



# LEARNED

## COMMERCIAL, INC.

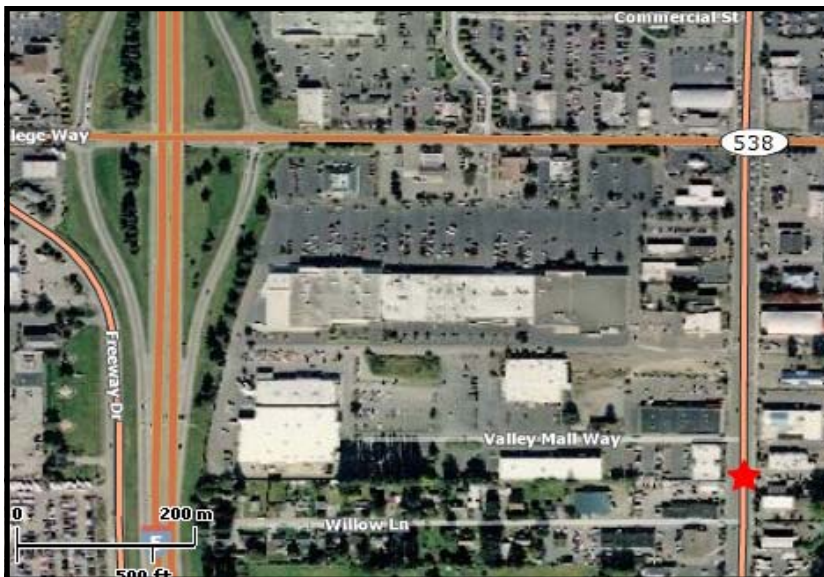
Providing Select Commercial Real Estate Services



### **For Lease**

**1301-D Riverside Drive,  
Mount Vernon, Washington**

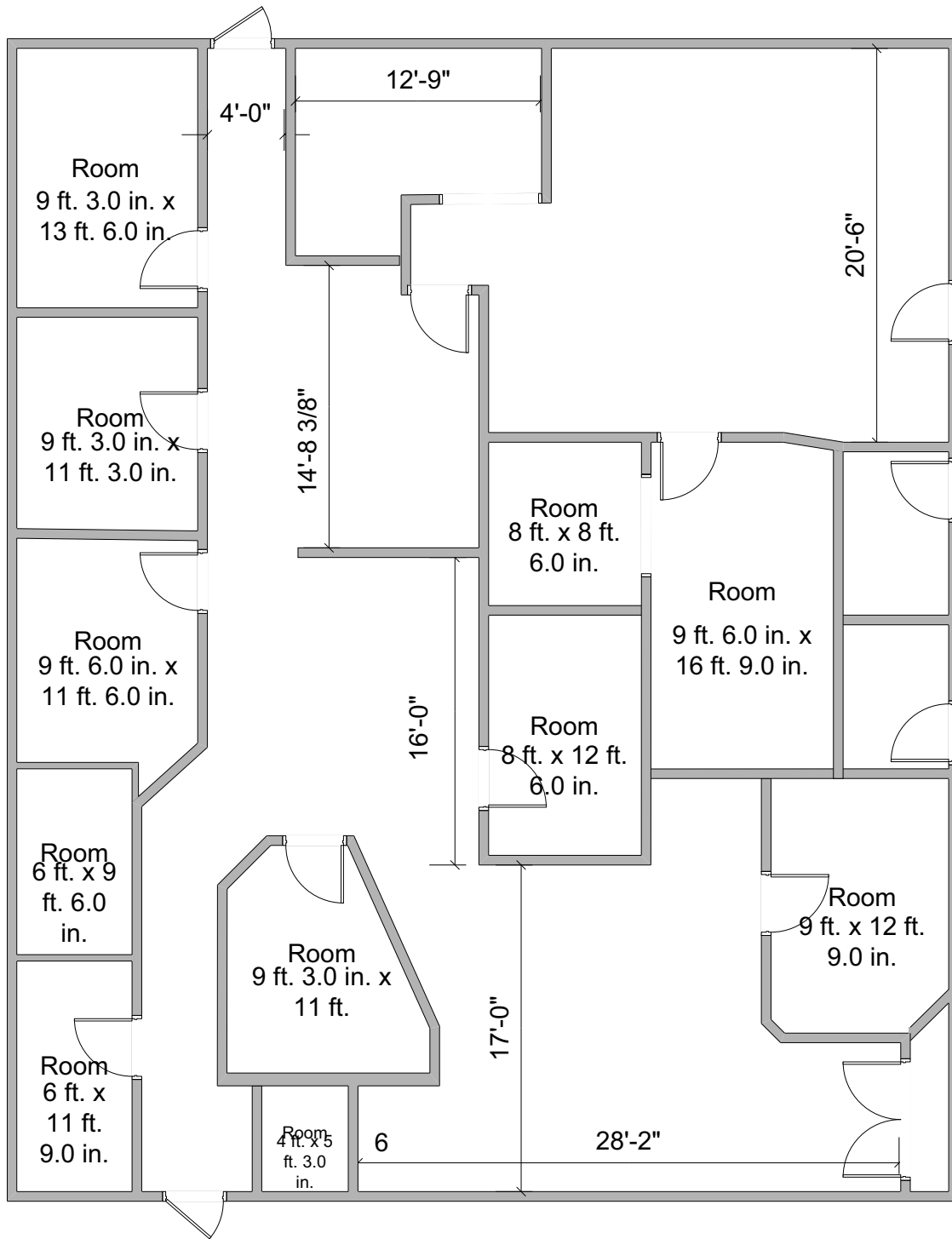
- ◆ 2,265+/- office space
- ◆ Former AG Edwards office adjacent to Guardian Title & Escrow
- ◆ In the vicinity of College Way and convenient to I-5
- ◆ Ample parking
- ◆ Signage on Riverside Drive
- ◆ \$15 psf NNN



