LEARNED

COMMERCIAL, INC.

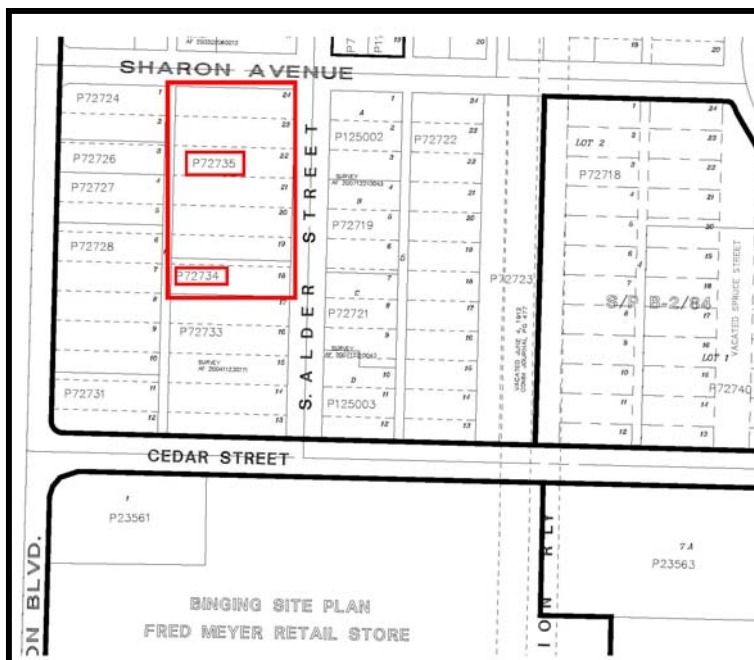
Providing Select Commercial Real Estate Services



## For Sale

Nhn Sharon Avenue  
Burlington, Washington

- ◆ 1.61+/- sf vacant land
- ◆ Zoned C-1
- ◆ Adjacent to new Cascade Bank
- ◆ Just off Burlington Blvd on Sharon Avenue—a signaled intersection
- ◆ In vicinity of Fred Meyer, Haggen Grocery and the Cascade Mall
- ◆ Convenient to I-5
- ◆ \$700,000



**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*

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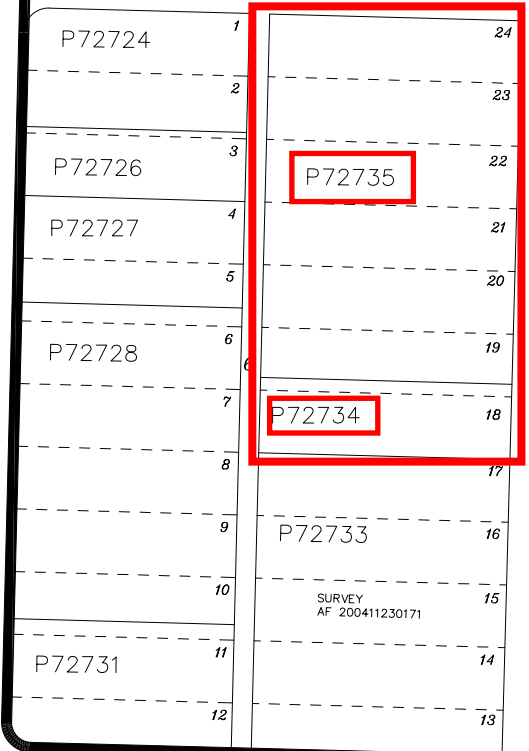
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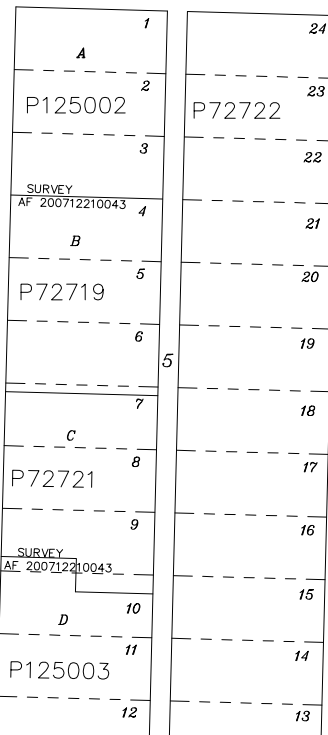
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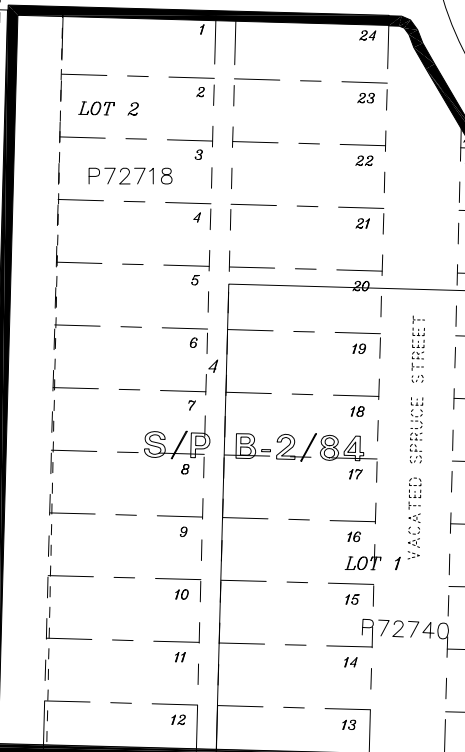
# SHARON AVENUE



