

LEARNED COMMERCIAL, INC.

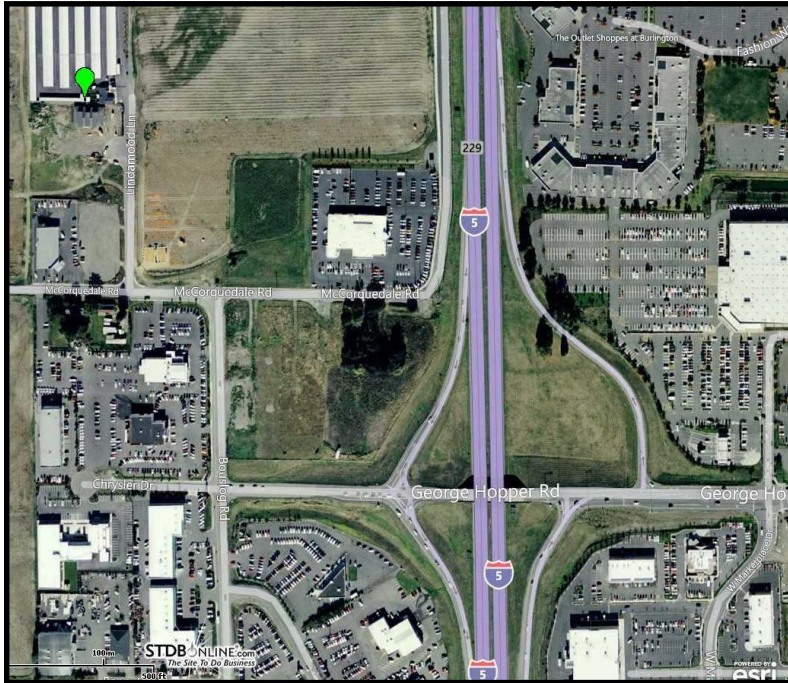
Providing Select Commercial Real Estate Services



For Lease

1633 Lindamood Lane
Burlington, WA

- ◆ 3,100+/- sf office space
2,400+/- sf down
700+/- sf up
- ◆ Raw shell: Landlord will participate in completion of TIs predicated on tenant's credit worthiness, term of lease & other details surrounding the proposed transaction
- ◆ Neighboring tenant is Ravnik & Associates [civil engineering]
- ◆ Located near I-5's George Hopper exit & Sims Honda
- ◆ \$13 psf/yr NNN



