



# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## For Lease

**1500 S. Burlington Blvd  
Burlington, WA**

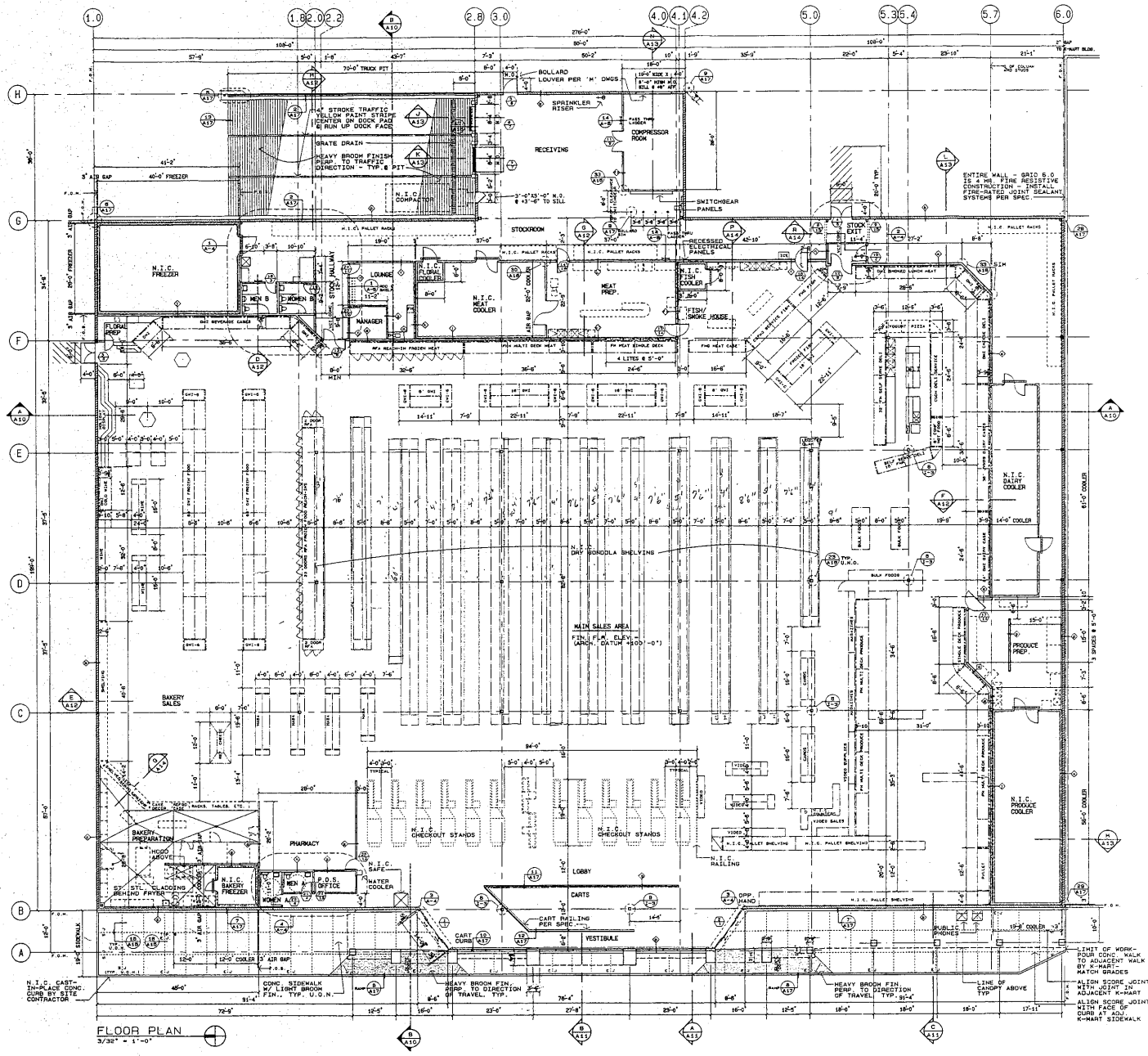
- ◆ 58,400+/- sf
- ◆ 5.05 acres
- ◆ Located on Burlington Blvd near I-5 exit 229
- ◆ Controlled Intersection
- ◆ Across the street from Burlington Outlet Mall and in the vicinity of Costco and the Cascade Mall
- ◆ Ample parking
- ◆ \$9 psf NNN

**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*





- FLOOR PLAN NOTES:**
- SEE SHEET A-2 FOR ENLARGED FLOOR PLANS AND MEZANINE PLANS.
  - SEE SHEET A-3 FOR WALL TYPES AND DOOR SCHEDULES.
  - PHARMACY FIXTURES, EQUIPMENT, ETC. ARE N.I.C. AND WILL BE INSTALLED BY OWNER. LESSEE AGREEMENT WITH THIS CONTRACTOR. OWNERSHIP OF PHARMACY TO BE CONCURRENT WITH OPENING OF THE STORE.
  - ALL REFRIGERATED SALES CASES, FREEZERS AND COOLER DOORS ARE N.I.C. AND WILL BE INSTALLED BY OWNER. LESSEE AGREEMENT WITH THIS CONTRACTOR. OWNERSHIP OF PHARMACY TO BE CONCURRENT WITH OPENING OF THE STORE.
  - SEE CON PLAN SHEET A-8 AND PLAN DETAILS SHEET 4-4 FOR FLOOR DRAINS NOT SHOWN THIS SHEET.
  - SEE 1" DRAWINGS FOR FLOOR COLORS AND LAYOUT PATTERNS.
  - SEE INTERIOR ELEVATIONS AND INTERIOR DESIGN 1" DRAWINGS FOR COLORS, FINISHES, CABINETRY, AND LAYOUTS. THE WORK DETAILED ON 1" DRAWINGS IS PART OF THE CONTRACT FOR THIS WORK.
  - STAINLESS STEEL CLADDING BEHIND FRYER AND GAS COOKER - FLOOR TO HOOD. EXTEND 6" PAST HOOD EACH SIDE.