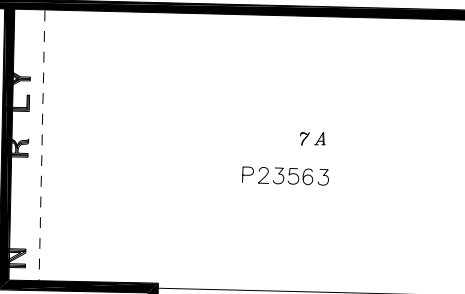
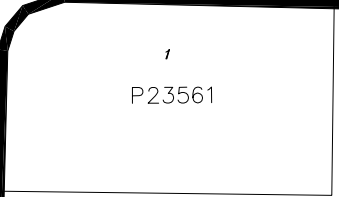
S. ALDER STREET



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COMM JOURNAL PG 477



# CEDAR STREET



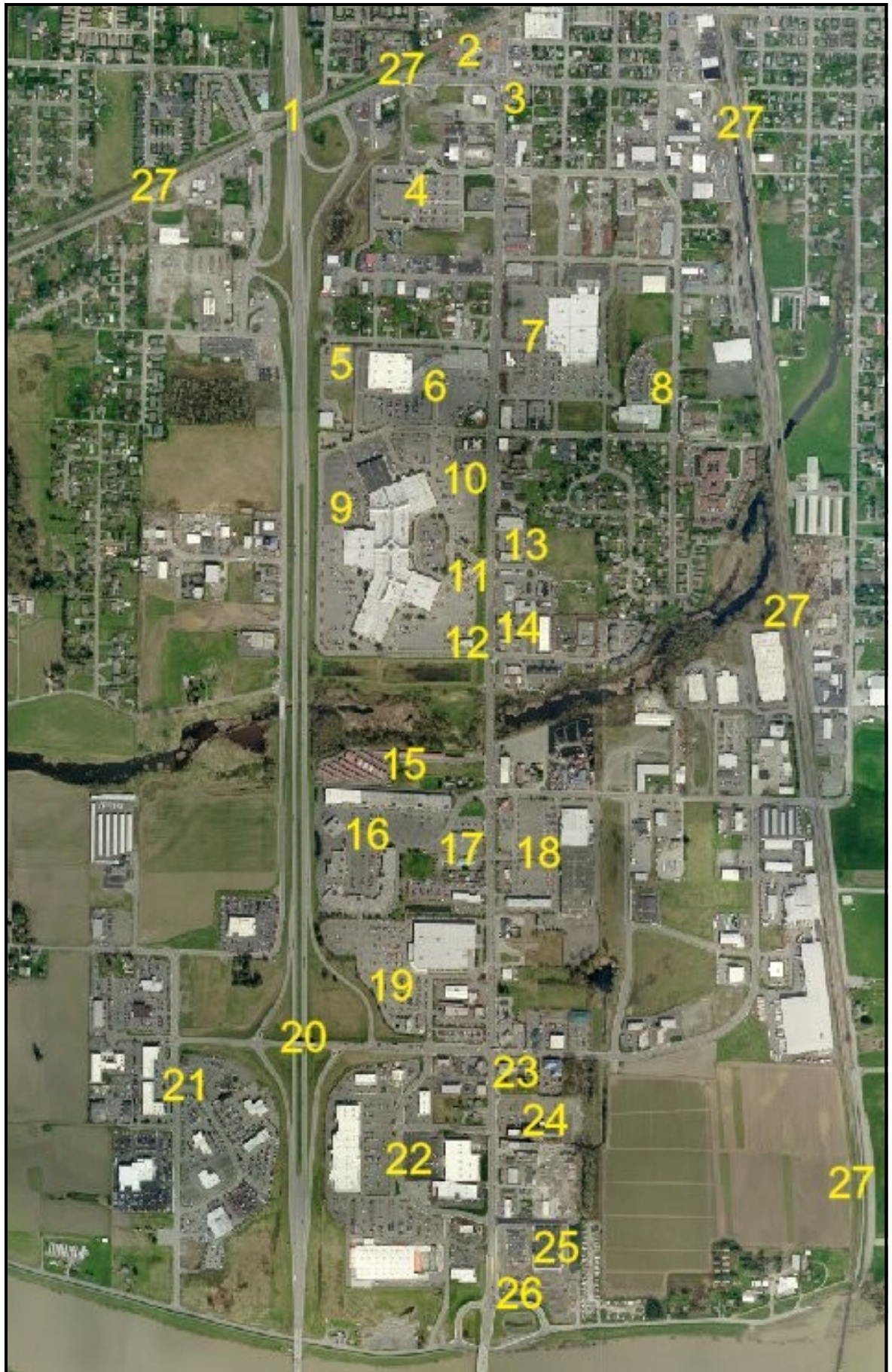
ION BLVD.

