

LEARNED

COMMERCIAL, INC.

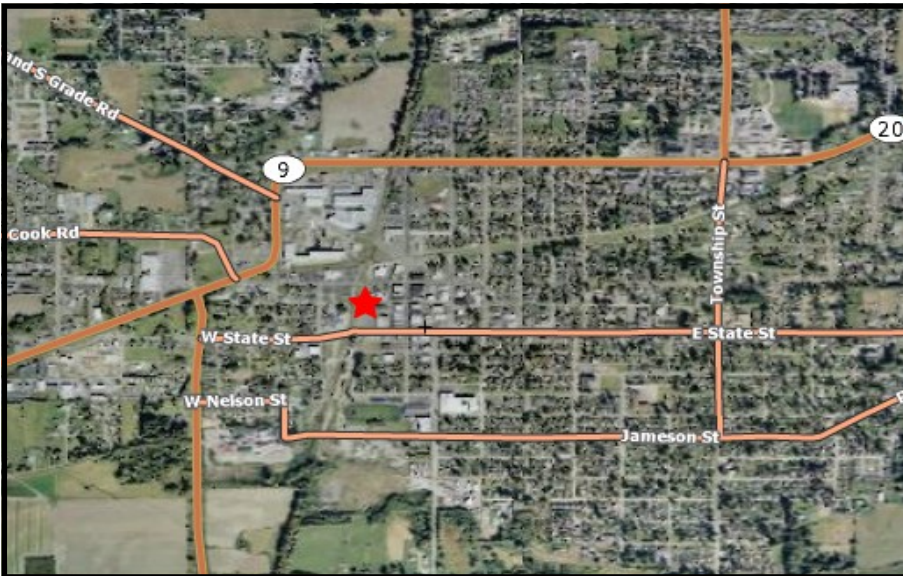
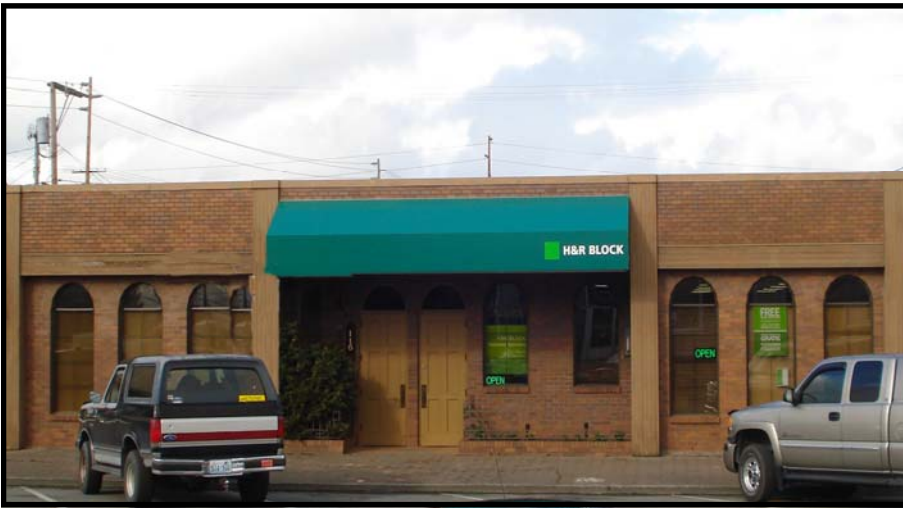
Providing Select Commercial Real Estate Services