**FLOOR PLAN**  
5/32" = 1'-0"

PROJECT: **TOBB PAVILION**  
 LOCATION: **BURLINGTON, WASHINGTON**  
 CLIENT: **LIABILITY FIDELITY, INCORPORATED**  
 ARCHITECT: **CDA COMMERCIAL DESIGN ARCHITECTS**  
 ADDRESS: **4230 158th Street S.W., Lynnwood, Washington 98035**  
 PHONE: **(206) 771-2300**

DATE: **JUN 14, 1989**  
 DRAWN BY: **KAB**  
 CHECKED BY: **KAB**  
 SCALE: **AS SHOWN**

THIS SHEET IS A PART OF A SET OF DRAWINGS FOR THE PROJECT. IT IS NOT TO BE USED SEPARATELY FROM THE OTHER SHEETS IN THE SET.

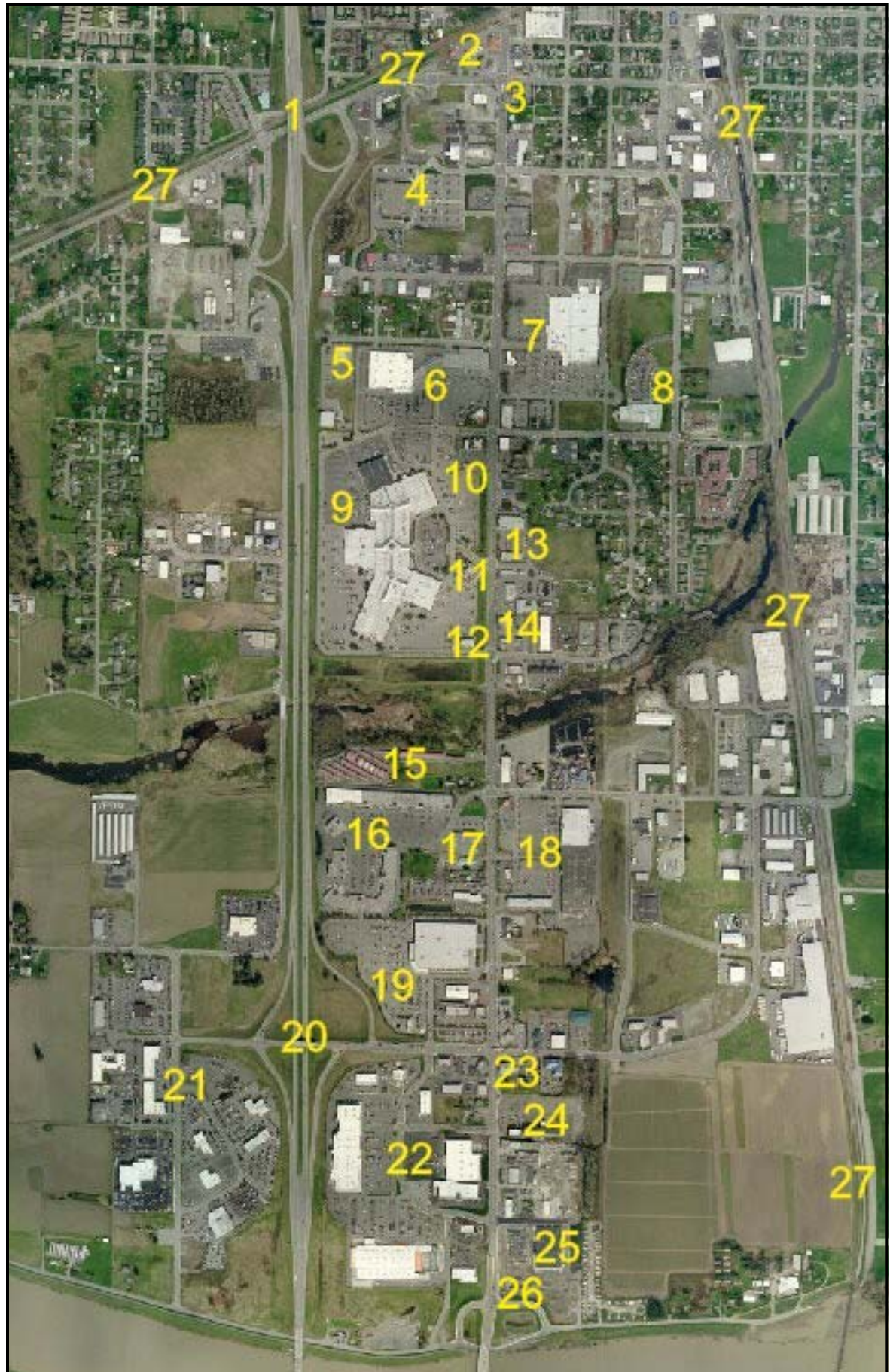
ISSUED SUBJECT TO BUILDING DEPT. APPROVAL  
 SUBJECT TO REVISIONS & ADDITIONS

**A-3**

17

# Burlington Blvd: exit 229 to exit 230

1. Exit 230 - Hwy 20 west to Anacortes or east to N Cascade Hwy
2. El Cazador
3. Jack in the Box
4. Haggen Grocery  
Krispy Kreme
5. Outback Steakhouse
6. Target  
Party City  
Office Max  
Red Robin Restaurant
7. Fred Meyer  
Big 5  
Hollywood Video  
Starbucks  
Alfy's Pizza  
Horizon Bank
8. NW Medical Bureau
9. Cascade Mall  
Bon Macy's  
Sears  
JC Penneys  
Loew's Cineplex
10. Popeye's
11. Johnny Corino's
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart  
Food Pavillion  
Shari's Restaurant  
Wendy's
19. Costco  
Subway  
Taco Del Mar
20. Exit 229
21. I-5 Auto World
- 22.. Retail Center:  
Home Depot  
Pet Co.  
Ross  
~~Linen & Things~~  
Old Navy  
Olive Garden  
Boat World  
Starbucks  
McDonald's  
Kohl's
23. Whidbey Island Bank
24. Hampton Inn
25. Sportman's Warehouse
26. Discount Tire Center
27. Burlington Northern RR