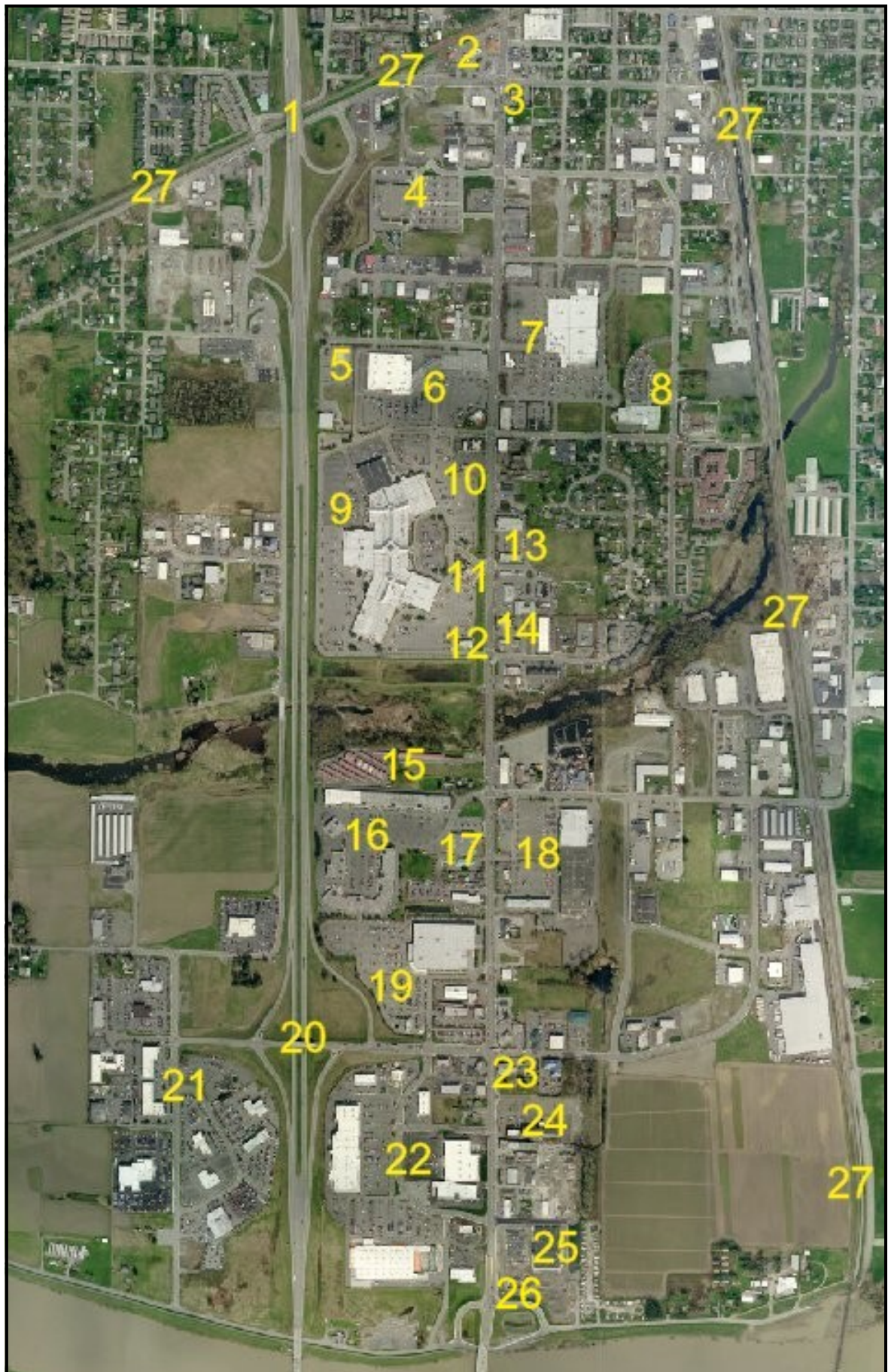
CLAY LEARNED

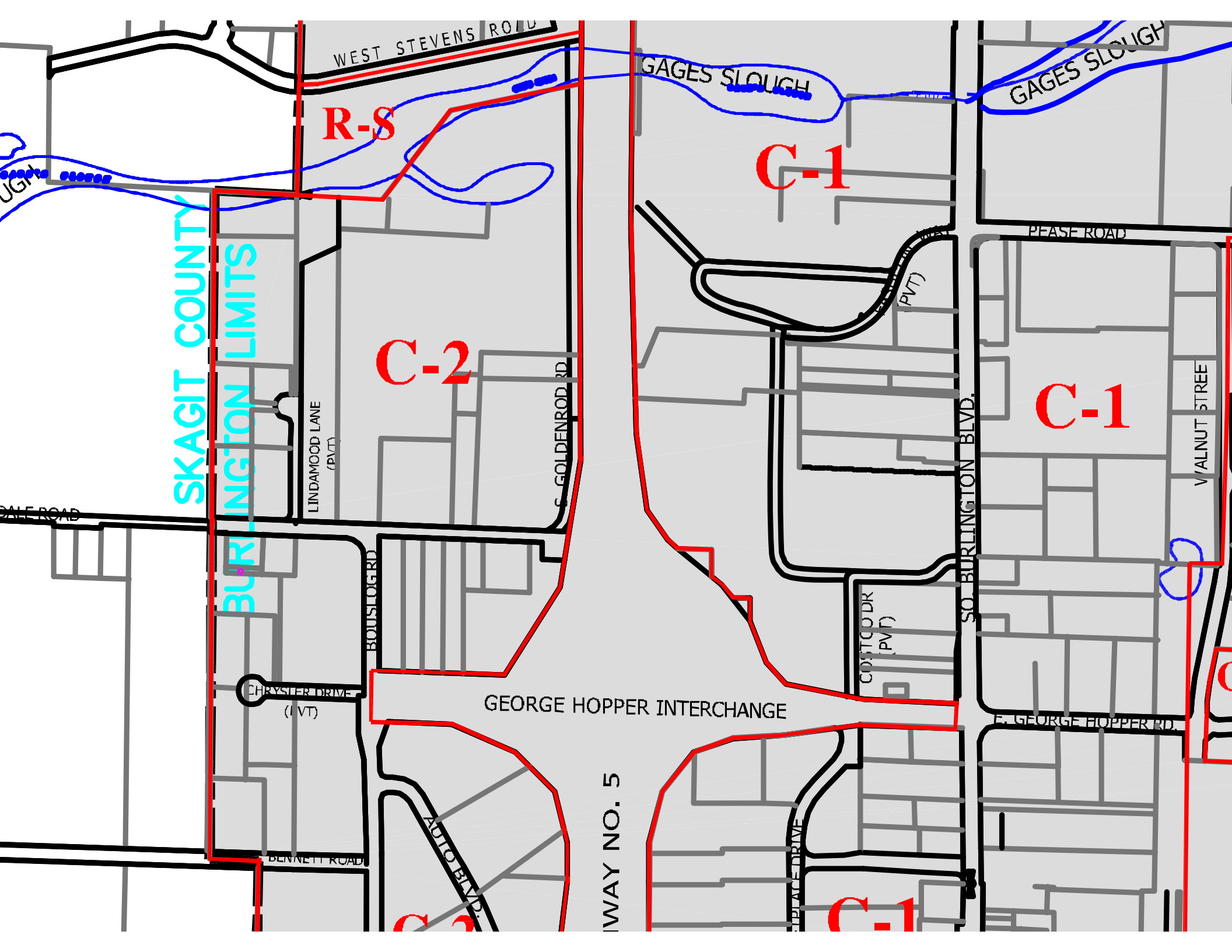
108 Gilkey Road, Burlington, WA 98233
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All info deemed reliable however verification recommended

