



# LEARNED

COMMERCIAL, INC.

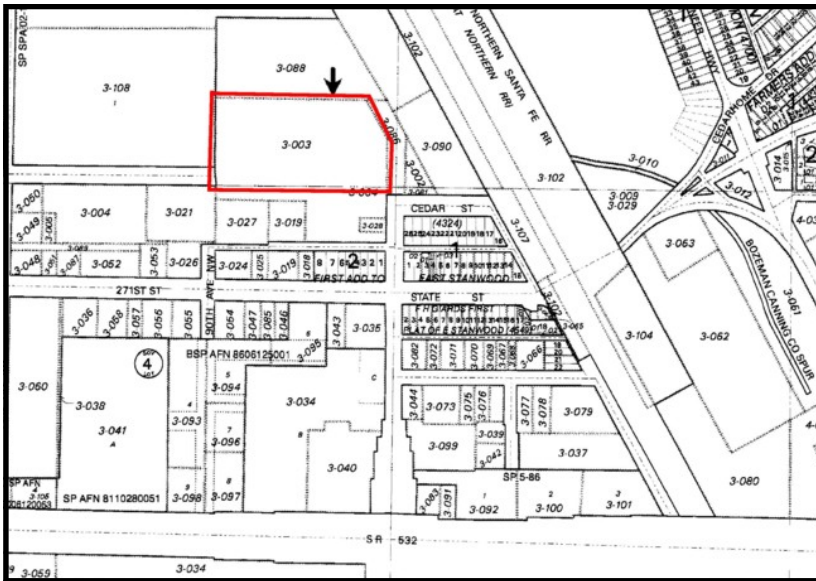
Providing Select Commercial Real Estate Services



## For Lease

**27225 90th Avenue SW  
Stanwood, WA**

- ◆ 32,000+/- sf office/retail
- ◆ Zoned LI
- ◆ Former Thrifty Foods
- ◆ Adjacent to new Skagit Farmers
- ◆ Near the intersection of State Route 532 and 530.
  - \*SR 532 to Camano Island or I-5
  - \*SR 530 to Mount Vernon or Warm Beach, Kayak Point & Everett
- ◆ Ample parking
- ◆ \$6.00 psf per yr NNN