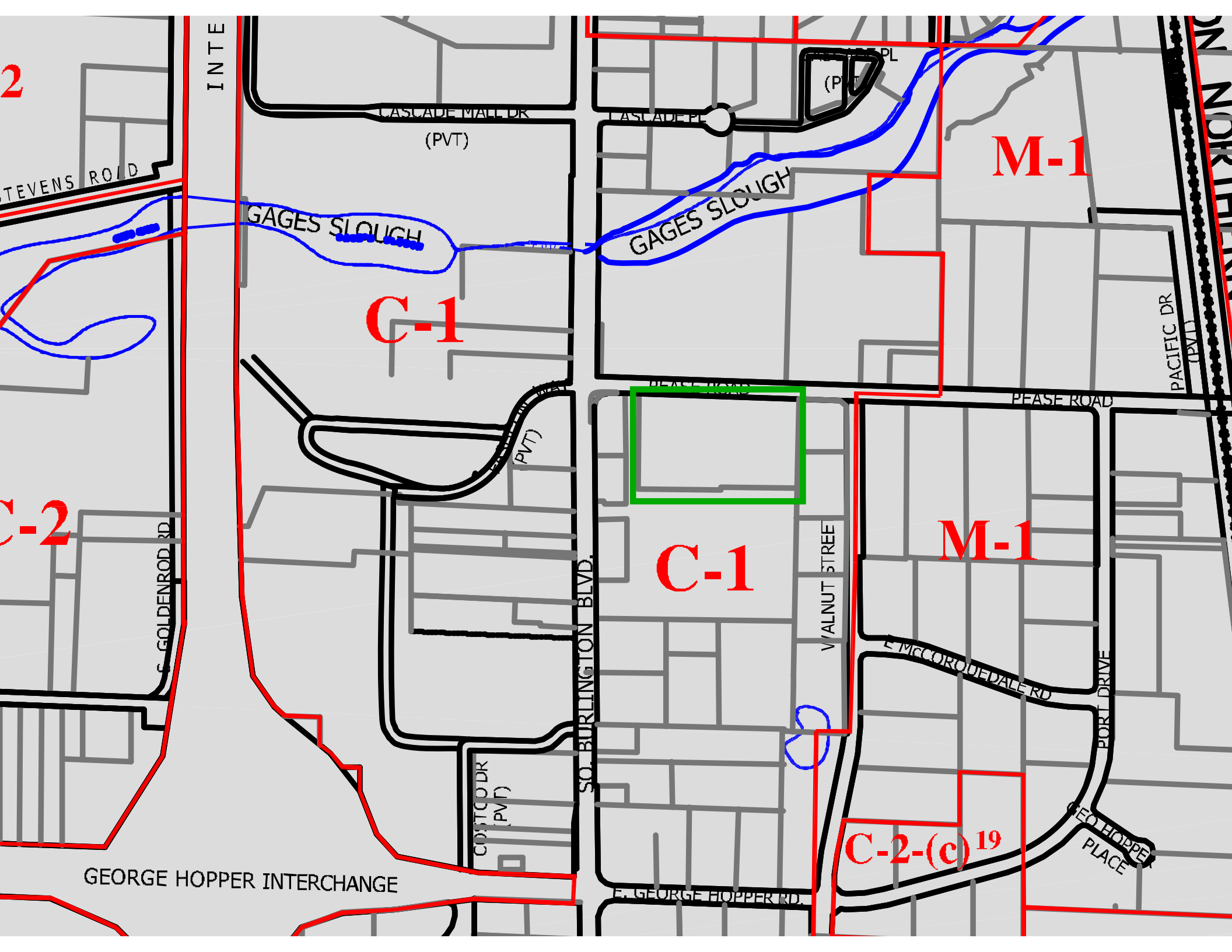


### “USE COVENANT”

There are hereby declared and established the following restrictions and operating agreements regarding the Shopping Center.

(a) The Shopping Center may be used for any lawful commercial retail purpose, provided, however, that no portion thereof shall be occupied or used, directly or indirectly, for a bowling alley, arcade, game room, skating rink, billiard room, massage parlor, adult book store, ballroom, dance hall or discotheque, beauty school, barber college, theatre, health club, offices (other than full or limited service bank office, savings and loan association office, or credit union), place of instruction, reading room or any operation catering primarily to students or trainees rather than to customers. For so long as any portion of the K mart Property is used for a department store or general merchandise store, no portion of the Thrifty Property shall be used for a department store or general merchandise store, provided that any supermarket on the Thrifty Property may sell general merchandise usually associates with the operation of a supermarket. For so long as any portion of the Thrifty Property is used for a food store, supermarket or grocery store, no portion of the K mart Property (exclusive of the Outlots) shall be used for a food store, supermarket or grocery store, provided that the incidental sale of food items as part of the operation of another retail business is permitted. All business operated in the Shopping Center shall be operated on a full-time basis during at least normal business hours Monday through Saturday; no business shall be operated on a part-time basis i.e., for only a portion of the week or month. The foregoing shall not require the continuous use or occupation of any portion of the Shopping Center, but is only intended to prohibit business in the Shopping Center which operates on a part-time basis for only a portion of the week or month such as a discount store operation which is open only as it has stock available to sell.

(b) No building, structure or business shall be constructed or operated on the Shopping Center which shall be inconsistent with the operation of a family-type retail shopping center and any building, structure or business shall be attractive, both in its physical characteristics and in appeal, to customers and retail trade.