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
Washington Federal
8. NW Medical Bureau
9. Cascade Mall
Bon Macy's
Sears
JC Penneys
Loew's Cineplex
10. Popeye's
11. Carino's Italian
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart
Shari's Restaurant
Wendy's
19. Costco
Subway
Taco Del Mar
20. Exit 229
21. I-5 Auto World
- 22.. Retail Center:
Home Depot
PetSmart
Ross
Bed Bath & Beyond
Old Navy
Olive Garden
Starbucks
McDonald's
Kohl's
Ashley Furniture
23. Whidbey Island Bank
24. Hampton Inn
25. Wholesale Sports
26. Discount Tire Center
27. Burlington Northern RR





WEST STEVENS ROAD

R-8

GAGES SLOUGH

C-1

GAGES SLOUGH

SKAGIT COUNTY
BURLINGTON LIMITS

C-2

LINDAMOOD LANE
(PVT)

S. GOLDENROD RD.

(PVT)

PEASE ROAD

C-1

WALNUT STREET

DALE ROAD

BOLUS RD.

CHRYSLER DRIVE
(PVT)

GEORGE HOPPER INTERCHANGE

COSTCO DR
(PVT)

SO. BURLINGTON BLVD.

E. GEORGE HOPPER RD.

BENNETT ROAD

AUTOS BLVD.

HWY NO. 5

SPUR DRIVE

C-1

Chapter 17.39
C-2 HEAVY COMMERCIAL DISTRICT¹

Sections:

17.39.010	Intent.
17.39.020	Permitted uses.
17.39.025	Accessory uses.
17.39.030	Uses requiring conditional use permit.
17.39.040	Development standards.
17.39.050	Supplemental development standards.

17.39.010 Intent.

The intent and objective of this classification and its application is to provide for the location of and grouping of enterprises which may involve some on-premises retail service but with outside activities and display or fabrication, assembling, and service features. This zone is intended to accommodate uses which are oriented to automobiles either as the mode or target of producing the commercial service. The uses enumerated in this classification are considered as having common or similar performance standards in that they are heavier in type than those uses permitted in the more restrictive commercial classifications. (Ord. 1206 § 3, 1992).

17.39.020 Permitted uses.

Land that is zoned C-2, but located in the retail core as mapped in the comprehensive plan, shall comply with the C-1 zoning regulations for the retail core, provided that expansion of an existing use on C-2 zoned property shall be permitted consistent with this chapter. See also BMC [17.09.070](#).

