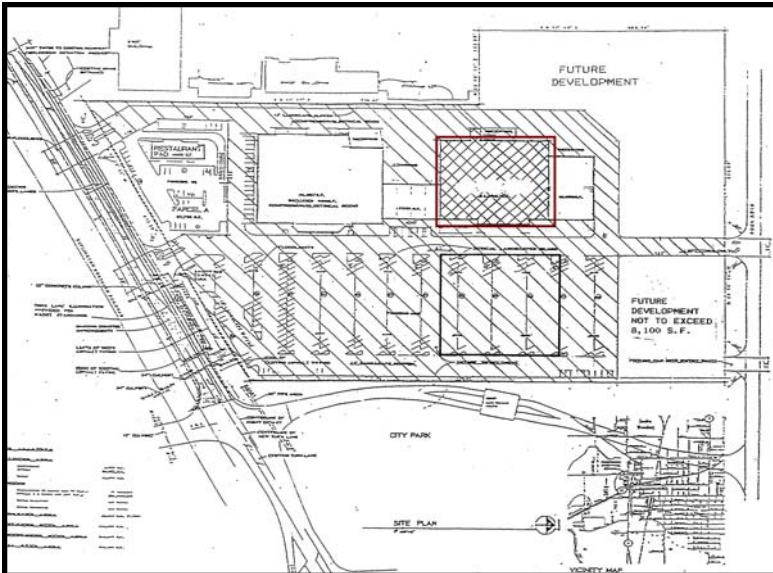
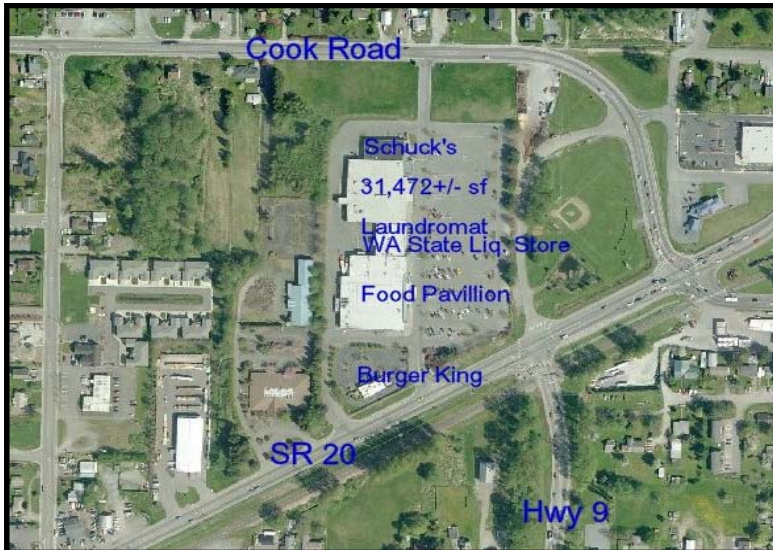




LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Lease

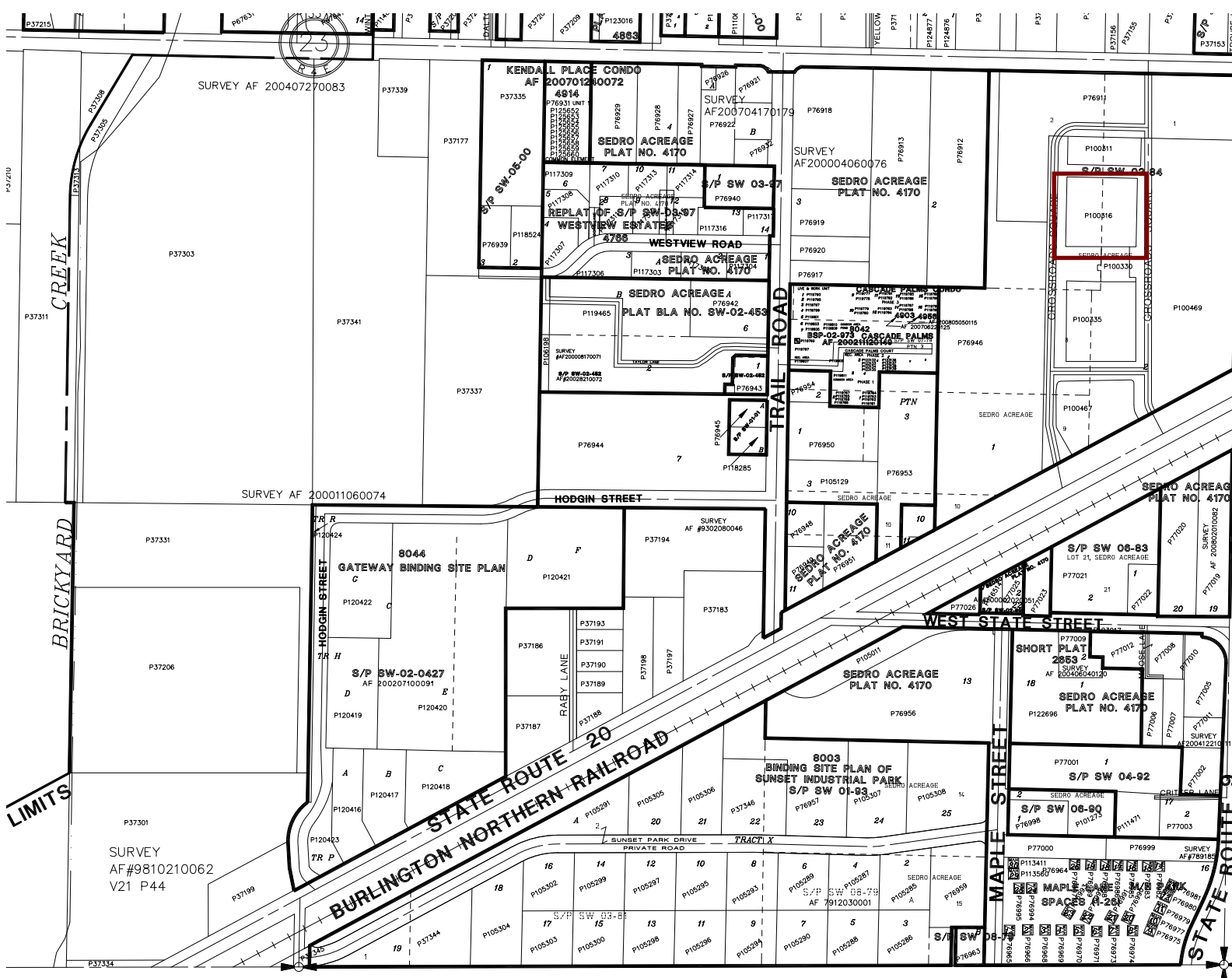
**506 Crossroads Square
Sedro Woolley, WA 98284**

- ◆ 31,472+/-sf retail space formerly occupied by Rite Aid
- ◆ Zoned MC: Mixed Commercial
- ◆ Located at crossroads of State Route 20 and Highway 9.
- ◆ Other tenants include:
 - Schuck's Automotive
 - Food Pavillion Grocery
 - WA State Liquor Store
 - Burger King Restaurant
 - Laundromat
 - Salon
- ◆ Ample parking
- ◆ Signage on both Cook Road and State Route 20
- ◆ \$6.30 psf/yr