2

INTE

STEVENS ROAD

CASCADE MALL DR (PVT)

CASCADE PL

(PVT)

M-1

GAGES SLOUGH

GAGES SLOUGH

C-1

C-2

S GOLDENROD RD

(PVT)



C-1

M-1

PEASE ROAD

PACIFIC DR (PVT)

V WALNUT STREET

E MCCORQUIDALE RD

PORT DRIVE

C-2-(c)19

GEORGE HOPPER PLACE

GEORGE HOPPER INTERCHANGE

S BURLINGTON BLVD

S COSTCO DR (PVT)

E GEORGE HOPPER RD

ON NORTH...

**Chapter 17.36**  
**C-1 GENERAL**  
**COMMERCIAL DISTRICT<sup>9</sup>**

**Sections:**

- 17.36.010 Intent.
- 17.36.020 Permitted primary uses.
- 17.36.025 Accessory uses.
- 17.36.030 Uses requiring permit.
- 17.36.040 Development standards.
- 17.36.050 Supplemental development standards.

**17.36.010 Intent.**

The intent and objective of this classification and its application is to provide for the location of a grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone represents the prime commercial designation for small to moderate scale commercial activities and should be developed in a manner which is consistent with and attracts pedestrian oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers.

There are several blocks zoned C-1 general commercial in old downtown Burlington located along Fairhaven, Victoria and Washington between Burlington Boulevard and Anacortes Avenue. The goal of the commercial zoning in this area is to attract new businesses and uses, and to upgrade existing businesses and uses that enhance the district as a whole, without having an adverse impact on parking or changing the character of the area. The process for improving the central business district, old downtown, is an on-going process that will continue over many years. See also BMC 17.09.070. (Ord. 1396 § 46, 1999; Ord. 1206 § 3, 1992).

**17.36.020 Permitted primary uses.**

Property located in downtown Burlington as mapped in the comprehensive plan that is zoned C-1 general commercial shall comply with the B-1 business district zoning regulations, unless a

conditional use permit is authorized by the city council. See also BMC 17.09.070.

Hereafter all buildings, structures, or parcels of land zoned general commercial, but located outside downtown Burlington, shall only be used for the following, unless otherwise provided for in this title:

- A. Apartments or other multifamily housing types, provided they are located in a mixed use building with commercial on the lower floor(s) and apartments on the upper floor(s);
- B. Art, music and photography studios;
- C. Automobile parking facilities;
- D. Automotive parts and accessories sales;
- E. Banking and related financial institutions, excluding drive-in facilities and located in a mixed use building;
- F. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- G. Bus passenger terminals;
- H. Caretaker apartment;
- I. Civic, social, and fraternal clubs;
- J. Day care, including home based, mini day care, day care center, preschools or nursery schools;
- K. Existing automobile service stations;
- L. Funeral homes;
- M. Hospitals and health care, to include small animal, but does not allow outside runs or kennels;
- N. Hotels;
- O. Medical service;
- P. Meeting rooms and/or reception facilities;
- Q. Motels;
- R. Nursing homes;
- S. Offices;
- T. Personal and household retail sales and service;
- U. Printing and publishing;
- V. Religious institutions;
- W. Residences, existing single-family and duplex;
- X. Restaurants and fast-food restaurants, including outdoor seating, but excluding drive-in facilities;
- Y. Schools, including art, business, barber, beauty, dancing, martial arts and music;

Z. Theaters, except drive-in;  
AA. Trailer parks within 1,000 feet of the Skagit River Dike, subject to the following requirements:

1. A flood evacuation plan shall be prepared by the applicant, approved by the city and posted on the site. The plan shall include the following elements at a minimum:
  - a. A requirement that wheels shall not be removed from units,
  - b. A requirement that the hitch shall not be removed from units,
  - c. A requirement that only quickly removable, knockdown skirting shall be used,
  - d. A requirement that a plan is in place to move the units out;
2. The site shall have a row of screening trees or hedge around the perimeter;
3. The site shall be designed and maintained as a permanent long-term viable use, rather than an interim use and shall meet city standards for utilities and infrastructure;
4. The site shall be located in an area where it is unlikely to create land use conflicts with either industrial or residential properties;
5. The site shall be developed to minimize drainage impacts, with gravel and lawn and minimal asphalt;
6. The site shall take advantage of FEMA recommendations for location and shall be planned for ease of evacuation in the event of flood danger;
7. Park rules shall be approved by the city and posted on the site;
8. Health department and other required permits shall be obtained for the use;
9. A children's play area approved by the city shall be provided on the site;

BB. Other uses may be permitted by the planning director if the use is determined to be consistent with the intent of the zone and

is of the same general character of the uses permitted in this section;

CC. Uses permitted in the C-2 heavy commercial and M-1 industrial districts may be permitted on a portion of the site by the planning commission, in accordance with BMC 17.68.150. This review may be conducted only if there is a recommendation for approval by the planning director, in consultation with the public works director, fire marshal, building official and police chief, based on the following criteria:

1. The lot is deep or irregular and C-1 uses may not be appropriate on a portion of the site;
2. The site abuts a more intense use and a transitional use is a better fit with the character of the area. (Ord. 1396 § 47, 1999; Ord. 1365 § 1, 1998; Ord. 1356 § 3, 1997; Ord. 1322 § 4, 1996; Ord. 1260 § 11, 1994; Ord. 1227 § 3, 1993; Ord. 1206 § 3, 1992).