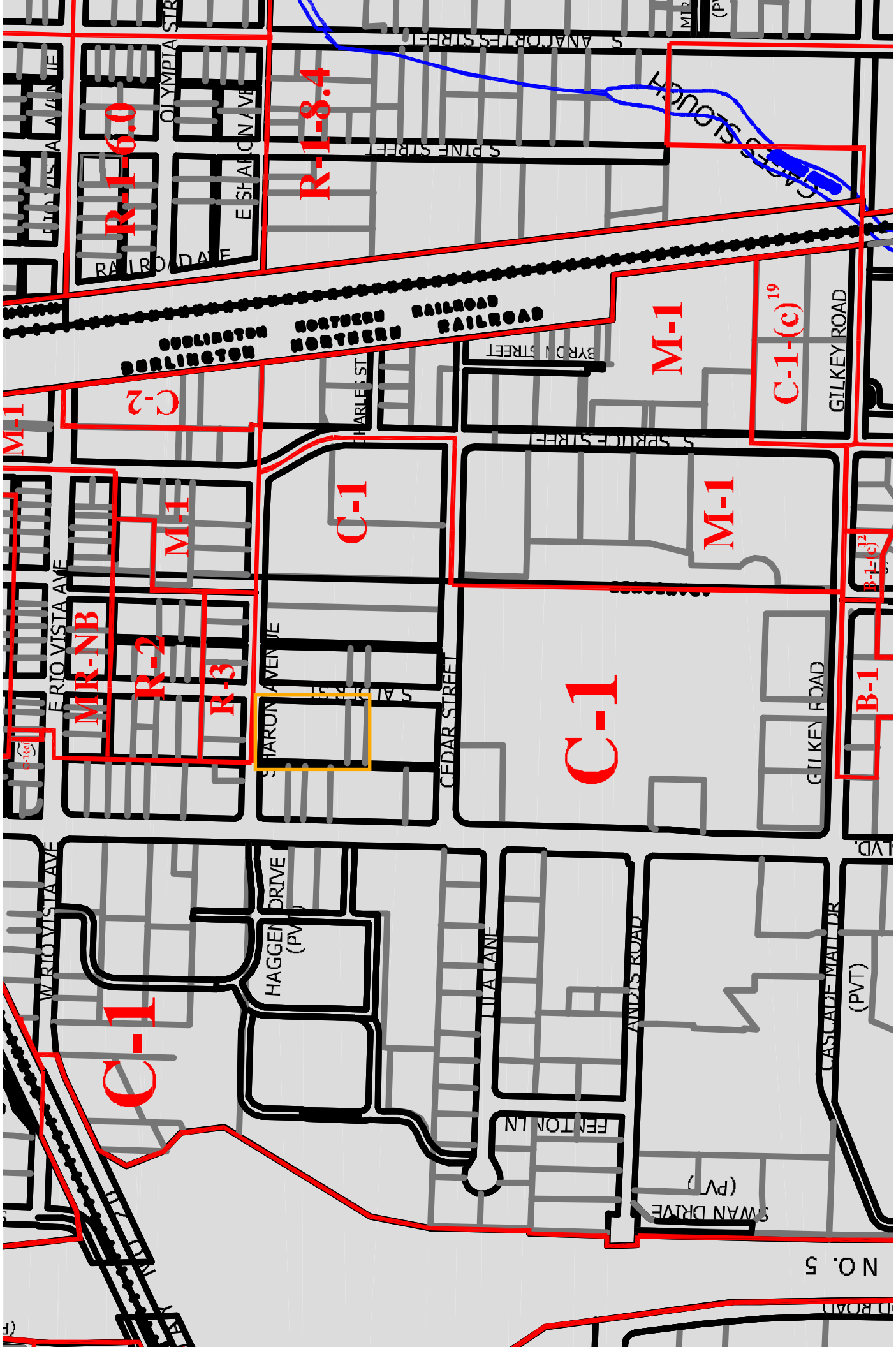
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BINGING SITE PLAN  
FRED MEYER RETAIL STORE

# 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





**Chapter 17.36**  
**C-1 GENERAL**  
**COMMERCIAL DISTRICT<sup>9</sup>**

**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).



# Executive Summary

Prepared by Marshall Learned

Sharon Avenue, Burlington  
 Sharon Ave, Burlington, WA 98233  
 Ring: 5, 10, 15 Miles

Latitude: 48.469883  
 Longitude: -122.321846

	5 miles radius	10 miles radius	15 miles radius
<b>2010 Population</b>			
Total Population	59,812	84,417	113,775
Male Population	49.6%	49.7%	49.6%
Female Population	50.4%	50.3%	50.4%
Median Age	34.0	36.2	38.3
<b>2010 Income</b>			
Median HH Income	\$52,359	\$52,829	\$54,089
Per Capita Income	\$22,340	\$23,090	\$24,274
Average HH Income	\$61,288	\$62,481	\$64,203
<b>2010 Households</b>			
Total Households	21,447	30,505	42,414
Average Household Size	2.73	2.71	2.64
<b>2010 Housing</b>			
Owner Occupied Housing Units	59.7%	62.8%	62.7%
Renter Occupied Housing Units	35.3%	31.0%	28.6%
Vacant Housing Units	5.0%	6.3%	8.7%
<b>Population</b>			
1990 Population	37,683	54,274	76,105
2000 Population	50,392	71,297	97,198
2010 Population	59,812	84,417	113,775
2015 Population	63,441	89,697	120,617
1990-2000 Annual Rate	2.95%	2.77%	2.48%
2000-2010 Annual Rate	1.69%	1.66%	1.55%
2010-2015 Annual Rate	1.19%	1.22%	1.17%

In the identified market area, the current year population is 113,775. In 2000, the Census count in the market area was 97,198. The rate of change since 2000 was 1.55 percent annually. The five-year projection for the population in the market area is 120,617, representing a change of 1.17 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

<b>Households</b>			
1990 Households	14,544	20,491	29,067
2000 Households	18,307	25,958	36,401
2010 Households	21,447	30,505	42,414
2015 Households	22,717	32,395	44,943
1990-2000 Annual Rate	2.33%	2.39%	2.28%
2000-2010 Annual Rate	1.56%	1.59%	1.5%
2010-2015 Annual Rate	1.16%	1.21%	1.17%

The household count in this market area has changed from 36,401 in 2000 to 42,414 in the current year, a change of 1.5 percent annually. The five-year projection of households is 44,943, a change of 1.17 percent annually from the current year total. Average household size is currently 2.64, compared to 2.62 in the year 2000. The number of families in the current year is 29,404 in the market area.