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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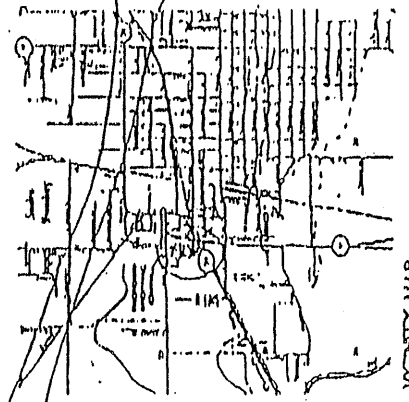
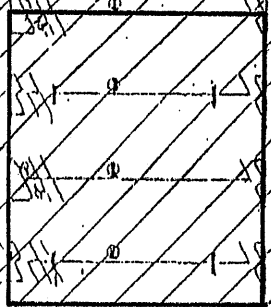
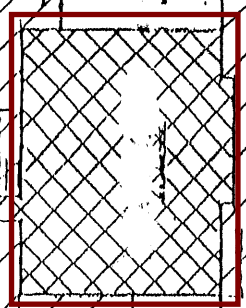
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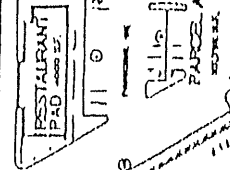
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VICINITY MAP

