



# LEARNED COMMERCIAL, INC.

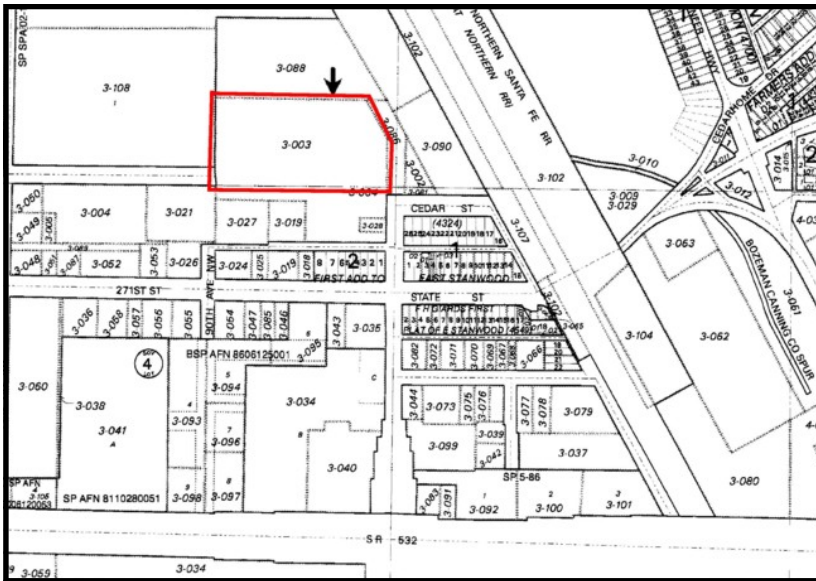
Providing Select Commercial Real Estate Services