**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888 fx: 360-757-1850  
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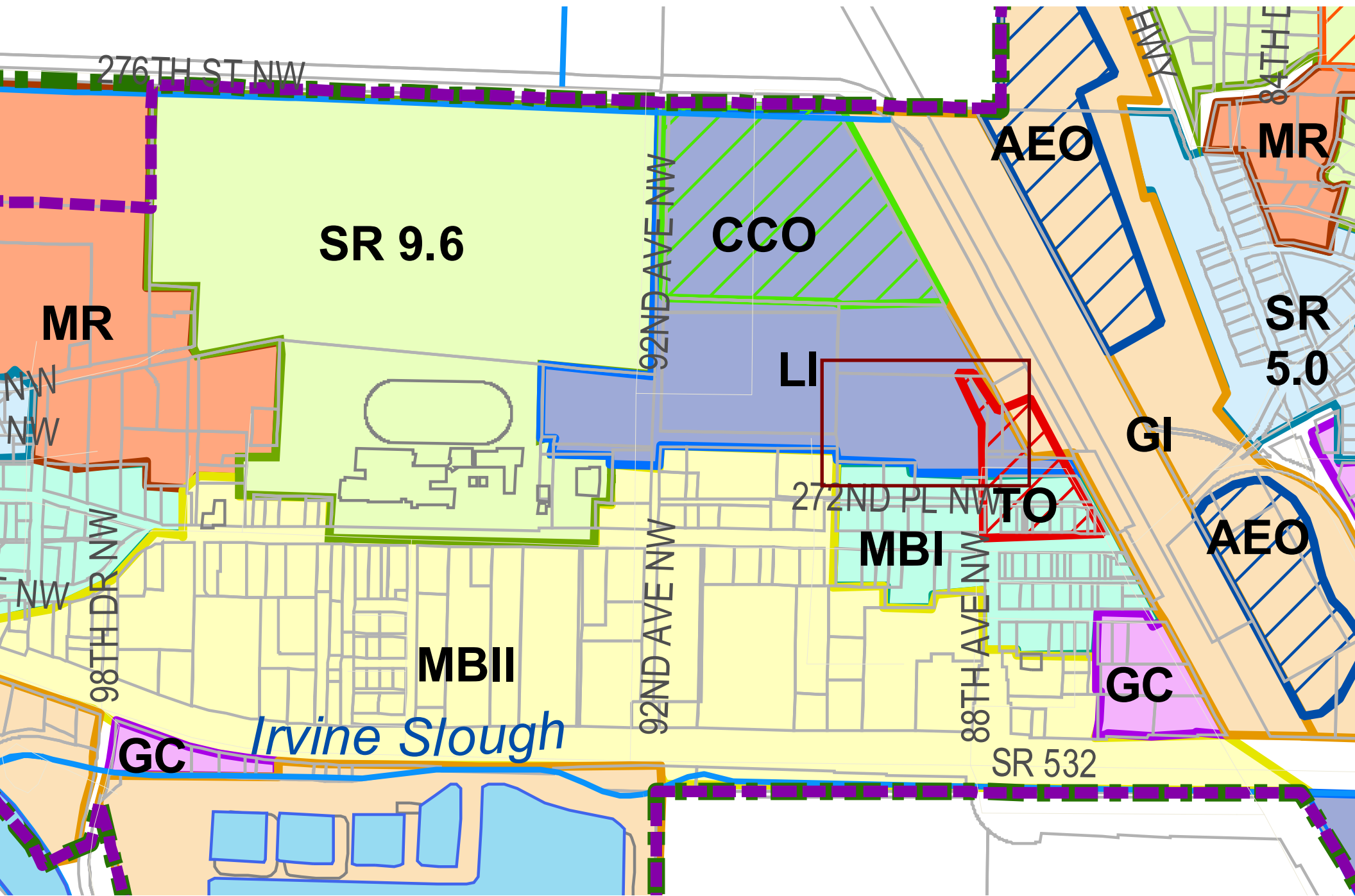
*All info deemed reliable however verification recommended*



STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION  
 T R I P S   S Y S T E M  
 ANNUAL TRAFFIC REPORT

STATE ROUTE	STATE ROUTE MILEPOST	LOCATION	FUNCT COUPLER	CLASS	TRUCK PERCENTAGES				AVERAGE DAILY TRAFFIC VOLUME			
					SNGL	DBL	TRIPLE	TOTAL	2004	2005	2006	2007
531	008.59	BEFORE JCT 67TH AVE NE		2					14000	15000*	15000	15000
531	008.59	AFTER JCT 67TH AVE NE		2					11000	10000*	10000	11000
531	009.88	BEFORE JCT SR 9		2					8200	8500*	8000*	8100
STATE ROUTE NO 532 MAINLINE CAMANO ISLAND TO SR 5												
532	000.42	BEFORE N CAMANO DR		3					16000	17000*	17000	17000
532	000.42	AFTER N CAMANO DR		3					19000	20000*	20000	20000
532	003.48	AT STILLAGUAMISH RVR BRIDGE		3						20000*	20000	20000
532	004.25	BEFORE JCT 98TH DR NW*98TH AVE NW		3								18000*
532	004.25	AFTER JCT 98TH DR NW*98TH AVE NW		3						17000*	17000	17000
532	005.25	AFTER JCT PIONEER HWY (OLD SR 530)		3					17000	16000*	16000	16000
532	006.45	BEFORE JCT 64TH AVE NW		3								16000*
532	008.22	BEFORE JCT 36TH AVE NW		3								17000*
532	008.74	BEFORE JCT 28TH AVE*W SUNDAY LK RD		3					16000	17000*	17000	17000*
532	008.74	AFTER JCT 28TH AVE*W SUNDAY LK RD		3								17000*
532	009.79	BEFORE JCT 12TH AVE*E SUNDAY LK RD		3					15000	17000*	17000	17000
532	009.94	BEFORE JCT OLD 99 NORTH		3					15000	18000*	18000	18000
532	010.09	AT SR 5 NB		3					9900	11000	11000*	11000
STATE ROUTE NO 534 MAINLINE SR 5 TO SR 9												
534	000.00	SR 5 BRIDGE*BEGIN ROUTE		3					7900	8200	8400*	8500
534	000.06	AFTER JCT SR 5 NB RAMP WYE CONN		3					4800*	4500*	4600*	4700
534	001.02	BEFORE JCT BULSON RD		3					2900	2900	3000*	3000
534	001.02	AFTER JCT BULSON RD		3					2000	2000	2000*	2000
534	002.07	BEFORE JCT ESTATE DR		3					1600	1600	1600*	1500*
534	005.08	BEFORE JCT SR 9		3					1200	1200*	1200*	1100