For Lease

Woodworth Building

116 Woodworth Street
Sedro Woolley, WA

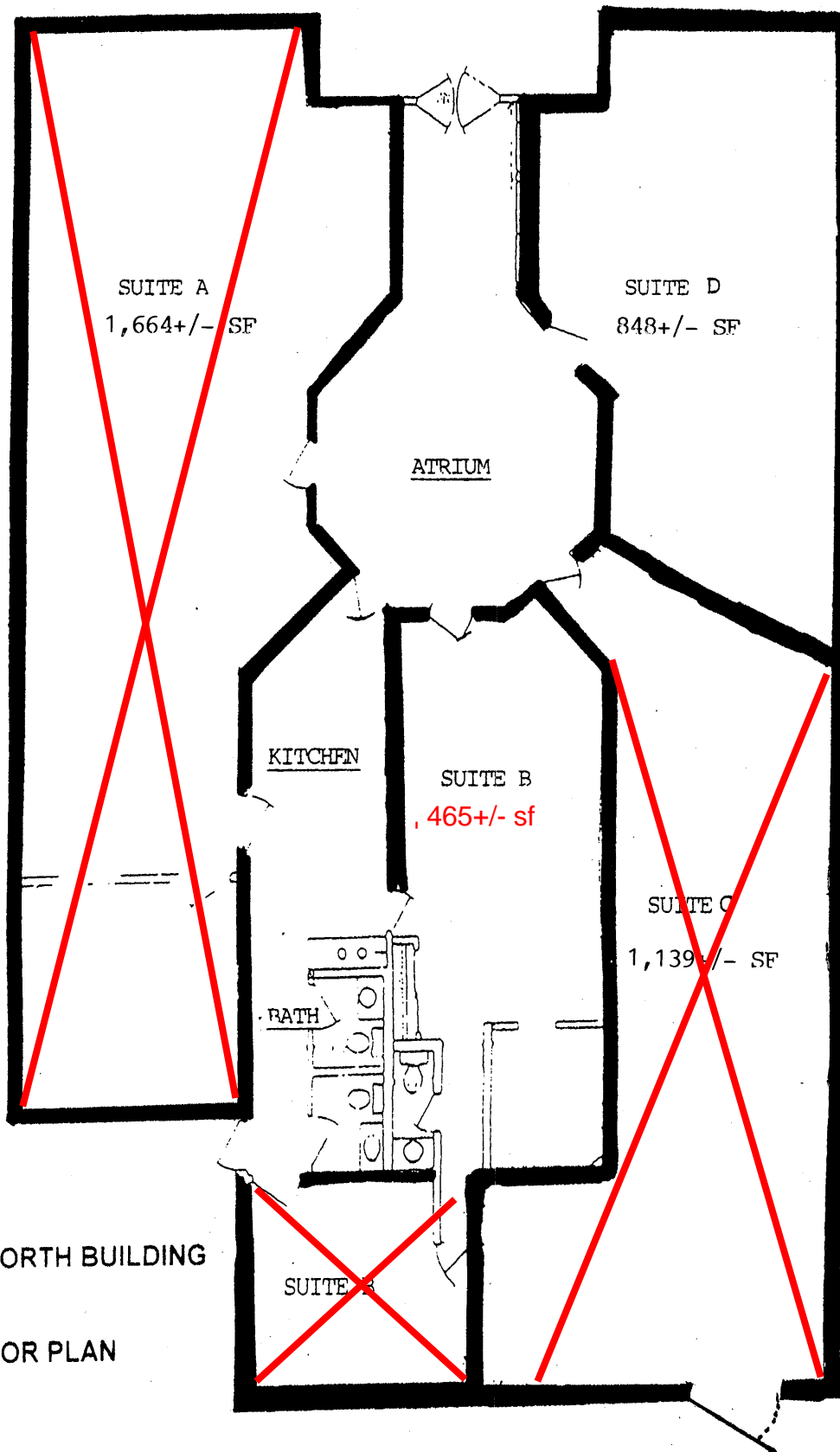
- ◆ 2 office spaces:
Suite B: 559+/- sf and
Suite D: 848+/- sf
- ◆ Suite size can be modified to accommodate tenant needs.
- ◆ 4,480+/- sf building
- ◆ Common atrium, kitchen and additional 600+/- sf dry and clean storage also available
- ◆ Across from Sedro Woolley Post Office
- ◆ Suite B @ \$465 mo Gross
- ◆ Suite D @ \$848 mo Gross