#### **17.36.025 Accessory uses.**

A. Telecommunication macro facilities, subject to the following requirements:

1. Macro facilities may be located on buildings and structures provided that the immediate interior wall or ceiling adjacent to the facility is not a designated residential space.
2. The macro facility shall be exempt from review by the design review board if the antenna and related components are the same color as the existing building, pole or support structure on which it is proposed to be located.
3. The shelter or cabinet used to house radio electronic equipment shall be contained wholly within a building or structure, or otherwise appropriately concealed, camouflaged or located underground.
4. Macro facilities shall comply with the height limitation specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, or in the case of

nonconforming structures the antennas may extend 15 feet above the existing structure. Panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. (Ord. 1396 § 48, 1999).

**17.36.030 Uses requiring permit.**

The following uses may be permitted when a conditional use permit has been issued pursuant to the provisions of BMC 17.68.130:

- A. Apartments or other multifamily housing types, either single purpose or as part of a mixed use development; provided, that an additional criterion for approval is that the site is better suited for housing than commercial development and the project complies with the plan review criteria in BMC 17.24.020 and 17.24.050, area and dimensional regulations, subsections A, E, F, G, and H;
- B. Arcades;
- C. Automobile sales and leasing, new and/or used, including light pick-up trucks and vans but not including recreational vehicles or heavy trucks, provided the following requirements are met:
  - 1. The business shall be located on a major arterial as defined by the city traffic plan;
  - 2. No repairing, painting, or body work shall be conducted outside of a building;
  - 3. If adjacent to an “R” zone, a sight-obscuring fence or landscape screen shall be required;
  - 4. A minimum of a 25-foot setback shall be required of any building from any “R” zone;
  - 5. Other landscaping or architectural improvements may be required to ensure compatibility with present and potential C-1 uses in the vicinity;
  - 6. The site is located west of Interstate 5 or north of Chuckanut Drive, except that an

application may be accepted on Burlington Boulevard lots located south of Pease Road, with 250 feet or less of frontage on the boulevard, subject to compliance with the following conditions:

- a. Compliance with the maximum 10-foot setback requirement including no parking in front of the building;
- b. Compliance with the landscaping requirements including planting and maintaining deciduous street trees along the street front;
- c. There shall be no banners, streamers, festoons of lights as traditionally used for outdoor sales lot advertising;
- D. Brewpubs;
- E. Dance halls;
- F. Drive-in facilities, including banks and restaurants, when located on a tenant pad on an existing development site or at a signalized intersection;
- G. Government facilities, this excludes offices and related uses that are permitted outright;
- H. Household goods storage, provided the following requirements are met:
  - 1. No more than two main entrances and/or exits to the building and access to the individual storage area shall be from the inside of the building;
  - 2. Landscaping and architectural improvements required to ensure compatibility with present and potential C-1 uses in the vicinity;
  - 3. The site does not front on Burlington Boulevard;
- I. Taverns;
- J. Utility substations. (Ord. 1396 § 49, 1999; Ord. 1365 § 2, 1998; Ord. 1361 § 1, 1998; Ord. 1356 § 4, 1997; Ord. 1322 § 5, 1996; Ord. 1206 § 3, 1992).