\* BASED ON ACTUAL COUNT  
 + SOURCE OF TRUCK PERCENTAGES



## Chapter 17.72 LI (LIGHT INDUSTRIAL) ZONING DISTRICT

Sections:

<a href="#">17.72.010</a>	Intent.
<a href="#">17.72.020</a>	Purpose.
<a href="#">17.72.030</a>	Light industrial parks.
<a href="#">17.72.040</a>	Permitted uses.
<a href="#">17.72.050</a>	Prohibited uses.
<a href="#">17.72.060</a>	Performance standards.
<a href="#">17.72.070</a>	Repealed.
<a href="#">17.72.080</a>	Repealed.
<a href="#">17.72.090</a>	Environmental standards.
<a href="#">17.72.100</a>	Table of dimensional and density requirements.

### **17.72.010 Intent.**

The general intent of this chapter is as follows:

- (1) Provide for the development of areas in which certain types of light industrial activities may be located;
- (2) Protect residential and other nonindustrial areas from adverse and damaging impacts emanating from activities in the light industrial area;
- (3) Protect light industrial areas from other uses that may interfere with the purpose and efficient operations in the light industrial areas;
- (4) Provide criteria for the location and standards for the development of a light industrial area. (Ord. 1034, 1998).

### **17.72.020 Purpose.**

The purpose of this chapter is to provide for the location and grouping of light industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing, heavy trucking and certain uses, though perhaps inherently commercial, that are best suited to light industrial areas of the city. This chapter regulates development in these light industrial areas and sets forth the procedures and standards to be followed in applying for and building in this zone. (Ord. 1034, 1998).

### **17.72.030 Light industrial parks.**

- (1) Purpose. A light industrial park section of this chapter is established to:
  - (a) Encourage imaginative design by permitting greater flexibility in zoning requirements than in generally permitted by other chapters of this title;
  - (b) Preserve or create environmental amenities superior to those generally found in conventional development;
  - (c) Encourage comprehensive planning of large industrial sites in order to create a park-like environment;
  - (d) To preserve to the greatest possible extent the natural characteristics of the land, including topography, natural vegetation, waterways, views, etc.;

(e) To provide for maximum efficiency in the layout of streets, utility networks, open space, landscaping requirements and other public improvements.

(2) Binding Site Plan. Application for a light industrial park use within the light industrial zone shall be permitted when accompanied with a master plan for the site. The master plan is intended to be used as a guide for the developer and city officials in meeting the purpose and provisions of this subsection and chapter. The master plan shall be submitted during the site plan review and include the required landscape plan (SMC [17.145.090](#)). (Ord. 1034, 1998).