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Arcades;
- B. Art, music and photography studios;
- C. Auction houses, excluding animals;
- D. Automobile parking facilities;
- E. Automotive parts and accessories sales;
- F. Banking and related financial institutions;
- G. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- H. Building contractor services, including storage yards;
- I. Bus passenger terminals;
- J. Car wash;
- K. Caretaker apartments;
- L. Civic, social and fraternal associations;
- M. Dance halls;
- N. Day care, including home based, mini day care, day care centers, preschool or nursery schools;
- O. Eating and drinking establishments;

- P. Equipment rental and leasing, does not include heavy construction equipment;
- Q. Food locker services;
- R. Funeral homes;
- S. Gas stations;
- T. Health and physical fitness clubs;
- U. Hospitals, to include small animal, but does not allow outside runs or kennels;
- V. Hotels;
- W. Lumber yards;
- X. Manufactured/mobile home sales lots;
- Y. Massage parlor;
- Z. Medical service;
- AA. Meeting rooms and/or reception facilities;
- BB. Mini-storage warehouses;
- CC. Motels;
- DD. Offices;
- EE. Personal and household retail sales and service;
- FF. Printing and publishing;
- GG. Sales and rental of motorized vehicles;
- HH. Schools, including art, business, barber, beauty, dancing, driving, martial arts and music;
- II. Storage warehousing, limited to being incidental to principal permitted use on property;
- JJ. Taverns;
- KK. Theaters, including drive-ins;
- LL. 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;
- MM. Uses permitted in the C-1 general 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;
- NN. Vehicle repair, major;
- OO. Vehicle repair, minor. (Ord. 1396 § 49, 1999; Ord. 1260 § 13, 1994; Ord. 1227 § 4, 1993; Ord. 1206 § 3, 1992).

17.39.025 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 blend 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 § 50, 1999).

17.39.030 Uses requiring conditional use 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 requirements, subsections A, E, F, G, and H;
- B. Government facilities, this excludes offices and related uses that are permitted outright;
- C. Heliports;
- D. Miscellaneous light manufacturing including toys, jewelry, ceramic, musical instruments and similar products, apparel and other finished products made from fabrics, leather, and similar materials, manufacturing of professional, scientific, and controlling instruments such as photo and optical goods, watch and clock manufacturing, and similar products, with retail sales of products manufactured on the premises;
- E. Nursing homes;
- F. Semi-tractor and trailer sales;
- G. Utility substations;
- H. Towing service. (Ord. 1396 § 51, 1999; Ord. 1322 § 7, 1996; Ord. 1206 § 3, 1992).

17.39.040 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 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. Irregularly 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.

H. Fences: see BMC [17.45.050](#).

I. Parking: see chapter 17.54 BMC.

J. Landscaping: see chapter 17.50 BMC.

K. Signs: see chapter 17.63 BMC. (Ord. 1237 § 7, 1993; Ord. 1233 § 4, 1993; Ord. 1206 § 3, 1992).

17.39.050 Supplemental development standards.

- A. 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.
- B. Service Yards. All service yards shall be enclosed by a six-foot fence and screened with solid planting where visible from right-of-way or adjacent to R-3 zone with the exception of access gates.
- C. 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.
- D. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter [17.69](#) BMC, Design Review Board. (Ord. 1322 § 8, 1996; Ord. 1260 § 14, 1994; Ord. 1206 § 3, 1992).

¹Prior legislation: Ords. 890 (Chapter 4), 1136 § 2, 1187 § 2, and 1200 § 4.



Executive Summary

Prepared by Marshall Learned

Lindamood Lane
1633 Lindamood Ln, Burlington, WA 98233-4113
Ring: 5, 10, 15 Miles

Latitude: 48.455627
Longitude: -122.345657

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	53,780	86,654	130,143
Male Population	49.6%	49.6%	49.6%
Female Population	50.4%	50.4%	50.4%
Median Age	33.9	36.7	39.2
2010 Income			
Median HH Income	\$53,035	\$52,942	\$55,259
Per Capita Income	\$22,652	\$23,288	\$24,710
Average HH Income	\$62,603	\$62,787	\$65,108
2010 Households			
Total Households	19,087	31,493	48,729
Average Household Size	2.76	2.70	2.63
2010 Housing			
Owner Occupied Housing Units	60.1%	62.7%	63.5%
Renter Occupied Housing Units	35.0%	30.5%	27.5%
Vacant Housing Units	4.9%	6.7%	9.0%
Population			
1990 Population	33,522	56,036	86,448
2000 Population	45,331	73,202	110,633
2010 Population	53,780	86,654	130,143
2015 Population	57,127	92,085	138,066
1990-2000 Annual Rate	3.06%	2.71%	2.5%
2000-2010 Annual Rate	1.68%	1.66%	1.6%
2010-2015 Annual Rate	1.21%	1.22%	1.19%

In the identified market area, the current year population is 130,143. In 2000, the Census count in the market area was 110,633. The rate of change since 2000 was 1.6 percent annually. The five-year projection for the population in the market area is 138,066, 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.