**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888      fx: 360-757-1850  
[www.claylearned.com](http://www.claylearned.com)

*All info deemed reliable however verification recommended*



P26244

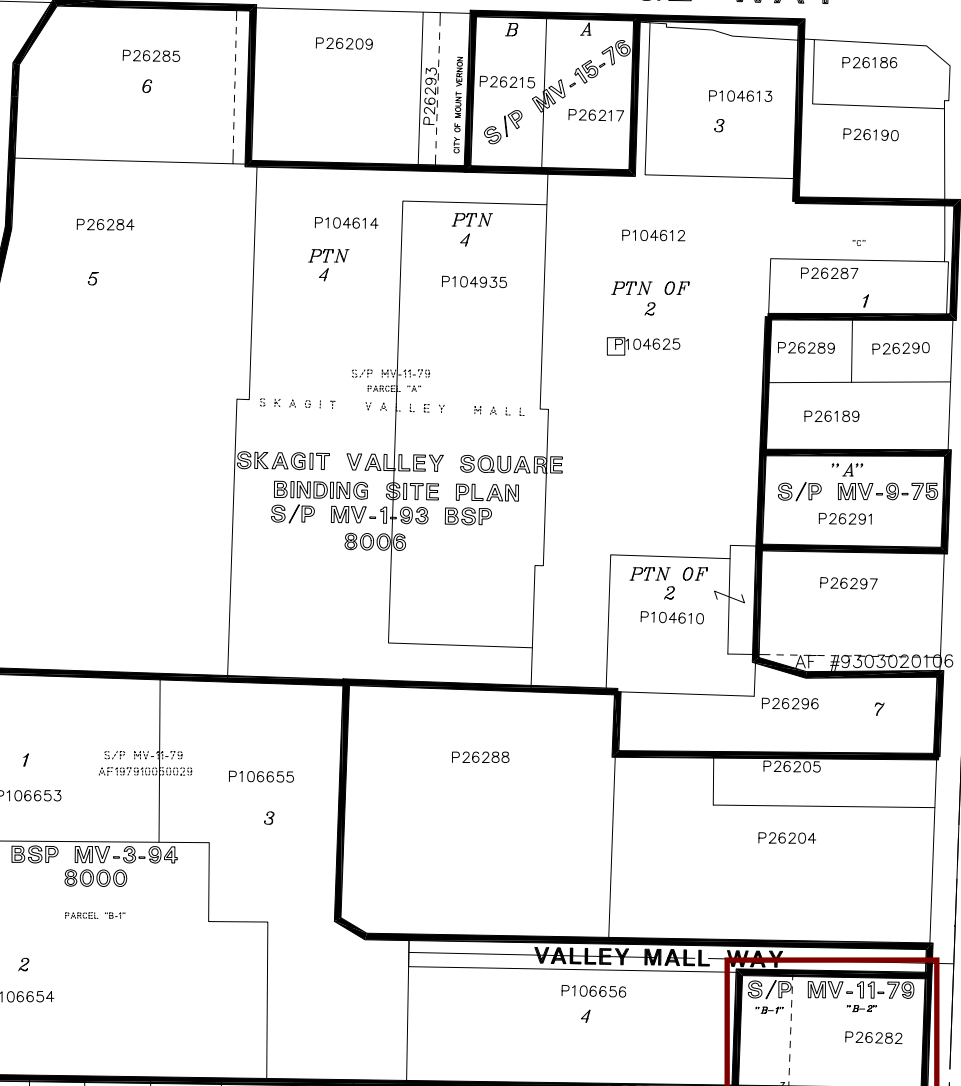


P26197 V21 P185  
 LOT 2B  
 P111995 P107487  
 LOT 2C P107488  
 LOT 1C P107482  
 LOT 1D P107483  
 SURVEY AF200807080054  
 P26138 P26133

# EAST COLLEGE WAY

RI

TRACT A  
 P26200  
 SURVEY AF#9304220009  
 TRACT B  
 P26298



FREEWAY DRIVE

P26150 P26155 3142 P26163 P26211 P26159 P26153 P26154 P26155 P26156 P26157 P26158 P26159 P26160 P26161 P26162 P26163 P26164 P26165 P26166 P26167 P26168 P26169 P26170 P26171 P26172 P26173 P26174 P26175 P26176 P26177 P26178 P26179 P26180 P26181 P26182 P26183 P26184 P26185 P26186 P26187 P26188 P26189 P26190 P26191 P26192 P26193 P26194 P26195 P26196 P26197 P26198 P26199 P26200 P26201 P26202 P26203 P26204 P26205 P26206 P26207 P26208 P26209 P26210 P26211 P26212 P26213 P26214 P26215 P26216 P26217 P26218 P26219 P26220 P26221 P26222 P26223 P26224 P26225 P26226 P26227 P26228 P26229 P26230 P26231 P26232 P26233 P26234 P26235 P26236 P26237 P26238 P26239 P26240 P26241 P26242 P26243 P26244 P26245 P26246 P26247 P26248 P26249 P26250