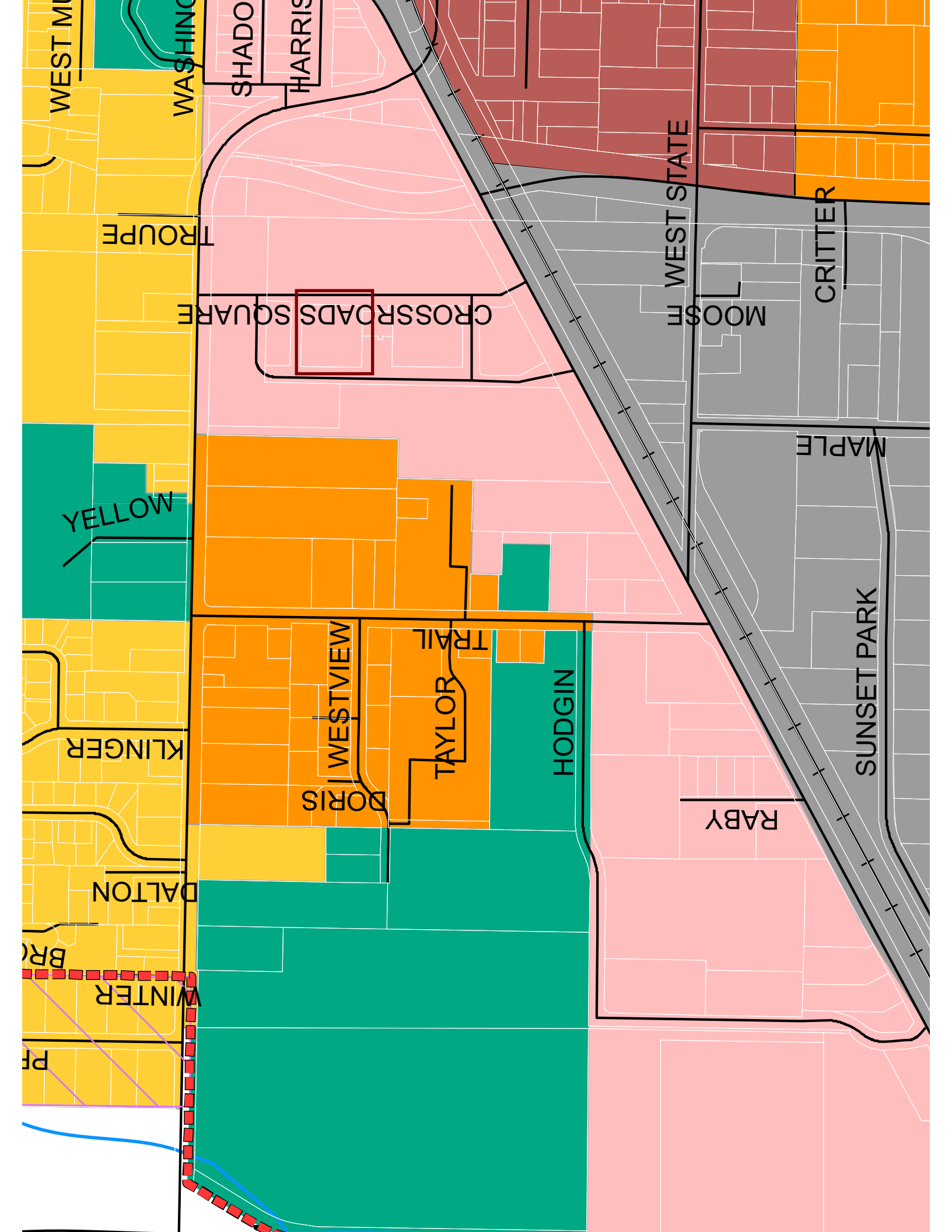
SITE PLAN

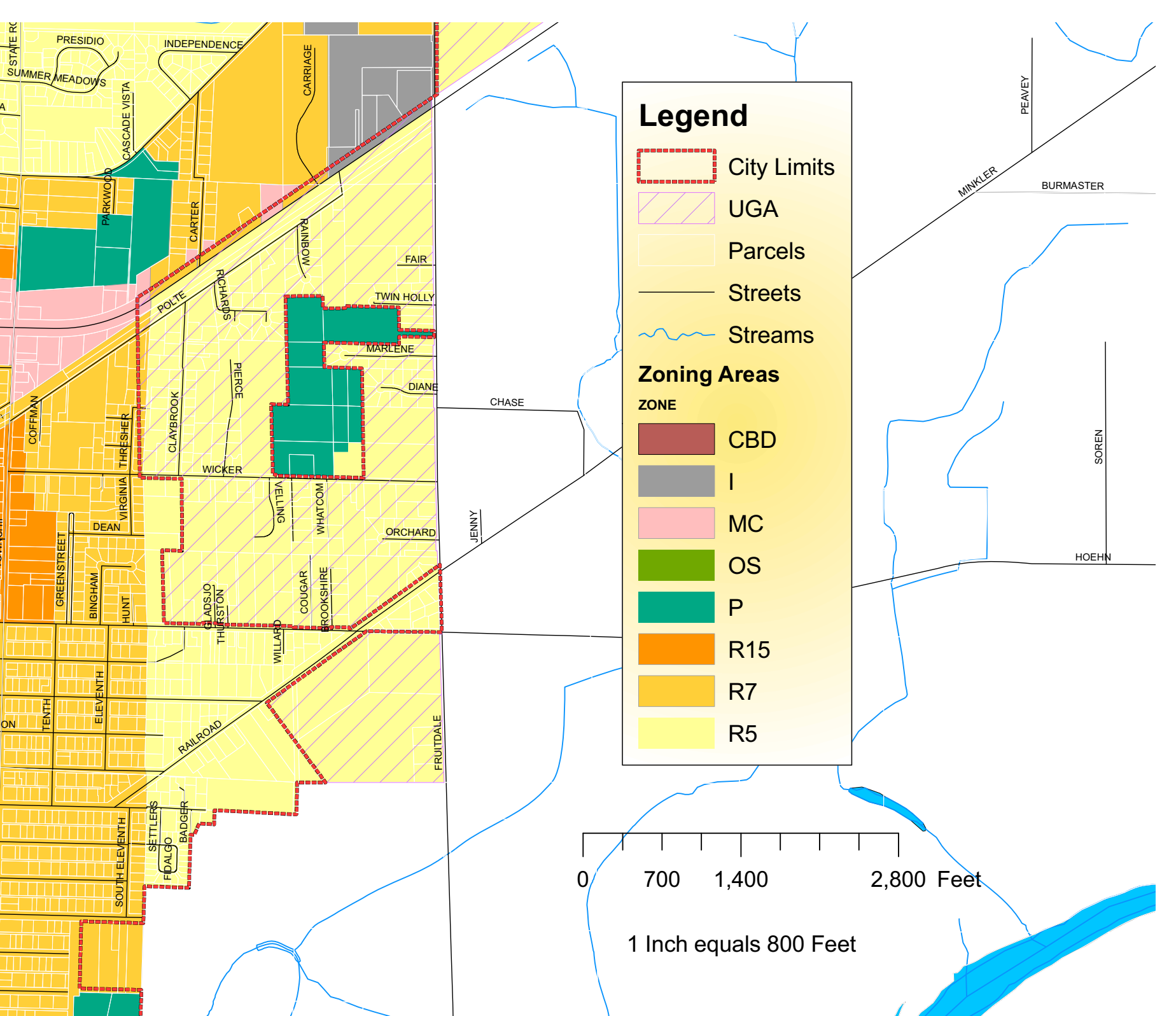
CITY PARK



REVISIONS
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- 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE
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- 20. ALL DIMENSIONS TO BE TO INTERIOR FACE UNLESS NOTED OTHERWISE





Studio	1 space
1 bedroom	2 spaces
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4 or more bedrooms	4 spaces
Visitor/overflow spaces	1 additional space per 8 units

Parking spaces counted for residential use shall not also be counted towards non-residential parking requirements of SWMC Chapter 17.36 for other uses in this zone. (Ord. 1484-04 § 6 (part), 2004)

17.16.060 Design review.

All developments in this zone which are subject to environmental review shall comply with the Design Review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1484-04 § 6 (part), 2004)

Chapter 17.20
MIXED COMMERCIAL (MC) ZONE

Sections:

- 17.20.005 Intent.**
- 17.20.010 Use restrictions.**
- 17.20.020 Bulk restrictions.**
- 17.20.030 Minimum lot size requirements.**
- 17.20.040 Hazardous waste.**
- 17.20.050 Design review.**
- 17.20.060 Parking for residential uses in the MC zone.**

17.20.005 Intent.

The intent of this zone is to encourage a compatible mix of commercial and residential development. Standards are intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads; manage traffic impacts; encourage more non-motorized trips and reduce stormwater runoff. Commercial development should be scaled down when adjacent to residential areas to improve compatibility between uses. (Ord. 1484-04 § 7 (part), 2004)

17.20.010 Use restrictions.

Use restrictions in the mixed commercial (MC) zone shall be as follows:

- A. Permitted Uses.
 1. Retail, general services, recreational and cultural uses, light manufacturing, low-intensity agriculture;