#### **17.72.040 Permitted uses.**

The following uses shall be permitted in the light industrial zone:

(1) Manufacturing. The processing or assembling of materials or substances into a finished product:

- (a) Apparel and other finished products manufacturing and assembly;
- (b) Artisan studios;
- (c) Computer, electrical/electronic equipment manufacturing and assembly;
- (d) Food and beverage processing facilities;
- (e) Furniture and fixtures manufacturing and assembly;
- (f) Medical equipment manufacture and assembly;
- (g) Metal products manufacture, fabrication, and assembly;
- (h) Motion picture industry;
- (i) Photographic, video equipment manufacturing and assembly;
- (j) Printing, publishing, and allied industries;
- (k) Sporting goods manufacturing and assembly; and
- (l) Accessory buildings/structures.

(2) Wholesale/Storage/Distribution. Establishments engaged in the storage, trucking, or transfer of household or commercial goods of any nature, or establishments engaged in the sale of large quantities of goods.

- (a) Home building supplies;
- (b) Mini-warehouse/storage facilities;
- (c) Residential and business moving van and storage facilities;
- (d) Wholesale commercial operations;
- (e) Warehousing operations; and
- (f) Accessory buildings/structures.

(3) Residential. Any building used or intended to be used, rented, or hired out to be occupied for sleeping purposes by guests.

- (a) Hotels;
- (b) Motels;
- (c) Resorts;
- (d) Caretaker's unit; and
- (e) Accessory buildings/structures.

(4) Retail Trade Establishments. Establishments primarily engaged in providing finished products to individuals and end users (limited to 50,000 square foot gross floor area per individual establishment, except as otherwise noted).

- (a) Accessory retail (limited to 2,000 square feet, primarily for retail sales of goods manufactured, assembled, or distributed on-site);
- (b) Automobile sales, new and used;

- (c) Coffee/espresso drive-thrus;
- (d) Construction and home building supplies;
- (e) Electrical and plumbing supplies;
- (f) Plant nurseries;
- (g) Furniture stores, office furnishings and equipment stores;
- (h) Household appliances;
- (i) Mini-marts (limited to 3,000 square feet);
- (j) Retail food establishments (restaurants, delis, drive-thru restaurants); and
- (k) Accessory buildings/structures.

(5) Personal Service Establishments. Establishments primarily engaged in providing services to individuals.

- (a) Automobile service stations/car washes;
- (b) Auto and/or truck repair;
- (c) Banks and ATMs;
- (d) Bicycle, shoe repair shops, tailors;
- (e) Daycare centers;
- (f) Funeral homes/mortuaries;
- (g) Health/athletic clubs;
- (h) Indoor/outdoor kennels;
- (i) Janitorial services;
- (j) Laundromats/laundry and dry cleaning establishments;
- (k) Small engine and appliance repair;
- (l) Veterinarians; and
- (m) Accessory buildings/structures.

(6) Business or Professional Service Establishments. Establishments primarily engaged in rendering services to businesses or private individuals on a contract or fee basis.

- (a) Accessory buildings/structures; and
- (b) Parking structures; and
- (c) Printing and publishing/photocopying/photo processing services.

(7) Government Services, Public Utilities, and Quasi-Public Facilities.

Government agencies that provide executive, legislative, judicial, regulatory, and administrative functions to the city. Auxiliary facilities that provide electricity, sanitary sewers, water, transportation, communications, and other related services for public consumption. Quasi-public facilities under this heading shall include houses of worship and other meeting facilities for the public:

- (a) Accessory buildings/structures;
- (b) Courthouses, libraries;
- (c) Government offices, post offices;
- (d) Public safety (police/fire) stations;
- (e) Public transit terminals;
- (f) Schools/instructional and post-secondary;
- (g) Sewage, water, or drainage infrastructure;
- (h) School bus transportation and maintenance facilities.

(8) Recreational Facilities. Active or passive recreational areas or establishments engaged in providing amusement or entertainment services.