## Housing

Currently, 62.7 percent of the 46,473 housing units in the market area are owner occupied; 28.6 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 39,428 housing units - 63.7 percent owner occupied, 28.6 percent renter occupied and 7.7 percent vacant. The rate of change in housing units since 2000 is 1.62 percent. Median home value in the market area is \$256,167, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.76 percent annually to \$323,191. From 2000 to the current year, median home value changed by 5.18 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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Latitude: 48.469883  
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	5 miles radius	10 miles radius	15 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$28,057	\$28,225	\$28,678
2000 Median HH Income	\$41,107	\$42,404	\$43,528
2010 Median HH Income	\$52,359	\$52,829	\$54,089
2015 Median HH Income	\$59,219	\$60,023	\$61,565
1990-2000 Annual Rate	3.89%	4.15%	4.26%
2000-2010 Annual Rate	2.39%	2.17%	2.14%
2010-2015 Annual Rate	2.49%	2.59%	2.62%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,616	\$13,577	\$13,860
2000 Per Capita Income	\$19,584	\$20,451	\$21,280
2010 Per Capita Income	\$22,340	\$23,090	\$24,274
2015 Per Capita Income	\$25,709	\$26,679	\$28,059
1990-2000 Annual Rate	3.7%	4.18%	4.38%
2000-2010 Annual Rate	1.29%	1.19%	1.29%
2010-2015 Annual Rate	2.85%	2.93%	2.94%
<b>Average Household Income</b>			
1990 Average Household Income	\$35,007	\$35,406	\$35,811
2000 Average Household Income	\$53,177	\$55,214	\$56,286
2010 Average HH Income	\$61,288	\$62,481	\$64,203
2015 Average HH Income	\$70,718	\$72,322	\$74,324
1990-2000 Annual Rate	4.27%	4.54%	4.63%
2000-2010 Annual Rate	1.39%	1.21%	1.29%
2010-2015 Annual Rate	2.9%	2.97%	2.97%

### Households by Income

Current median household income is \$54,089 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,565 in five years. In 2000, median household income was \$43,528, compared to \$28,678 in 1990.

Current average household income is \$64,203 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$74,324 in five years. In 2000, average household income was \$56,286, compared to \$35,811 in 1990.

Current per capita income is \$24,274 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,059 in five years. In 2000, the per capita income was \$21,280, compared to \$13,860 in 1990.

### Population by Employment

Total Businesses	3,052	3,960	5,092
Total Employees	29,514	37,853	46,489

Currently, 89.1 percent of the civilian labor force in the identified market area is employed and 10.9 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 90.9 percent of the civilian labor force, and unemployment will be 9.1 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, 64.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.9 percent were in the Armed Forces.

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

- 56.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.7 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 4.4 percent worked at home. The average travel time to work in 2000 was 24.6 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:

- 12.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.9 percent were high school graduates only (29.6 percent in the U.S.)
- 11.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.3 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