B

# MOUNT VERNON RETAIL CORE

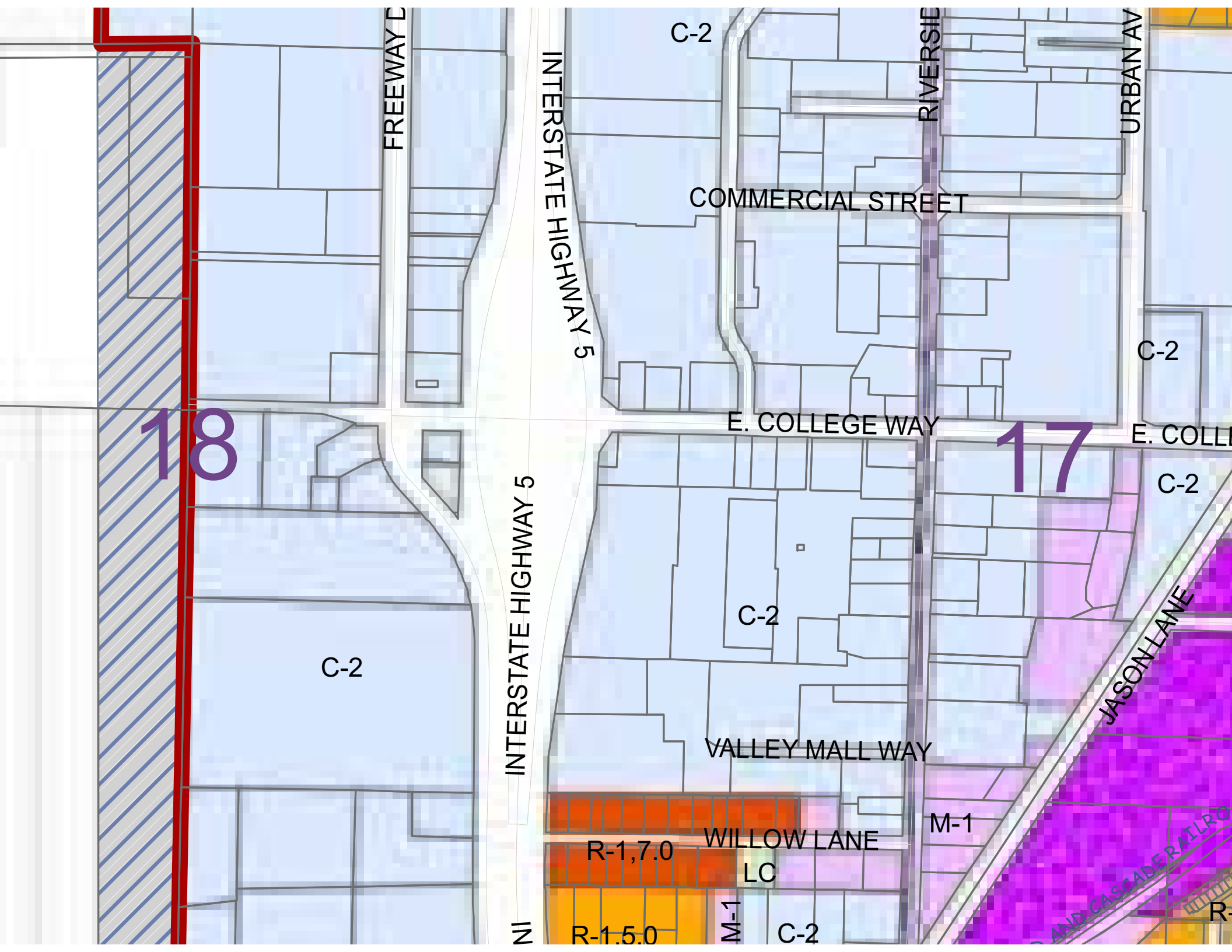
1. I-5 Exit 227
2. College Way/Hwy 538
3. Riverside Drive
4. Burlington Northern/  
Santa Fe RR
5. **Mount Vernon Center**  
Northwest Multiple  
Listing Service  
Dept of Labor &  
Industries  
Value Village  
Urban Fitness  
Aaron Rents &  
Others
6. El Gitano Restaurant
7. JoAnn Fabrics  
Dollar Store  
Stupid Prices  
Century 21
8. **Skagit Valley Square**  
Rite Aid  
Rent-A-Center  
Hallmark  
Starbucks  
Dollar Tree  
Denney's  
Horizon Bank  
Wells Fargo Bank  
Jack-in-the-Box
9. Goodwill  
Woodmonsters  
The Learning Ladder
10. Office Depot  
Petco  
Frontier Bank  
Round Table Pizza  
Taco Time/Pizza Hut
11. Safeway/Safeway Gas  
Subway  
People's Bank  
Blockbuster  
Schuck's
12. Wal Mart
13. Best Western  
Cottontree Inn &  
Convention Center
14. Lowe's
15. Blade Chevrolet & RV  
Center
16. Old Downtown