## 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

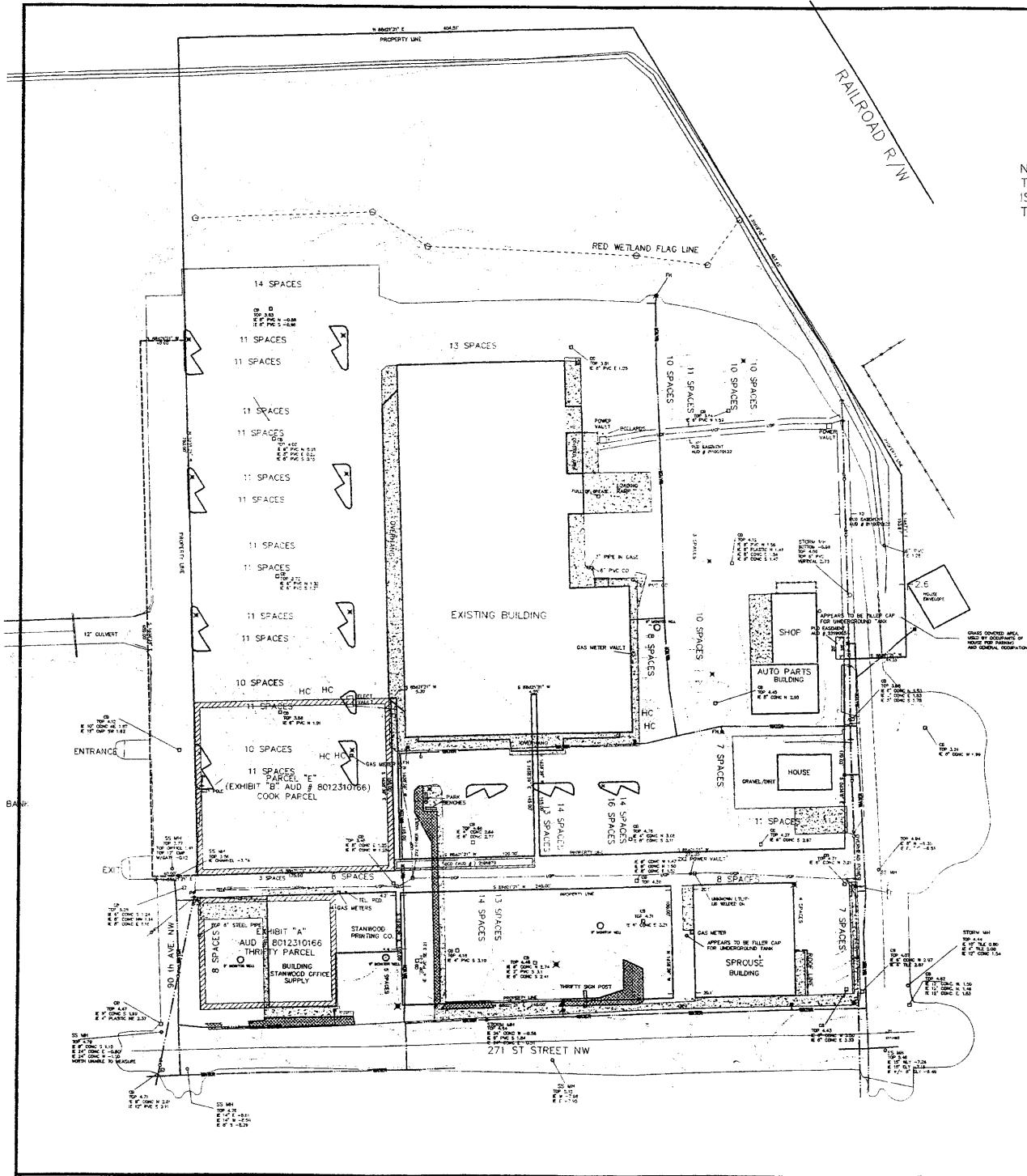


**CLAY LEARNED**

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

*All info deemed reliable however verification recommended*





NOTE:  
THE BOUNDARY SHOWN HERE-ON  
IS PRELIMINARY AND ANY USE  
THERE-OF IS AT THE RISK OF THE USER.

**Stewart Title Company Policy No. SN059762**

- Referenced Section 3 Exclusions
1. Damage not located on ground, not with plan.
  2. Damage not located on ground, listed errors, under, not open.
  3. Location not shown on the face of this drawing.
  4. Location not shown on the face of site drawings.
  5. Location not shown on the face of site drawings (14.7.20 feet adjacent).
  6. Parties located on the face of this drawing.
  7. The face drawings located on plan or the face of this drawing, however, parties are located on the face of this drawing (14.7.20 feet adjacent).
  8. Location not shown on the face of this drawing (14.7.20 feet adjacent).
- NOTE: It is noted that the utility is not shown on the face of this drawing.

**NOTE**  
THERE ARE LIKELY ADDITIONAL  
UTILITIES THAT WERE NOT MARKED AT  
THE TIME OF THIS SURVEY.  
UTILITY LOCATE SERVICES  
SHOULD BE CONTACTED PRIOR TO ANY  
EXCAVATION.