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



WOODWORTH BUILDING

FLOOR PLAN

NOT TO SCALE

This floor plan may not be 100% accurate – it is a representation only

THE HUB OF SKAGIT COUNTY

SURVEY
AF 961
V19 P1
P109239

6

23	22	21	PLAT NO. 4177				P77483				
P77490			P77486				P77491				
P77489		P77488	20	19	18	17	16	15	14	13	12

P77479 P77480 P77484

5

P77469		P77470			P77471					
P77475		P77476			P77477			P77474		
24	23	22	21	20	19	18	17	16	15	

WOODWORTH STREET

EASTERN STR

9

1	2	3	4	5	6	7	8
P77501				P77502			

10	11	12	13
P77504			
P77505			

10

1	2	3	4	4	5	6	7	8	9	10
P77514				P77517						
P77516				P77518						
P77519				P77518						
P77520				P77518						
P77521				P77518						
P77522				P77518						
P77523				P77518						
P77524				P77518						

9

P77513		P77512						P77511	
27	26	25	24	23	22	21	20	19	

17	16	15	14
P77508			
P77509			
P77507			

78

SUPPLEMENTAL PLAT OF BLOCK 78
SECOND ADDITION TO SEDRO
PLAT NO.

						6
						7
						8
						9
						10
16	15	14	13	12	11	

78

P76152	1
P76153	2
P76154	3
P76155	4
P76156	5

METCALF STREET

79

SECOND ADDITION TO
PLAT NO. 415

1	P76159		P76162		P76166	
2	P76160		P76163		P76164	
3	P76161		P76163		P76164	
4	P76161		P76163		P76164	
5	P76161		P76163		P76164	
6	7	8	9	10	11	