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	AVERAGE DAILY TRAFFIC VOLUME							
					TRUCK SNGL	PERCENTAGES DBL	TRIPLE	TOTAL	2004	2005	2006	2007
STATE ROUTE NO 536 MAINLINE SR 20 TO SR 5/MT VERNON												
536	000.00	AFTER JCT SR 20*BEG ROUTE	2		4600*				4600	4600	4600	4600*
536	000.02	AFTER RAMP SR 20 EB	2		9600*				9600	9600	9600	9900*
536	000.52	AFTER JCT BRADSHAW RD	2						10000*	10000	10000	10000
536	002.65	BEFORE JCT AVON ALLEN RD	2		8800				8700	8600*	8700	8700
536	002.65	AFTER JCT AVON ALLEN RD	2		11000				11000*	11000*	11000	11000
536	003.63	AFTER JCT SUNSET LN	2							12000*	12000	12000
536	004.36	BEFORE JCT DIVISION ST	2						12000*	12000	12000	12000
536	004.38	AFTER JCT DIVISION ST WYE CONN	2							14000*	14000	14000
536	004.55	AFTER JCT BARKER ST	2		22000*				22000	22000	22000	22000
536	004.72	AT SKAGIT RIVER	2		22000				21000*	21000*	21000	21000
536	004.87	AFTER JCT MAIN ST	2		22000*				22000	22000	22000	22000
536	004.94	AFTER JCT 1ST ST WYE CONN	2		11000				11000	11000*	11000*	11000*
536	005.33	BEFORE JCT ON RAMP WYE CONN	1		18000*				18000	18000	18000	18000
536	005.38	AT SR 5	1		16000				16000	16000*	16000*	16000
STATE ROUTE NO 538 MAINLINE SR 5/MT VERNON TO SR 9												
538	000.00	AT SR 5*BEG ROUTE	2		20000*				20000*	19000*	19000	19000
538	000.06	AFTER JCT SR 5 NB RAMP WYE CONNS	2		28000*				28000*	28000*	28000	28000
538	000.70	AFTER JCT CONTINENTAL PL	2		24000*				24000	24000	24000	24000
538	001.27	BEFORE JCT LA VENTURE RD	2		20000*				21000*	20000*	21000	21000
538	001.27	AFTER JCT LA VENTURE RD	2		15000				16000	15000*	16000*	16000*
538	002.28	BEFORE JCT WAUGH*MARTIN RDS	2		11000				11000	9500*	10000	10000
538	002.28	AFTER JCT WAUGH*MARTIN RDS	2		8300				8400	7600*	8100	8100
538	003.62	BEFORE JCT SR 9 WYE CONN	2		6800*				6900	6300	6700	6700

\* BASED ON ACTUAL COUNT  
 + SOURCE OF TRUCK PERCENTAGES



18

17

FREEWAY D

INTERSTATE HIGHWAY 5

INTERSTATE HIGHWAY 5

C-2

COMMERCIAL STREET

RIVERSID

URBAN AV

C-2

E. COLLEGE WAY

E. COLLEGE WAY

C-2

C-2

C-2

VALLEY MALL WAY

JASON LANE

M-1

R-1,7.0

WILLOW LANE

LC

NI

R-1,5.0

M-1

C-2

AND CASCADERA IRO

R-

**Chapter 17.48**  
**C-2 GENERAL COMMERCIAL DISTRICT**

Sections:

17.48.010	Intent.
17.48.020	Permitted uses.
17.48.025	Accessory uses.
17.48.030	Prohibited uses.
17.48.040	Conditional uses.
17.48.050	Lot area and width.
17.48.060	Setbacks.
17.48.070	Building height.
17.48.080	Landscaping.
17.48.090	Parking.
17.48.100	Signs.
17.48.110	Site plan review.

**17.48.010 Intent.**

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 2352, 1989).