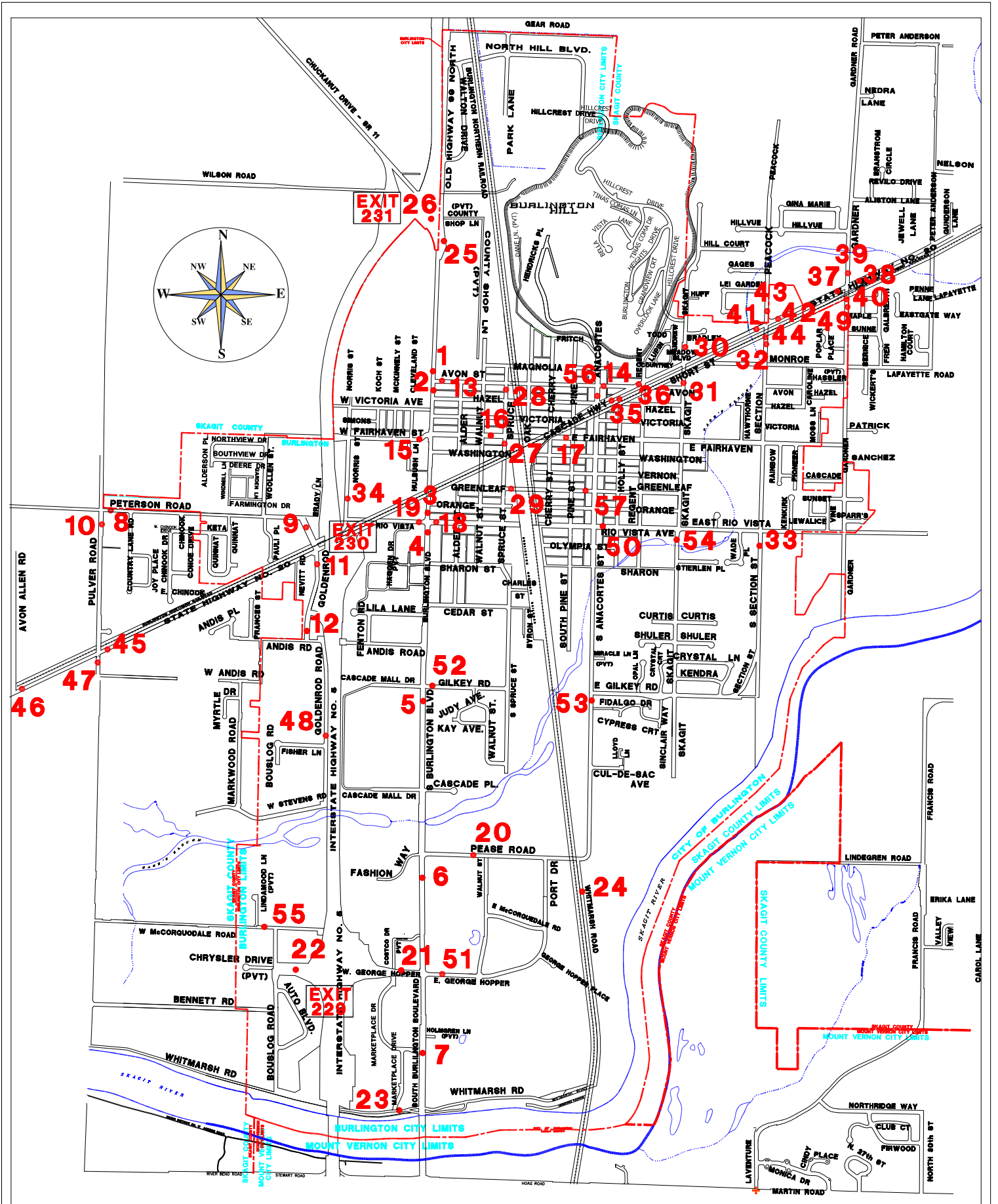
**17.36.040 Development standards.**

- A. Minimum lot area: none required.
- B. Minimum lot width: none required.

- C. Minimum lot depth: none required.
  - D. Maximum lot coverage: none required.
  - E. Maximum building height: four stories not to exceed 45 feet. Buildings may exceed 45 feet if one foot of setback is provided from each property line, for each foot the building exceeds 45 feet.
  - F. Minimum yard setbacks:
    - 1. Front: 0 feet;
    - 2. Side, interior: none required;
    - 3. Side, street: 0 feet;
    - 4. Rear: none required.
  - G. Maximum front yard setback on Fairhaven Avenue is 0 feet.
    - 1. When a wider sidewalk or additional landscaping is approved at the building entrance.
    - 2. When a setback is necessary to maintain the continuity of the street front because of the setback line of the buildings on either side.
  - H. Maximum Setback Requirement in all Other Locations.
    - 1. Ten feet from the property line on the street side for new construction. If the new construction occurs on a corner lot, the maximum setback shall apply to each boundary line adjacent to a street.
    - 2. Parking shall not be located in the setback in front of the building.
    - 3. Exceptions which may be authorized through the planning commission plan review process include the following list:
      - a. Drive-in businesses shall have the building setback established as part of the conditional use permit for the drive-in use.
      - b. Utility easements.
      - c. When a wider sidewalk or additional landscaping is approved at the building entrance.
        - d. Architectural design features such as a unique building entrance, outside seating area, pocket park or similar element.
        - e. Irregular shaped lots or lots that do not directly abut the right-of-way.
        - f. Site development that incorporates existing buildings, when needed to preserve existing visual and physical access.
        - g. Other exceptions consistent with the intent of providing a well defined street edge and pedestrian oriented streetscape.
  - I. Fences: see BMC 17.45.050.
  - J. Parking: see chapter 17.54 BMC.
  - K. Landscaping: see chapter 17.50 BMC.
  - L. Signs: see chapter 17.63 BMC. (Ord. 1237 § 6, 1993; Ord. 1233 § 3, 1993; Ord. 1206 § 3, 1992).
- 17.36.050 Supplemental development standards.**
- A. All uses shall be conducted entirely within a building or structure except:
    - 1. Automobile parking lots;
    - 2. Automobile sales and leasing;
    - 3. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
    - 4. Outdoor seating for restaurants, theaters, or other entertainment;
    - 5. Play areas for day cares;
    - 6. Refuse containers;
    - 7. Temporary uses as permitted by the fire marshal, building official, planning director or city engineer pursuant to the applicable ordinances;
    - 8. Unloading and loading areas;
    - 9. Utility substations.
  - B. Any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area

devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprise, except that the limitations of this subsection shall not apply to shoe, radio, television, or other small appliance repair services.

- C. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises.
- D. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.
- E. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use, subject to the requirements of the Uniform Fire Code.
- F. Commercial land abutting directly a residential zone shall provide for a transition to the residential use as required in chapter 17.48 BMC, Performance Standards, and the following:
  - 1. A six-foot screening fence and a 20-foot landscaped buffer designed for sight and noise baffling or a six-foot solid block wall and a 10-foot landscaped buffer designed for sight and noise baffling; and
  - 2. Uses generating noise after 9:00 p.m. shall not be permitted, including taverns, assembly occupancies, restaurants with cocktail lounges or dance floors, all night business and other similar types of uses;
  - 3. Measures shall be taken to prevent light and glare from being directed to residential uses.
- G. New construction shall comply with the Citywide Design Guidelines, and chapter 17.69 BMC, Design Review Board, on sites one acre or larger in size. (Ord. 1322 § 6, 1996; Ord. 1260 § 12, 1994; Ord. 1206 § 3, 1992).



TRAF COUNTS 08.DWG

REV: 3-14-08 ( Scott Kidder - Engineering)



**2008**  
**TRAFFIC COUNT LOCATIONS**

CITY OF BURLINGTON

**BURLINGTON MAPPING**

Scale: 1" = 2000'

DATE: 03-14-08  
 DRAWN BY: SK  
 CHECKED BY: SK  
 APPROVED BY: SK

DATE: 03-14-08  
 DRAWN BY: SK  
 CHECKED BY: SK  
 APPROVED BY: SK

City of Burlington  
Traffic Counts - AWDT  
2000-2008 (No. 2002)

2005 - 2008 - Tue. Thru Sat. All Other Years Tue. Thru Thur.