 2. Residential units contained above the first story of a commercial building (live/work units are specifically included), limited to eight such units per building;
 3. Quasi-public uses;
 4. Public uses;
 5. Public utilities, other than wireless communications facilities;

- 6. Health facilities and services.
- B. Conditional Uses. Wireless communications facilities. All other uses not otherwise prohibited.
- C. Prohibited Uses. All uses not allowed as permitted or conditional uses are prohibited. Adult entertainment is a prohibited use in this zone. (Ord. 1522-05 § 1, 2005: Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1309-98 § 6, 1998: Ord. 1013 § 2.04.01, 1985)

17.20.020 Bulk restrictions.

- A. Minimum setbacks to adjacent zones:
 - 1. Setbacks to residential (R-5, R-7 and R-15) zones: Front setbacks on an arterial street shall be a minimum of twenty feet and a maximum of fifty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet and a maximum of twenty feet. Side setbacks shall be a minimum of thirty-five feet, which may be reduced to twenty feet if building step-backs as required by the design standards and guidelines are incorporated into the site design pursuant to SWMC Chapter 15.44. Rear setbacks shall be a minimum of twenty feet.
 - 2. Setbacks to all other zones: Front setbacks on an arterial street shall be a minimum of twenty feet and a maximum of fifty feet. On a nonarterial street, front setbacks shall be a minimum of ten feet and a maximum of twenty feet. Side setbacks shall be a minimum of twenty feet. Rear setbacks shall be a minimum of twenty feet.
 - 3. Setbacks to the MC zone: Buildings shall maintain a minimum ten foot setback to all lot lines when adjacent to other properties zoned MC.
- B. Building height restrictions: Building height restrictions shall be thirty-five feet. (Ord. 1522-05 § 2, 2005: Ord. 1484-04 § 7 (part), 2004: Ord. 1387-00 § 1, 2000: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.04.02, 1985)