**17.48.020 Permitted uses.**

Permitted primary uses in the C-2 district are as follows:

A. Commercial uses:

1. Retail stores;
2. Personal services;
3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Commercial parking lots and commercial garages;
9. Outside sales of vehicles, boats, mobile homes or equipment;
10. Drive-in banks and eating establishments;
11. Gasoline service stations and automobile repair garages;
12. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than 1,000 feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than 1,000 feet from any public or private school, church, or public park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property of the land use from which the proposed use is to be separated;
13. Day nurseries;

B. Public and quasi-public uses:

1. Governmental buildings, including fire and police stations and administrative offices;
2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;

3. Schools;

C. Other uses specifically permitted:

1. Printing operations;

2. Upholstery and furniture repair shops;

D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

G. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3193 § 20, 2004; Ord. 3167 § 2, 2004; Ord. 3015 § 8, 2000; Ord. 2688, 1995; Ord. 2631 § 3, 1994; Ord. 2598 § 5, 1994; Ord. 2594 § 2, 1994; Ord. 2531 § 14, 1993; Ord. 2352, 1989).

**17.48.025 Accessory uses.**

Permitted accessory uses in the C-2 district include:

A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use;

B. Each primary building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (200 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line; and

C. Mini-storage facilities. (Ord. 3193 § 21, 2004; Ord. 3015 § 10, 2000; Ord. 3014 § 11, 2000; Ord. 2644 § 2, 1995).

**17.48.030 Prohibited uses.**

Uses specifically prohibited in the C-2 district are:

A. Sales of inoperable vehicles or used parts;

B. Junkyards;

C. Auto wrecking yards. (Ord. 2352, 1989).

**17.48.040 Conditional uses.**

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district are as follows:

A. Recreational Vehicle Parks subject to the following requirements:

1. Each proposed recreational vehicle park shall be designed in accordance with Chapter 17.39 MVMC except that lot sizes shall be a minimum of 1,500 square feet, outside storage is not required and pedestrian walkways are not required.

B. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.

2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.

3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area;

C. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the Public (P) zone and concurrent with approval the City shall require both the Comprehensive Plan and zoning designations to be changed to Public (P) during the City's next Comprehensive Plan amendment cycle.

(Ord. 3193 § 22, 2004; Ord. 3015 § 9, 2000; Ord. 2957 § 1, 1999; Ord. 2352, 1989).

**17.48.050 Lot area and width.**

There are no limitations on lot area and width. (Ord. 2352, 1989).

**17.48.060 Setbacks.**

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 25 feet. Buildings on corner lots and through lots shall observe a minimum setback for the side street of 25 feet on an arterial street and 20 feet on all other streets;

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 2531 § 10, 1993; Ord. 2352, 1989).

**17.48.070 Building height.**

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3072 § 10, 2001).

**17.48.080 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 2352, 1989).

**17.48.090 Parking.**

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 2352, 1989).

**17.48.100 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 2352, 1989).

**17.48.110 Site plan review.**

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 2352, 1989).



Site Type: Radius	1301 Riverside Dr Mount Vernon, WA 98273 Radius: 3.0 mile	1301 Riverside Dr Mount Vernon, WA 98273 Radius: 5.0 mile	1301 Riverside Dr Mount Vernon, WA 98273 Radius: 10.0 mile
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### 2008 Population

Total Population	41,210	52,379	83,867
Male Population	49.6%	49.7%	49.6%
Female Population	50.4%	50.3%	50.4%
Median Age	32.0	33.6	36.2

### 2008 Income

Median HH Income	\$50,690	\$52,816	\$54,000
Per Capita Income	\$22,511	\$23,365	\$24,471
Average HH Income	\$62,802	\$64,843	\$66,421

### 2008 Households

Total Households	14,493	18,558	30,364
Average Household Size	2.79	2.77	2.71
1990-2000 Annual Rate	2.48%	2.42%	2.35%

### 2008 Housing

Owner Occupied Housing Units	59.8%	62.3%	65.0%
Renter Occupied Housing Units	35.8%	32.7%	28.6%
Vacant Housing Units	4.4%	5.0%	6.4%

### Population

1990 Population	25,343	33,301	55,271
2000 Population	35,143	45,298	72,311
2008 Population	41,210	52,379	83,867
2013 Population	45,562	57,876	92,829
1990-2000 Annual Rate	3.32%	3.12%	2.72%
2000-2008 Annual Rate	1.95%	1.78%	1.81%
2008-2013 Annual Rate	2.03%	2.02%	2.05%

In the identified market area, the current year population is 83,867. In 2000, the Census count in the market area was 72,311. The rate of change since 2000 was 1.81 percent annually. The five-year projection for the population in the market area is 92,829, representing a change of 2.05 percent annually from 2008 to 2013. Currently, the population is 49.6 percent male and 50.4 percent female.