	LOCATION	2001		2003		2004		2005		2006		2007		2008	
		SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL
1	Burlington Blvd. north of Avon Avenue (old #17)	6,691 NB 6,001 SB	12,692	13,830 NB 6,221 SB	20,051 (Cook Rd Closure)	7,501 NB 6,104 SB	13,605	7,476 NB 6,108 SB	13,584	7,910 NB 5,869 SB	13,779	7401 NB 6131 SB	13,532	6423 NB 5938 SB	12,261 NB N Blvd Construction
2	Burlington Blvd. (SR-20) south of Avon Avenue (old #1)	9,261 NB 8,333 SB	17,594	11,284 NB 9,839 SB	21,123	11,245 NB 9,865 SB	21,110	11,796 NB 10,374 SB	22,170	12,629 NB 10,734 SB	23,363	12071 NB 10594 SB	22,666	11,016 NB 11,408 SB	22,424
3	Burlington Blvd. (SR-20) north of Rio Vista Avenue (old #2)			13,089 NB 10,438 SB	23,527	13,186 NB 10,357 SB	23,543	13,335 NB 11,220 SB	24,555	13,678 NB 10,687 SB	24,366	13304 NB 11298 SB	24,602	12,328 NB 10,209 SB	22,536
4	Burlington Blvd. South of Rio Vista (old #3)	11,989 NB 11,450 SB	23,439	11,740 NB 12,108 SB	23,848	12,092 NB 11,194 SB	23,286	13,168 NB 12,236 SB	25,404	12,867 NB 12,497 SB	25,792	13007 NB 12281 SB	25,288	12,052 NB 11,369 SB	23,422
4a	Burlington Blvd. South of Rio Vista (WEEKEND)													11,555 NB 11,161 SB	22,716
5	Burlington Blvd. South of Gilkey Road (old #4)	13,711 NB 10,270 SB	23,981	10,143 NB 9,756 SB	19,899	11,385 NB 10,523 SB	21,908	12,254 NB 11,757 SB	24,011	12,805 NB 13,486 SB	26,291	12796 NB 12631 SB	25,426	12,162 NB 11,098 SB	23,260
5a	Burlington Blvd. South of Gilkey Road (WEEKEND)													10,582 NB 8,480 SB	19,061
6	Burlington Blvd. South of Pease Road (old #5)	12,392 NB 12,527 SB	24,919	10,948 NB 11,542 SB	22,490	13,396 NB 12,804 SB	26,200	14,354 NB 14,598 SB	28,952	15,342 NB 15,768 SB	31,110	14952 NB 15221 SB	30,173	14,916 NB 14,193 SB	29,109
7	Burlington Blvd. South of George Hopper (old #6)	10,824 NB 10,385 SB	21,209	NEW BRIDGE	NEW BRIDGE	11,248 NB 10,986 SB	22,234	12,703 NB 12,607 SB	25,310	13,764 NB 13,871 SB	27,635	14473 NB 14185 SB	28,658	14,249 NB 13,841 SB	28,090
8	Peterson Road east of Pulver road (old #7)	2,173 WB 2,312 EB	4,485	2,284 WB 2,446 EB	4,730			2,523 WB 2,723 EB	5,246			2813 WB 2635 EB	5,448		
9	Peterson Road north of Norris Street (old #8)	2,975 NB 3,111 SB	6,086	3,454 NB 3,527 SB	6,981			4,232 NB 4,551 SB	8,783			4377 NB 4441 SB	8,381		
10	Pulver Road south of Peterson Road (old #9)			427 NB 353 SB	780			559 NB 368 SB	927			535 NB 336 SB	870		
11	Goldenrod Road south of SR-20 (old #10)			5,701 NB 11,790 SB	17,491			5,934 NB 11,157 SB	17,091			6394 NB 10915 SB	17,309		
11a	Goldenrod Road south of SR-20 (WEEKEND)														
12	Goldenrod Road north of Andis road (old #43)	1,823 NB 1,623 SB	3,446			2,009 NB 1,941 SB	3,950			1,829 NB 1,832 SB	3,661			1,836 NB 2,072 SB	3,908
13	Avon (SR-20) east of Burlington Blvd (old #19)	7,828 WB 7,651 EB	15,479												
14	Avon (SR-20) east of Anacortes Street (old #18)														
15	Fairhaven Avenue west of Burlington Blvd. (old #21)	2,915 WB 2,781 EB	5,696			2,815 WB 2,998 EB	5,813							2,979 WB 3,103 EB	6,082
16	Fairhaven Avenue east of Walnut Street. (old #16)			5,342 WB 4,779 EB	10,121			4,546 WB 4,554 EB	9,100			4819 WB 4319 EB	9,138		
17	Fairhaven Avenue west of Pine Street. (old #22)														
18	Rio Vista east of Burlington Blvd (old #41)														
19	Rio Vista (SR-20) west of Burlington Blvd (old #23)	8,024 WB 9,189 EB	17,213												
20	Pease Road east of Burlington Blvd (e. of K-Mart e. Entrance) (old #29)	2,282 WB 2,158 EB	4,440	2,270 WB 2,020 EB	4,290			2,075 WB 1,941 EB	4,016			2213 WB 2051 EB	4,264		

City of Burlington  
Traffic Counts - AWDT  
2000-2008 (No. 2002)

2005 - 2008 - Tue. Thru Sat. All Other Years Tue. Thru Thur.