17.20.030 Minimum lot size requirements.

- A. Lot area: There is no categorical minimum lot size for permitted uses in this zone. However the lot size may be made a condition of approval in design review and conditional uses if relevant in those proceeding.
- B. Lot frontage on a public street or private street: twenty feet. (Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1013 § 2.04.03, 1985)

17.20.040 Hazardous waste.

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1484-04 § 7 (part), 2004: Ord. 1312-98 § 1 (part), 1998: Ord. 1063 § 3 (Exh. B § 2.04.04), 1998)

17.20.050 Design review.

All developments in this zone which are subject to environmental review shall comply with the design review standards of SWMC Chapter 15.44 for conformance with this and other provisions of the city code. (Ord. 1484-04 § 7 (part), 2004)

17.20.060 Parking for residential uses in the MC zone.

The parking requirements for residential uses in the MC zone shall be as follows:

Studio	1 space
1 bedroom	2 spaces
2 bedrooms	2 spaces
3 bedrooms	3 spaces
4 or more bedrooms	4 spaces
Visitor/overflow spaces	1 additional space per 8

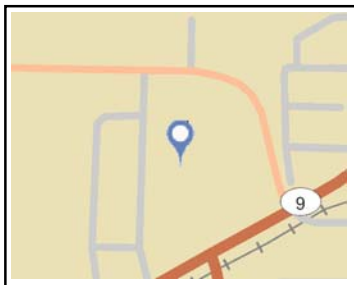
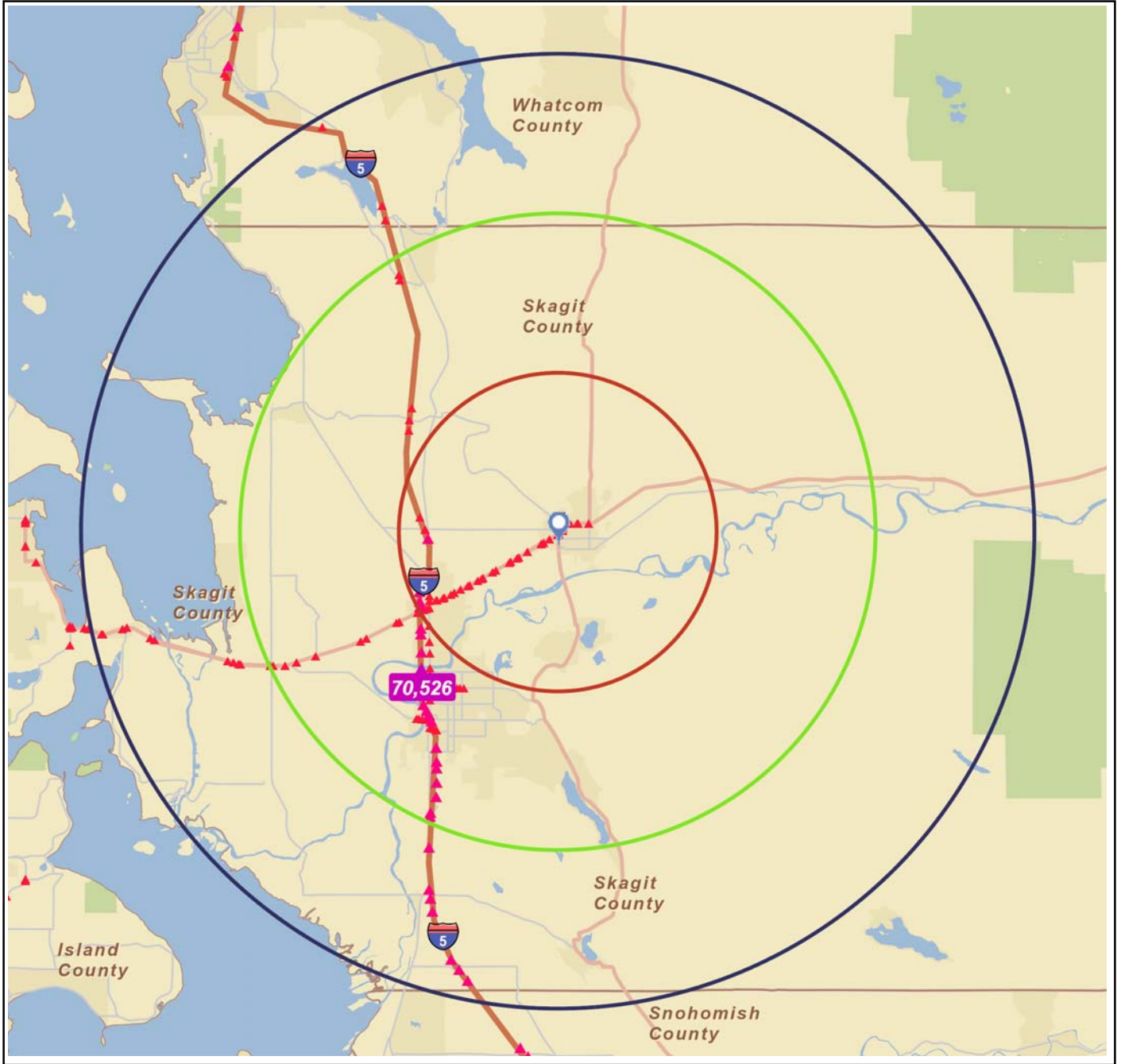