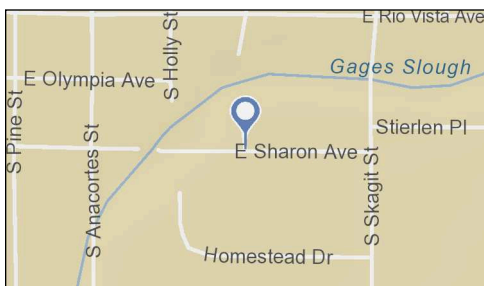
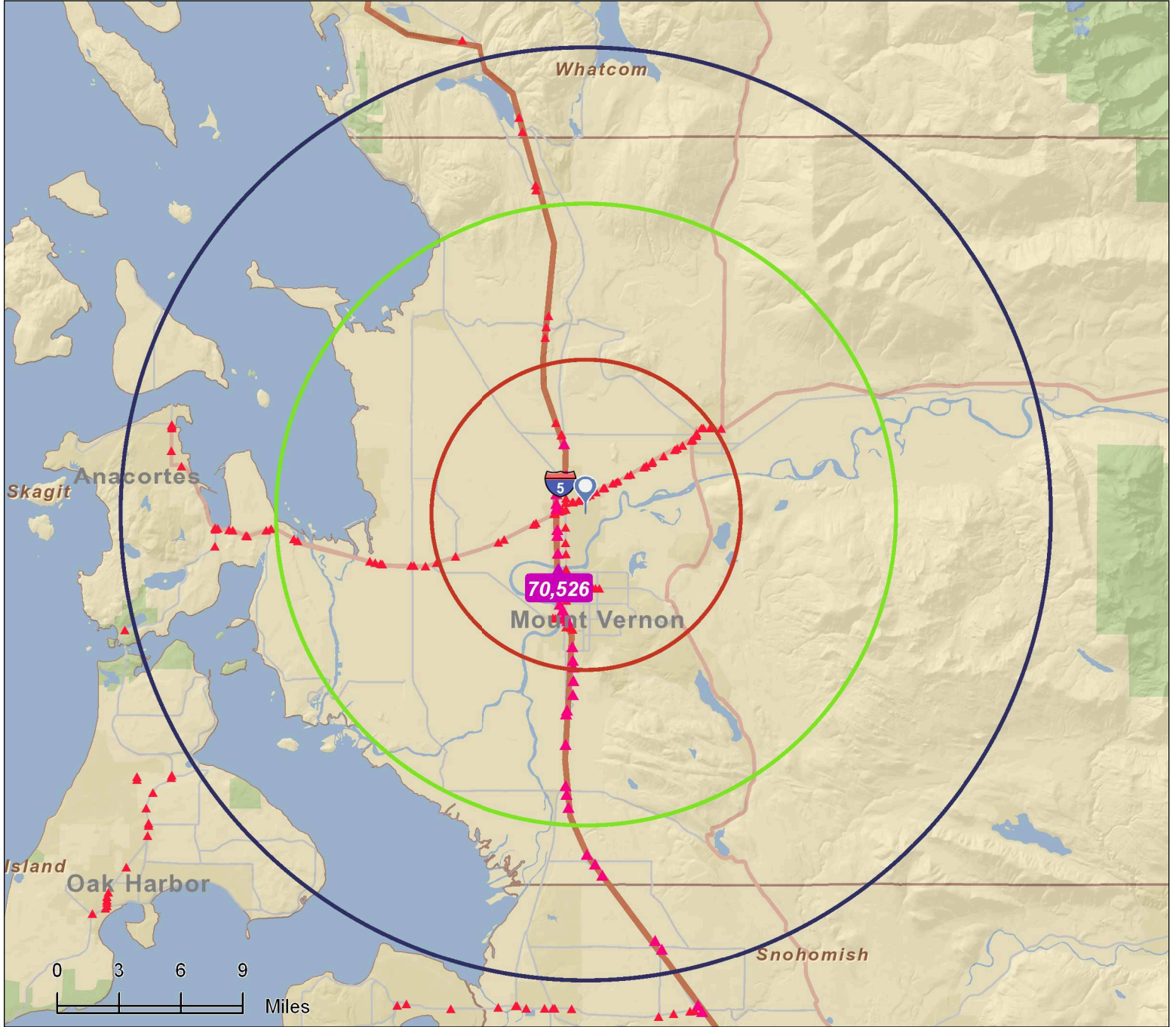
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



# Traffic Count Map

Sharon Avenue, Burlington  
Sharon Ave, Burlington, WA 98233  
Ring: 5, 10, 15 Miles

Prepared by Marshall Learned  
Latitude: 48.469883  
Longitude: -122.321846



- 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



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

October 07, 2011

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