### Households

1990 Households	9,864	12,851	20,992
2000 Households	12,604	16,318	26,473
2008 Households	14,493	18,558	30,364
2013 Households	15,961	20,432	33,538
1990-2000 Annual Rate	2.48%	2.42%	2.35%
2000-2008 Annual Rate	1.71%	1.57%	1.68%
2008-2013 Annual Rate	1.95%	1.94%	2.01%

The household count in this market area has changed from 26,473 in 2000 to 30,364 in the current year, a change of 1.68 percent annually. The five-year projection of households is 33,538, a change of 2.01 percent annually from the current year total. Average household size is currently 2.71, compared to 2.68 in the year 2000. The number of families in the current year is 21,121 in the market area.

### Housing

Currently, 65.0 percent of the 32,447 housing units in the market area are owner occupied; 28.6 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 27,981 housing units— 63.1 percent owner occupied, 30.8 percent renter occupied and 6.1 percent vacant. The rate of change in housing units since 2000 is 1.81 percent. Median home value in the market area is \$289,476, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.45 percent annually to \$326,650. From 2000 to the current year, median home value changed by 8.6 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.



Site Type: Radius	1301 Riverside Dr Mount Vernon, WA 98273 Radius: 3.0 mile	1301 Riverside Dr Mount Vernon, WA 98273 Radius: 5.0 mile	1301 Riverside Dr Mount Vernon, WA 98273 Radius: 10.0 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$28,137	\$29,180	\$28,368
2000 Median HH Income	\$40,048	\$41,908	\$42,660
2008 Median HH Income	\$50,690	\$52,816	\$54,000
2013 Median HH Income	\$58,779	\$60,996	\$62,162
1990-2000 Annual Rate	3.59%	3.69%	4.16%
2000-2008 Annual Rate	2.9%	2.84%	2.9%
2008-2013 Annual Rate	3.01%	2.92%	2.85%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,671	\$14,251	\$13,780
2000 Per Capita Income	\$19,086	\$20,301	\$20,633
2008 Per Capita Income	\$22,511	\$23,365	\$24,471
2013 Per Capita Income	\$25,867	\$26,777	\$27,909
1990-2000 Annual Rate	3.39%	3.6%	4.12%
2000-2008 Annual Rate	2.02%	1.72%	2.09%
2008-2013 Annual Rate	2.82%	2.76%	2.66%
<b>Average Household Income</b>			
1990 Average Household Income	\$34,883	\$36,499	\$35,816
2000 Average Household Income	\$52,159	\$55,252	\$55,576
2008 Average HH Income	\$62,802	\$64,843	\$66,421
2013 Average HH Income	\$72,593	\$74,691	\$76,029
1990-2000 Annual Rate	4.1%	4.23%	4.49%
2000-2008 Annual Rate	2.28%	1.96%	2.18%
2008-2013 Annual Rate	2.94%	2.87%	2.74%

### Households by Income

Current median household income is \$54,000 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,162 in five years. In 2000, median household income was \$42,660, compared to \$28,368 in 1990.

Current average household income is \$66,421 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$76,029 in five years. In 2000, average household income was \$55,576, compared to \$35,816 in 1990.

Current per capita income is \$24,471 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,909 in five years. In 2000, the per capita income was \$20,633, compared to \$13,780 in 1990.

### Population by Employment

Total Businesses	3,079	3,765	5,203
Total Employees	20,762	25,285	34,710

Currently, 94.4 percent of the civilian labor force in the identified market area is employed and 5.6 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 94.5 percent of the civilian labor force, and unemployment will be 5.5 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, 64.2 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:

- 53.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.3 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.8 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 24.0 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:

- 14.8 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.)
- 10.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.9 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.)