- (a) Athletic fields;
- (b) Bowling alleys, skating rinks;
- (c) Batting cages;
- (d) Golf courses;
- (e) Playgrounds and urban parks;
- (f) Racing tracks (go-carts); and
- (g) Swimming and wading pools. (Ord. 1183 § 1, 2006; Ord. 1118 § 1, 2002; Ord. 1110 § 3, 2002; Ord. 1034, 1998).

**17.72.050 Prohibited uses.**

Uses other than those identified or described in SMC [17.72.040](#) are prohibited, including but not limited to:

(1) Air Quality. No visible or invisible noxious, toxic, or corrosive fumes or gases or particulate emissions, or suspended particles or fugitive dust emissions shall be discharged into the atmosphere except such as is common to the normal operation of a heating plant or gasoline or diesel engines in cars, trucks, or railroad engines. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides or herbicides on public or private property.

(2) Vibrations. Every use shall be so operated that any air or ground vibration generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond the light industrial zone.

(3) Waste Storage and Disposal. The storage or disposal of industrial waste shall be subject to the regulations of the State Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

(4) Electrical Interference. Provisions must be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, or nuclear equipment uses or processes with electrical apparatus in nearby buildings or use areas.

(5) Noise. The noise resulting from any activity other than noise produced by vehicles and other transportation facilities and construction and maintenance of buildings and grounds shall not be audible at any point on or beyond the light industrial zone.

(6) Fire and Explosive Hazards. The manufacture, use, processing or storage of flammable liquids or materials, liquids or gases which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the Uniform Building and Fire Codes, SMC Title [14](#).

(7) Steam. Any use producing humidity in the form of steam or moist air shall be carried on in such a manner that humidity is not perceptible at or beyond the light industrial zone.

(8) Heat. Any use producing heat shall be carried on in such a manner that heat is not perceptible at or beyond the light industrial zone.

(9) Odors. Any use producing odors shall be carried on in such a manner that offensive or obnoxious odor shall not be perceptible at or beyond the light industrial zone.



		(ft.)	(ft.)			(ft.)	ge (%)		
Business and Professional Services <sup>3</sup>	—	10,000 sq.ft.	70	80	0	15	0	35	90
Parking structures	—	4	70	80	0	15	0	35	90
Printing/publishing/photo processing	—	10,000 sq.ft.	70	80	0	15	0	35	90
Personal Service Establishments <sup>3</sup>	—	10,000 sq.ft.	70	80	0	15	0	35	90
Auto service stations/car washes	—	10,000 sq.ft.	70	80	0	15	0	30	80
Daycare centers	—	5,000 sq.ft.	40	75	0	15	0	30	80
Health/athletic clubs	—	20,000 sq.ft.	100	100	0	15	0	35	90
Janitorial, laundry, dry cleaning	—	20,000 sq.ft.	100	100	0	40	0	35	40
Government, Public and Quasi-Public Facilities <sup>3</sup>	—	1 Acre	100	200	10	25	20	35	35
Governmental offices, libraries and post offices	—	1 Acre	100	200	25	25	20	35	30
Public safety (police/fire) stations	—	20,000 sq.ft.	100	100	25	25	15	20	25
Schools/instructional and post-secondary	—	1 Acre	100	200	25	25	25	30	50
Water, drainage or sewage infrastructure	—	5,000 sq.ft.	50	100	10	10	5	35	60
School bus transportation and maintenance facilities	—	20,000 sq.ft.	100	100	10	20	0	30	60
Hotels, Motels and Resorts	30 (rooms)/acre	20,000 sq.ft.	100	200	10	25	15	45	80