Traffic Count Map

Prepared by Marshall Learned

Rite Aid Sedro Woolley
506 Crossroads Sq, Sedro Woolley, WA 98284-1055
Ring: 5, 10, 15 Miles

Latitude: 48.506393
Longitude: -122.247856



- 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®



Executive Summary

Prepared by Marshall Learned

Rite Aid Sedro Woolley
506 Crossroads Sq, Sedro Woolley, WA 98284-1055
Ring: 5, 10, 15 Miles

Latitude: 48.506393
Longitude: -122.247856

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	31,409	82,179	98,371
Male Population	49.7%	49.7%	49.8%
Female Population	50.3%	50.3%	50.2%
Median Age	36.1	35.7	37.1
2010 Income			
Median HH Income	\$51,462	\$52,778	\$53,747
Per Capita Income	\$21,862	\$22,809	\$23,675
Average HH Income	\$58,880	\$62,009	\$63,714
2010 Households			
Total Households	11,480	29,595	35,995
Average Household Size	2.66	2.72	2.68
2010 Housing			
Owner Occupied Housing Units	64.3%	62.9%	63.1%
Renter Occupied Housing Units	31.2%	30.9%	28.4%
Vacant Housing Units	4.5%	6.2%	8.5%
Population			
1990 Population	20,565	52,419	63,450
2000 Population	26,533	69,517	82,938
2010 Population	31,409	82,179	98,371
2015 Population	33,403	87,259	104,713
1990-2000 Annual Rate	2.58%	2.86%	2.71%
2000-2010 Annual Rate	1.66%	1.65%	1.68%
2010-2015 Annual Rate	1.24%	1.21%	1.26%

In the identified market area, the current year population is 98,371. In 2000, the Census count in the market area was 82,938. The rate of change since 2000 was 1.68 percent annually. The five-year projection for the population in the market area is 104,713, representing a change of 1.26 percent annually from 2010 to 2015. Currently, the population is 49.8 percent male and 50.2 percent female.