**LEGEND**

- ✕ LT STD
- FIRE HYDRANT
- WATER METER
- GAS METER
- CATCH BASIN
- TELEPHONE P-SER
- RED WETLAND FLAG

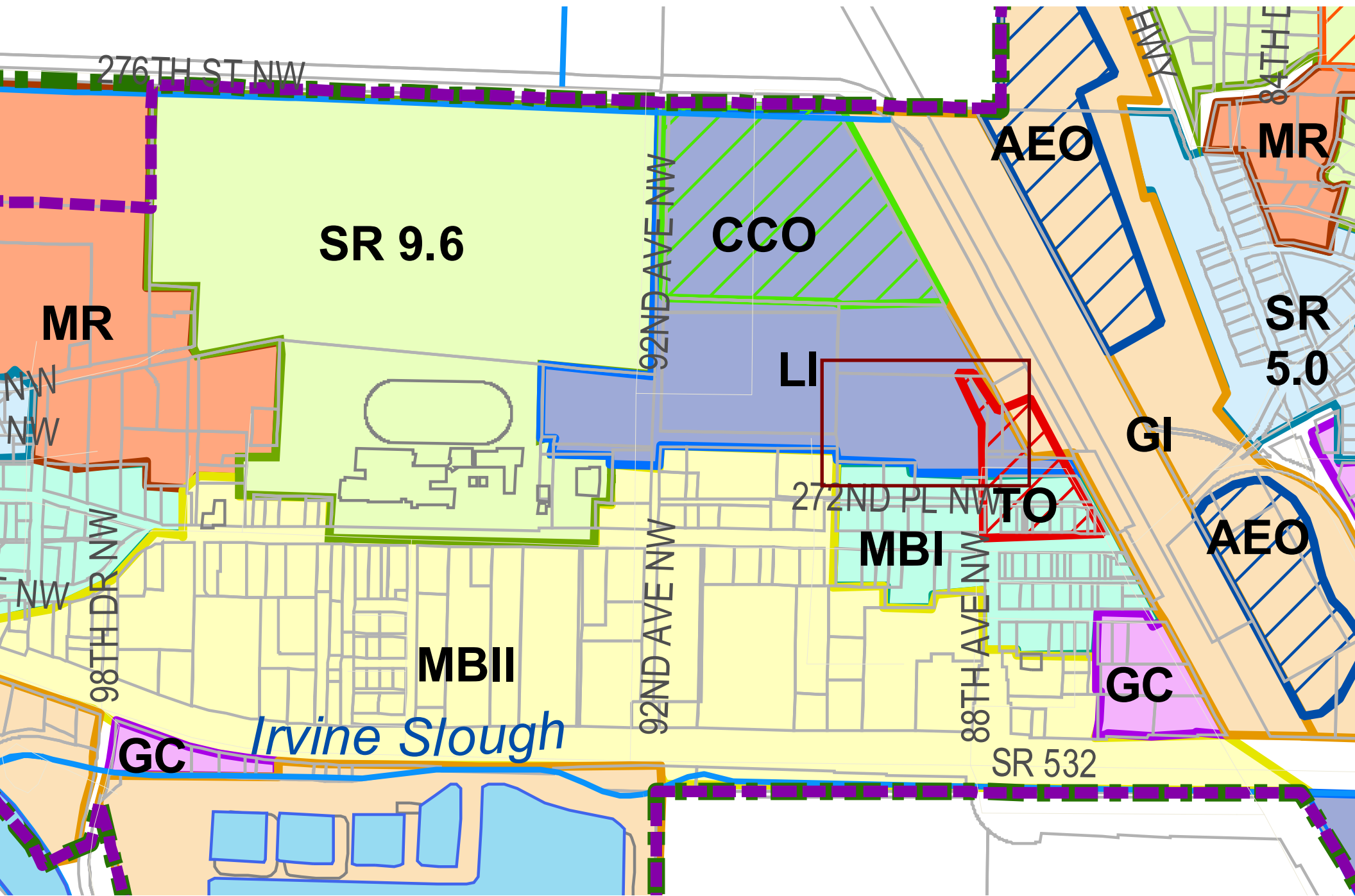


**LEONARD, BOLDNOT and SKODE, INC**  
CIVIL ENGINEERS AND LAND SURVEYORS  
433 SOUTH WEST STREET, SUITE 107  
MILWAUKEE, WI 53212  
(414) 224-8720

94094.DWG  
6-9-94 DVA

Replotted 9/13/00 BSS

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**SR 9.6**

**CCO**

**LI**

**MBI**

**GC**

**AEO**

**MR**

**SR 5.0**

**GI**

**AEO**

**MR**

276TH ST NW

92ND AVE NW

92ND AVE NW

98TH DR NW

88TH AVE NW

272ND PL NW

*Irvine Slough*

SR 532

## 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 Marshall Learned

**Thrifty Stanwood**  
 27225 90th Ave NW, Stanwood, WA, 98292  
 Ring: 5, 10, 15 Miles

Latitude: 48.242847  
 Longitude: -122.354539

	5 miles radius	10 miles radius	15 miles radius
<b>2010 Population</b>			
Total Population	15,684	57,099	197,335
Male Population	49.3%	50.0%	49.6%
Female Population	50.7%	50.0%	50.4%
Median Age	40.2	42.2	37.7
<b>2010 Income</b>			
Median HH Income	\$64,885	\$66,799	\$61,591
Per Capita Income	\$27,285	\$28,716	\$26,115
Average HH Income	\$73,001	\$76,100	\$69,548
<b>2010 Households</b>			
Total Households	5,756	21,467	73,558
Average Household Size	2.68	2.64	2.66
<b>2010 Housing</b>			
Owner Occupied Housing Units	64.9%	71.0%	63.7%
Renter Occupied Housing Units	25.2%	17.1%	26.2%
Vacant Housing Units	9.9%	11.9%	10.2%
<b>Population</b>			
1990 Population	8,799	31,653	125,697
2000 Population	12,450	46,743	166,465
2010 Population	15,684	57,099	197,335
2015 Population	17,031	61,012	209,360
1990-2000 Annual Rate	3.53%	3.98%	2.85%
2000-2010 Annual Rate	2.28%	1.97%	1.67%
2010-2015 Annual Rate	1.66%	1.33%	1.19%

In the identified market area, the current year population is 197,335. In 2000, the Census count in the market area was 166,465. The rate of change since 2000 was 1.67 percent annually. The five-year projection for the population in the market area is 209,360, representing a change of 1.19 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

<b>Households</b>			
1990 Households	3,175	11,725	46,194
2000 Households	4,502	17,388	61,525
2010 Households	5,756	21,467	73,558
2015 Households	6,273	22,989	78,212
1990-2000 Annual Rate	3.55%	4.02%	2.91%
2000-2010 Annual Rate	2.43%	2.08%	1.76%
2010-2015 Annual Rate	1.74%	1.38%	1.23%

The household count in this market area has changed from 61,525 in 2000 to 73,558 in the current year, a change of 1.76 percent annually. The five-year projection of households is 78,212, a change of 1.23 percent annually from the current year total. Average household size is currently 2.66, compared to 2.68 in the year 2000. The number of families in the current year is 53,018 in the market area.