Caretaker's unit	1/bldg.	1	1	1	25	25	25	1	25
Recreational Facilities <sup>3</sup>	—	20,000	70	80	25	10	10	35	25
Athletic fields, golf courses, pools, parks	—	10,000 sq.ft.	100	200	25	25	25	30	40
Bowling alleys, skating rinks, batting cages, race tracks	—	1 Acre	100	200	25	25	25	30	40
Manufacturing, Distribution and Assembly <sup>3</sup>	—	1 Acre	100	200	25	25	25	30	40
Artisan studios	—	5,000 sq.ft.	50	100	10	10	15	30	50
Computer, electrical/electronic equipment	—	1 Acre	100	200	25	25	25	30	40
Food and beverage processing	—	20,000 sq.ft.	100	100	25	25	10	30	25
Furniture and fixture assembly	—	1 Acre	100	200	25	25	25	35	65
Medical supply and products	—	1 Acre	100	200	25	25	25	35	40
Metal products fabrication	—	1 Acre	100	200	25	25	25	35	30
Printing, publishing and allied industries	—	1 Acre	100	100	25	25	10	30	25
Wholesale/storage, warehouses/mini and commercial <sup>3</sup>	—	1 Acre	100	200	25	25	25	35	50
Residential/business moving van storage	—	1 Acre	100	200	25	25	25	35	25
Retail Trade Establishments <sup>2,3</sup>	—	20,000 sq.ft.	70	80	25	10	10	35	50
Accessory retail	—	1	1	1	10	1	1	1	1
Coffee/espresso drive-thru	—	2,500 sq.ft.	100	100	0	10	10	30	50
Construction and home building	—	1 Acre	100	200	25	25	25	30	65

supplies									
Mini-marts	—	5,000	50	100	0	10	10	30	60
		sq.ft.							
Plant nurseries	—	20,000	200	300	25	25	10	35	30
		sq.ft.							
Retail food establishments	—	10,000	70	80	0	15	0	35	90
		sq.ft.							
Accessory buildings/structures	—	1	1	1	10	5	5	30	1

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<sup>1</sup> Minimum lot size and dimensional requirements shall be the same as for the principal use.

<sup>2</sup> No adult entertainment facility shall be permitted in this zoning district.

<sup>3</sup> Any permitted use not specifically listed shall follow the dimensional requirements of the category.

(Ord. 1183 § 2, 2006; Ord. 1118 § 2, 2002; Ord. 1110 § 3, 2002; Ord. 1034, 1998).



# Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	27225 90th Ave NW Stanwood, WA 98292 Radius: 1.0 mile	27225 90th Ave NW Stanwood, WA 98292 Radius: 3.0 mile	27225 90th Ave NW Stanwood, WA 98292 Radius: 5.0 mile
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## 2008 Population

Total Population	4,084	7,980	14,744
Male Population	47.5%	48.6%	49.2%
Female Population	52.5%	51.4%	50.8%
Median Age	34.9	36.5	39.9

## 2008 Income

Median HH Income	\$61,074	\$64,511	\$65,610
Per Capita Income	\$25,234	\$25,906	\$29,137
Average HH Income	\$67,073	\$70,195	\$77,907

## 2008 Households

Total Households	1,549	2,894	5,416
Average Household Size	2.52	2.69	2.67
1990-2000 Annual Rate	4.93%	4.38%	3.55%

## 2008 Housing

Owner Occupied Housing Units	57.6%	65.3%	68.4%
Renter Occupied Housing Units	35.3%	28.2%	22.9%
Vacant Housing Units	7.1%	6.4%	8.7%

## Population

1990 Population	1,997	4,080	8,793
2000 Population	3,254	6,358	12,443
2008 Population	4,084	7,980	14,744
2013 Population	4,815	9,372	16,681
1990-2000 Annual Rate	5%	4.54%	3.53%
2000-2008 Annual Rate	2.79%	2.79%	2.08%
2008-2013 Annual Rate	3.35%	3.27%	2.5%

In the identified market area, the current year population is 14,744. In 2000, the Census count in the market area was 12,443. The rate of change since 2000 was 2.08 percent annually. The five-year projection for the population in the market area is 16,681, representing a change of 2.5 percent annually from 2008 to 2013. Currently, the population is 49.2 percent male and 50.8 percent female.