LOCATION	2001		2003		2004		2005		2006		2007		2008	
	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL	SPLIT	TOTAL
21 George Hopper west of Burlington Blvd (old #46)	WB 7,828 EB		WB 7,643 EB	15,628	WB 7,985 EB	8,634 8,922	WB 8,634 EB	17,557	WB 8,634 EB	8,922		WB 7,662 EB	17,359	
22 George Hopper east of Bouslog (old #47)	WB 2,710 EB	5,542	WB 3,183 EB	6,518	WB 3,335 EB	3,672 3,519	WB 3,672 EB	7,191	WB 3,672 EB	3,519		WB 3,547 EB	6,879	
23 Whitmarsh Road west of Burlington Blvd. (old #45)	WB 1,313 EB	2,821	WB 1,485 EB	2,892	WB 1,407 EB	1,808 1,983	WB 1,808 EB	3,791	WB 1,808 EB	1,983		WB 2,028 EB	4,045	
24 Whitmarsh Road south of Pease Road. (old #44)	WB 1,478 EB	3,081	WB 1,049 EB	2,103	WB 1,054 EB	1,322 1,434	WB 1,322 EB	2,756	WB 1,322 EB	1,434		WB 1,489 EB	2,820	
25 Old 99 south of County Shop Lane (old #42)	WB 2,448 EB	4,598	WB 2,879 EB	5,522	WB 2,643 EB	3,423 3,057	WB 3,423 EB	6,479	WB 3,423 EB	3,057		WB 2,975 EB	6,352	
26 SR-11 (Chuckanut Dr) west of Old 99 (old #48)	NB SB		NB SB	11,726	NB SB	6,543 5,813	NB SB	11,290	NB SB	6,543 5,813		NB SB	9739 N Blvd Construction	
27 Spruce Street south of Fairhaven Avenue (old #11)	NB SB		NB SB	4,929	NB SB	2,738 2,864	NB SB	5,602	NB SB	2,964 2,268	5,232	NB SB		
28 Spruce Street south of SR-20 (old #27)	NB SB		NB SB		NB SB		NB SB		NB SB			NB SB		
29 Greenleaf east of Spruce Street (old #30)	WB 1,994 EB	3,913	WB 1,987 EB	5,941	WB 3,954 EB	2,092 2,027	WB 2,092 EB	4,119	WB 2,052 EB	2,043	4,096	WB 2,052 EB		
30 Skagit Street north of SR-20 (old #12)	NB SB		NB SB	1,325	NB SB	753 722	NB SB	1,475	NB SB	892 1,281	2,173	NB SB		
31 Skagit Street south of SR-20 (old #13)	NB SB		NB SB	1,756	NB SB	1,092 694	NB SB	1,786	NB SB	838 831	1,669	NB SB		
32 Section Street south of SR-20 (old #14)	NB SB		NB SB		NB SB		NB SB		NB SB			NB SB		
33 Rio Vista (old #15)	WB 670 EB	1,237	WB 987 EB	1,986	WB 999 EB	845 804	WB 845 EB	1,649	WB 845 EB	804		WB 810 EB	1,511	
34 Norris Street east of Peterson Road (old #26)	NB SB		NB SB		NB SB		NB SB		NB SB			NB SB		
35 Old Cascade Hwy east of Anacortes Street (old #25)	WB EB		WB 2,499 EB	4,899	WB 2,400 EB	2,421 2,417	WB 2,421 EB	4,838	WB 2,421 EB	2,417		WB 2,388 EB	4,954	
36 Cascade Hwy (old #49)	WB EB		WB EB		WB EB		WB EB		WB EB			WB EB		
37 SR-20 @ Gardner (WEST LEG) (old #31)	WB EB		WB EB		WB EB		WB EB		WB EB			WB EB		
38 SR-20 @ Gardner (EAST LEG) (old #32)	WB EB		WB EB		WB EB		WB EB		WB EB			WB EB		
39 SR-20 @ Gardner (NORTH LEG) (old #33)	NB SB		NB SB		NB SB		NB SB		NB SB			NB SB		
40 SR-20 @ Gardner (SOUTH LEG) (old #34)	NB SB		NB SB		NB SB		NB SB		NB SB			NB SB		
41 SR-20 @ Peacock/Section (WEST LEG) SR-20 (old #35)	WB EB		WB EB		WB EB		WB EB		WB EB			WB EB		
42 SR-20 @ Peacock/Section (EAST LEG) SR-20 (old #36)	WB EB		WB EB		WB EB		WB EB		WB EB			WB EB		







Lat: 48.455973, Lon: -122.332674

Site Type: Ring	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$28,229	\$28,954	\$28,261
2000 Median HH Income	\$39,811	\$41,907	\$42,773
2009 Median HH Income	\$50,134	\$53,096	\$54,234
2014 Median HH Income	\$53,352	\$57,356	\$58,264
1990-2000 Annual Rate	3.5%	3.77%	4.23%
2000-2009 Annual Rate	2.52%	2.59%	2.6%
2009-2014 Annual Rate	1.25%	1.56%	1.44%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$13,499	\$14,107	\$13,619
2000 Per Capita Income	\$18,625	\$20,177	\$20,638
2009 Per Capita Income	\$21,261	\$22,986	\$23,981
2014 Per Capita Income	\$21,955	\$23,765	\$24,765
1990-2000 Annual Rate	3.27%	3.64%	4.24%
2000-2009 Annual Rate	1.44%	1.42%	1.64%
2009-2014 Annual Rate	0.64%	0.67%	0.65%
<b>Average Household Income</b>			
1990 Average Household Income	\$34,543	\$36,205	\$35,610
2000 Average Household Income	\$51,088	\$54,942	\$55,789
2009 Average HH Income	\$59,809	\$63,615	\$65,181
2014 Average HH Income	\$61,914	\$65,920	\$67,383
1990-2000 Annual Rate	3.99%	4.26%	4.59%
2000-2009 Annual Rate	1.72%	1.6%	1.7%
2009-2014 Annual Rate	0.69%	0.71%	0.67%

### Households by Income

Current median household income is \$54,234 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$58,264 in five years. In 2000, median household income was \$42,773, compared to \$28,261 in 1990.

Current average household income is \$65,181 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$67,383 in five years. In 2000, average household income was \$55,789, compared to \$35,610 in 1990.

Current per capita income is \$23,981 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,765 in five years. In 2000, the per capita income was \$20,638, compared to \$13,619 in 1990.

### Population by Employment

Total Businesses	2,327	2,887	3,796
Total Employees	23,661	30,217	39,010

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, 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:

- 54.7 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 26.6 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 77.9 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 24.3 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:

- 14.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 27.2 percent were high school graduates only (29.8 percent in the U.S.)
- 10.4 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)