## Housing

Currently, 63.7 percent of the 81,870 housing units in the market area are owner occupied; 26.2 percent, renter occupied; and 10.2 percent are vacant. In 2000, there were 67,485 housing units - 65.0 percent owner occupied, 26.2 percent renter occupied and 8.8 percent vacant. The rate of change in housing units since 2000 is 1.9 percent. Median home value in the market area is \$271,443, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.49 percent annually to \$338,063. From 2000 to the current year, median home value changed by 5.03 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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 27225 90th Ave NW, Stanwood, WA, 98292  
 Ring: 5, 10, 15 Miles

Latitude: 48.242847  
 Longitude: -122.354539

	5 miles radius	10 miles radius	15 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$31,500	\$34,013	\$31,167
2000 Median HH Income	\$50,801	\$55,035	\$47,948
2010 Median HH Income	\$64,885	\$66,799	\$61,591
2015 Median HH Income	\$73,336	\$75,080	\$68,402
1990-2000 Annual Rate	4.9%	4.93%	4.4%
2000-2010 Annual Rate	2.42%	1.91%	2.47%
2010-2015 Annual Rate	2.48%	2.36%	2.12%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,399	\$15,756	\$14,258
2000 Per Capita Income	\$22,743	\$24,173	\$21,195
2010 Per Capita Income	\$27,285	\$28,716	\$26,115
2015 Per Capita Income	\$31,579	\$32,832	\$30,040
1990-2000 Annual Rate	4.68%	4.37%	4.04%
2000-2010 Annual Rate	1.79%	1.69%	2.06%
2010-2015 Annual Rate	2.97%	2.72%	2.84%
<b>Average Household Income</b>			
1990 Average Household Income	\$38,527	\$41,984	\$38,318
2000 Average Household Income	\$60,653	\$64,946	\$56,982
2010 Average HH Income	\$73,001	\$76,100	\$69,548
2015 Average HH Income	\$84,279	\$86,839	\$79,867
1990-2000 Annual Rate	4.64%	4.46%	4.05%
2000-2010 Annual Rate	1.82%	1.56%	1.96%
2010-2015 Annual Rate	2.91%	2.68%	2.81%

### Households by Income

Current median household income is \$61,591 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$68,402 in five years. In 2000, median household income was \$47,948, compared to \$31,167 in 1990.

Current average household income is \$69,548 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$79,867 in five years. In 2000, average household income was \$56,982, compared to \$38,318 in 1990.

Current per capita income is \$26,115 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$30,040 in five years. In 2000, the per capita income was \$21,195, compared to \$14,258 in 1990.

### Population by Employment

Total Businesses	615	1,465	7,454
Total Employees	4,403	7,896	73,948

Currently, 89.8 percent of the civilian labor force in the identified market area is employed and 10.2 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 91.5 percent of the civilian labor force, and unemployment will be 8.5 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, 65.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 3.4 percent were in the Armed Forces.

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

- 55.7 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)
- 25.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 76.9 percent of the market area population drove alone to work, and 4.1 percent worked at home. The average travel time to work in 2000 was 28.0 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:

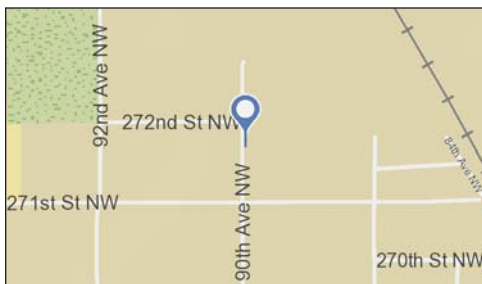
- 10.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.5 percent were high school graduates only (29.6 percent in the U.S.)
- 11.7 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 7.4 percent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



# Traffic Count Map

Thrifty Stanwood  
 27225 90th Ave NW, Stanwood, WA, 98292  
 Ring: 5, 10, 15 Miles

Prepared by Marshall Learned  
 Latitude: 48.242847  
 Longitude: -122.354539



- 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