7

14	13	12	11	10
P77493				

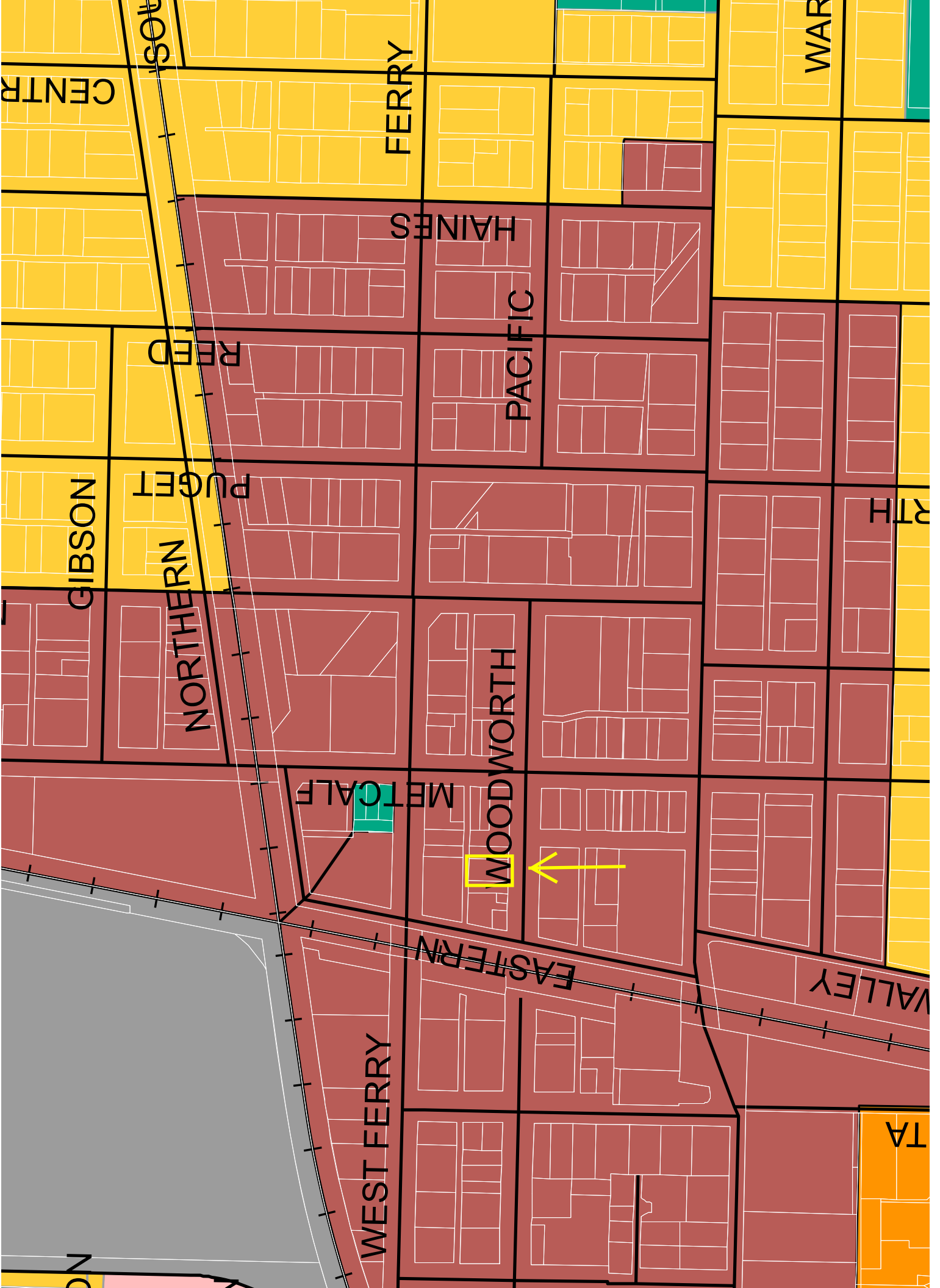
4 5 6 7

P77496 P77497

10 9 8

P77498

P105654



CENTR

ISON

FERRY

WAR

HAINES

PACIFIC

REED

PUGET

2TH

GIBSON

NORTHERN

WOODWORTH

METCALF

EASTERN

VALLEY

WEST FERRY

TA



	units
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~~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;~~



116 Woodworth St, Sedro Woolley, WA
98284-1460

Site Type: Ring

Radius: 3 Miles

Radius: 5 Miles

Radius: 10 Miles

2009 Population

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Total Population	16,134	27,595	80,350
Male Population	48.7%	49.4%	49.7%
Female Population	51.3%	50.6%	50.3%
Median Age	36.7	36.6	35.5

2009 Income

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Median HH Income	\$50,604	\$51,958	\$53,590
Per Capita Income	\$22,332	\$22,335	\$23,370
Average HH Income	\$58,690	\$60,209	\$63,882

2009 Households

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Total Households	5,939	9,977	28,909
Average Household Size	2.65	2.69	2.72

2009 Housing

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Owner Occupied Housing Units	65.1%	66.4%	62.5%
Renter Occupied Housing Units	30.8%	29.4%	30.7%
Vacant Housing Units	4.2%	4.2%	6.9%

Population

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Population	11,138	18,824	52,030
2000 Population	14,176	23,906	68,986
2009 Population	16,134	27,595	80,350
2014 Population	17,198	29,636	86,226
1990-2000 Annual Rate	2.44%	2.42%	2.86%
2000-2009 Annual Rate	1.41%	1.56%	1.66%
2009-2014 Annual Rate	1.29%	1.44%	1.42%

In the identified market area, the current year population is 80,350. In 2000, the Census count in the market area was 68,986. The rate of change since 2000 was 1.66 percent annually. The five-year projection for the population in the market area is 86,226, representing a change of 1.42 percent annually from 2009 to 2014. Currently, the population is 49.7 percent male and 50.3 percent female.

Households

	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
1990 Households	4,122	6,894	19,660
2000 Households	5,201	8,643	25,068
2009 Households	5,939	9,977	28,909
2014 Households	6,336	10,712	30,974
1990-2000 Annual Rate	2.35%	2.29%	2.46%
2000-2009 Annual Rate	1.44%	1.56%	1.55%
2009-2014 Annual Rate	1.3%	1.43%	1.39%

The household count in this market area has changed from 25,068 in 2000 to 28,909 in the current year, a change of 1.55 percent annually. The five-year projection of households is 30,974, a change of 1.39 percent annually from the current year total. Average household size is currently 2.72, compared to 2.69 in the year 2000. The number of families in the current year is 19,962 in the market area.