## Households

1990 Households	744	1,471	3,173
2000 Households	1,204	2,259	4,499
2008 Households	1,549	2,894	5,416
2013 Households	1,846	3,426	6,163
1990-2000 Annual Rate	4.93%	4.38%	3.55%
2000-2008 Annual Rate	3.1%	3.05%	2.27%
2008-2013 Annual Rate	3.57%	3.43%	2.62%

The household count in this market area has changed from 4,499 in 2000 to 5,416 in the current year, a change of 2.27 percent annually. The five-year projection of households is 6,163, a change of 2.62 percent annually from the current year total. Average household size is currently 2.67, compared to 2.70 in the year 2000. The number of families in the current year is 3,876 in the market area.

## Housing

Currently, 68.4 percent of the 5,934 housing units in the market area are owner occupied; 22.9 percent, renter occupied; and 8.7 percent are vacant. In 2000, there were 4,919 housing units— 67.2 percent owner occupied, 24.6 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 2.3 percent. Median home value in the market area is \$342,445, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.59 percent annually to \$370,612. From 2000 to the current year, median home value changed by 8.1 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.



	27225 90th Ave NW Stanwood, WA 98292 Radius: 1.0 mile	27225 90th Ave NW Stanwood, WA 98292 Radius: 3.0 mile	27225 90th Ave NW Stanwood, WA 98292 Radius: 5.0 mile
<b>Site Type: Radius</b>			
<b>Median Household Income</b>			
1990 Median HH Income	\$30,161	\$30,953	\$31,489
2000 Median HH Income	\$45,041	\$49,189	\$50,784
2008 Median HH Income	\$61,074	\$64,511	\$65,610
2013 Median HH Income	\$71,762	\$76,366	\$76,206
1990-2000 Annual Rate	4.09%	4.74%	4.9%
2000-2008 Annual Rate	3.76%	3.34%	3.15%
2008-2013 Annual Rate	3.28%	3.43%	3.04%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,106	\$12,836	\$14,399
2000 Per Capita Income	\$17,754	\$19,073	\$22,738
2008 Per Capita Income	\$25,234	\$25,906	\$29,137
2013 Per Capita Income	\$30,014	\$30,698	\$33,945
1990-2000 Annual Rate	3.9%	4.04%	4.67%
2000-2008 Annual Rate	4.35%	3.78%	3.05%
2008-2013 Annual Rate	3.53%	3.45%	3.1%
<b>Average Household Income</b>			
1990 Average Household Income	\$34,437	\$35,687	\$38,523
2000 Average Household Income	\$49,174	\$52,705	\$60,644
2008 Average HH Income	\$67,073	\$70,195	\$77,907
2013 Average HH Income	\$79,576	\$82,764	\$90,438
1990-2000 Annual Rate	3.63%	3.98%	4.64%
2000-2008 Annual Rate	3.83%	3.53%	3.08%
2008-2013 Annual Rate	3.48%	3.35%	3.03%

### Households by Income

Current median household income is \$65,610 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$76,206 in five years. In 2000, median household income was \$50,784, compared to \$31,489 in 1990.

Current average household income is \$77,907 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$90,438 in five years. In 2000, average household income was \$60,644, compared to \$38,523 in 1990.

Current per capita income is \$29,137 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$33,945 in five years. In 2000, the per capita income was \$22,738, compared to \$14,399 in 1990.

### Population by Employment

Total Businesses	416	571	804
Total Employees	1,795	2,474	3,378

Currently, 94.6 percent of the civilian labor force in the identified market area is employed and 5.4 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 94.7 percent of the civilian labor force, and unemployment will be 5.3 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, 61.8 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:

- 55.2 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 15.4 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 29.5 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 80.3 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 29.8 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:

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