	5 miles radius	10 miles radius	15 miles radius
Households			
1990 Households	7,645	19,776	24,015
2000 Households	9,685	25,224	30,511
2010 Households	11,480	29,595	35,995
2015 Households	12,214	31,405	38,307
1990-2000 Annual Rate	2.39%	2.46%	2.42%
2000-2010 Annual Rate	1.67%	1.57%	1.63%
2010-2015 Annual Rate	1.25%	1.19%	1.25%

The household count in this market area has changed from 30,511 in 2000 to 35,995 in the current year, a change of 1.63 percent annually. The five-year projection of households is 38,307, a change of 1.25 percent annually from the current year total. Average household size is currently 2.68, compared to 2.66 in the year 2000. The number of families in the current year is 25,109 in the market area.

Housing

Currently, 63.1 percent of the 39,347 housing units in the market area are owner occupied; 28.4 percent, renter occupied; and 8.5 percent are vacant. In 2000, there were 32,973 housing units - 64.1 percent owner occupied, 28.4 percent renter occupied and 7.5 percent vacant. The rate of change in housing units since 2000 is 1.74 percent. Median home value in the market area is \$246,700, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.71 percent annually to \$310,502. From 2000 to the current year, median home value changed by 5.15 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.



Executive Summary

Prepared by Marshall Learned

Rite Aid Sedro Woolley
506 Crossroads Sq, Sedro Woolley, WA 98284-1055
Ring: 5, 10, 15 Miles

Latitude: 48.506393
Longitude: -122.247856

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$26,621	\$28,130	\$28,456
2000 Median HH Income	\$40,713	\$42,170	\$43,321
2010 Median HH Income	\$51,462	\$52,778	\$53,747
2015 Median HH Income	\$58,058	\$59,868	\$61,216
1990-2000 Annual Rate	4.34%	4.13%	4.29%
2000-2010 Annual Rate	2.31%	2.21%	2.13%
2010-2015 Annual Rate	2.44%	2.55%	2.64%
Per Capita Income			
1990 Per Capita Income	\$11,504	\$13,325	\$13,746
2000 Per Capita Income	\$18,581	\$20,156	\$20,845
2010 Per Capita Income	\$21,862	\$22,809	\$23,675
2015 Per Capita Income	\$25,229	\$26,295	\$27,401
1990-2000 Annual Rate	4.91%	4.23%	4.25%
2000-2010 Annual Rate	1.6%	1.21%	1.25%
2010-2015 Annual Rate	2.91%	2.89%	2.97%
Average Household Income			
1990 Average Household Income	\$30,970	\$34,827	\$35,892
2000 Average Household Income	\$50,483	\$54,531	\$55,986
2010 Average HH Income	\$58,880	\$62,009	\$63,714
2015 Average HH Income	\$68,056	\$71,615	\$73,846
1990-2000 Annual Rate	5.01%	4.59%	4.55%
2000-2010 Annual Rate	1.51%	1.26%	1.27%
2010-2015 Annual Rate	2.94%	2.92%	3%

Households by Income

Current median household income is \$53,747 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$61,216 in five years. In 2000, median household income was \$43,321, compared to \$28,456 in 1990.

Current average household income is \$63,714 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$73,846 in five years. In 2000, average household income was \$55,986, compared to \$35,892 in 1990.

Current per capita income is \$23,675 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,401 in five years. In 2000, the per capita income was \$20,845, compared to \$13,746 in 1990.

Population by Employment

Total Businesses	1,113	3,689	4,328
Total Employees	10,547	35,034	40,492

Currently, 88.9 percent of the civilian labor force in the identified market area is employed and 11.1 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 90.7 percent of the civilian labor force, and unemployment will be 9.3 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, 65.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 percent were in the Armed Forces.

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

- 56.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.4 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 77.8 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 25.0 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:

- 13.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.2 percent were high school graduates only (29.6 percent in the U.S.)
- 11.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 14.5 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.