Housing

Currently, 62.5 percent of the 31,039 housing units in the market area are owner occupied; 30.7 percent, renter occupied; and 6.9 percent are vacant. In 2000, there were 26,659 housing units—63.0 percent owner occupied, 31.0 percent renter occupied and 6.0 percent vacant. The rate of change in housing units since 2000 is 1.66 percent. Median home value in the market area is \$243,583, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.81 percent annually to \$293,620. From 2000 to the current year, median home value changed by 5.95 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



**116 Woodworth St, Sedro Woolley, WA
98284-1460**

Site Type: Ring	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
Median Household Income			
1990 Median HH Income	\$24,949	\$26,239	\$28,120
2000 Median HH Income	\$39,219	\$40,645	\$42,260
2009 Median HH Income	\$50,604	\$51,958	\$53,590
2014 Median HH Income	\$53,264	\$55,085	\$57,723
1990-2000 Annual Rate	4.63%	4.47%	4.16%
2000-2009 Annual Rate	2.79%	2.69%	2.6%
2009-2014 Annual Rate	1.03%	1.18%	1.5%
Per Capita Income			
1990 Per Capita Income	\$11,119	\$11,383	\$13,272
2000 Per Capita Income	\$17,906	\$18,517	\$20,078
2009 Per Capita Income	\$22,332	\$22,335	\$23,370
2014 Per Capita Income	\$22,964	\$22,953	\$24,122
1990-2000 Annual Rate	4.88%	4.99%	4.23%
2000-2009 Annual Rate	2.42%	2.05%	1.65%
2009-2014 Annual Rate	0.56%	0.55%	0.64%
Average Household Income			
1990 Average Household Income	\$29,579	\$30,680	\$34,670
2000 Average Household Income	\$47,610	\$50,109	\$54,391
2009 Average HH Income	\$58,690	\$60,209	\$63,882
2014 Average HH Income	\$60,268	\$61,852	\$66,021
1990-2000 Annual Rate	4.87%	5.03%	4.61%
2000-2009 Annual Rate	2.29%	2%	1.75%
2009-2014 Annual Rate	0.53%	0.54%	0.66%

Households by Income

Current median household income is \$53,590 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$57,723 in five years. In 2000, median household income was \$42,260, compared to \$28,120 in 1990.

Current average household income is \$63,882 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,021 in five years. In 2000, average household income was \$54,391, compared to \$34,670 in 1990.

Current per capita income is \$23,370 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,122 in five years. In 2000, the per capita income was \$20,078, compared to \$13,272 in 1990.

Population by Employment

Total Businesses	427	891	3,508
Total Employees	4,190	8,699	35,818

Currently, 91.1 percent of the civilian labor force in the identified market area is employed and 8.9 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 65.0 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:

- 53.5 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 27.6 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 77.8 percent of the market area population drove alone to work, and 3.7 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 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 28.0 percent were high school graduates only (29.8 percent in the U.S.)
- 10.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)



Executive Summary

Learned Commercial, Inc.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.



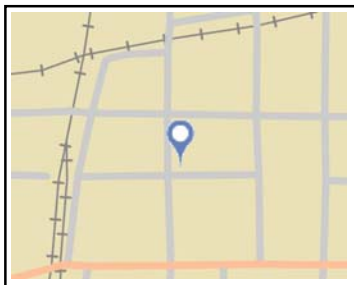
Traffic Count Map

Prepared by STDBOnline

116 Woodworth
 116 Woodworth St, Sedro
 Woolley, WA 98284-1460

Site Type: Ring

Latitude: 48.504932
 Longitude: -122.238396
 Rings: 1, 2, 5 Miles



- 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: © 2010 MPSI Systems Inc. d.b.a. DataMetrix®