	5 miles radius	10 miles radius	15 miles radius
Households			
1990 Households	12,901	21,246	32,940
2000 Households	16,331	26,801	41,520
2010 Households	19,087	31,493	48,729
2015 Households	20,242	33,449	51,693
1990-2000 Annual Rate	2.39%	2.35%	2.34%
2000-2010 Annual Rate	1.53%	1.59%	1.57%
2010-2015 Annual Rate	1.18%	1.21%	1.19%

The household count in this market area has changed from 41,520 in 2000 to 48,729 in the current year, a change of 1.57 percent annually. The five-year projection of households is 51,693, a change of 1.19 percent annually from the current year total. Average household size is currently 2.63, compared to 2.62 in the year 2000. The number of families in the current year is 34,080 in the market area.

Housing

Currently, 63.5 percent of the 53,553 housing units in the market area are owner occupied; 27.5 percent, renter occupied; and 9.0 percent are vacant. In 2000, there were 45,195 housing units - 64.4 percent owner occupied, 27.4 percent renter occupied and 8.1 percent vacant. The rate of change in housing units since 2000 is 1.67 percent. Median home value in the market area is \$264,748, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.77 percent annually to \$334,259. From 2000 to the current year, median home value changed by 5.19 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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	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$29,168	\$28,430	\$29,206
2000 Median HH Income	\$41,885	\$42,540	\$44,373
2010 Median HH Income	\$53,035	\$52,942	\$55,259
2015 Median HH Income	\$60,201	\$60,258	\$62,634
1990-2000 Annual Rate	3.68%	4.11%	4.27%
2000-2010 Annual Rate	2.33%	2.16%	2.16%
2010-2015 Annual Rate	2.57%	2.62%	2.54%
Per Capita Income			
1990 Per Capita Income	\$14,159	\$13,761	\$14,043
2000 Per Capita Income	\$20,181	\$20,641	\$21,568
2010 Per Capita Income	\$22,652	\$23,288	\$24,710
2015 Per Capita Income	\$26,070	\$26,941	\$28,509
1990-2000 Annual Rate	3.61%	4.14%	4.38%
2000-2010 Annual Rate	1.13%	1.18%	1.34%
2010-2015 Annual Rate	2.85%	2.96%	2.9%
Average Household Income			
1990 Average Household Income	\$36,349	\$35,797	\$36,275
2000 Average Household Income	\$54,963	\$55,512	\$56,755
2010 Average HH Income	\$62,603	\$62,787	\$65,108
2015 Average HH Income	\$72,256	\$72,767	\$75,197
1990-2000 Annual Rate	4.22%	4.49%	4.58%
2000-2010 Annual Rate	1.28%	1.21%	1.35%
2010-2015 Annual Rate	2.91%	2.99%	2.92%

Households by Income

Current median household income is \$55,259 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,634 in five years. In 2000, median household income was \$44,373, compared to \$29,206 in 1990.

Current average household income is \$65,108 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,197 in five years. In 2000, average household income was \$56,755, compared to \$36,275 in 1990.

Current per capita income is \$24,710 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,509 in five years. In 2000, the per capita income was \$21,568, compared to \$14,043 in 1990.

Population by Employment

Total Businesses	2,884	4,035	5,703
Total Employees	28,508	38,897	49,565

Currently, 89.3 percent of the civilian labor force in the identified market area is employed and 10.7 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 91.1 percent of the civilian labor force, and unemployment will be 8.9 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, 63.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.3 percent were in the Armed Forces.

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

- 56.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 24.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 78.1 percent of the market area population drove alone to work, and 4.6 percent worked at home. The average travel time to work in 2000 was 24.7 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:

- 12.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 25.9 percent were high school graduates only (29.6 percent in the U.S.)
- 11.5 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 8.5 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.

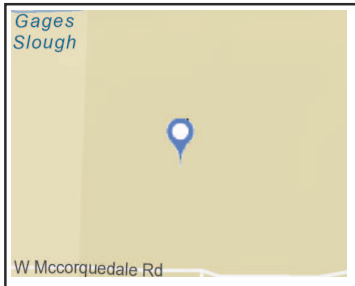
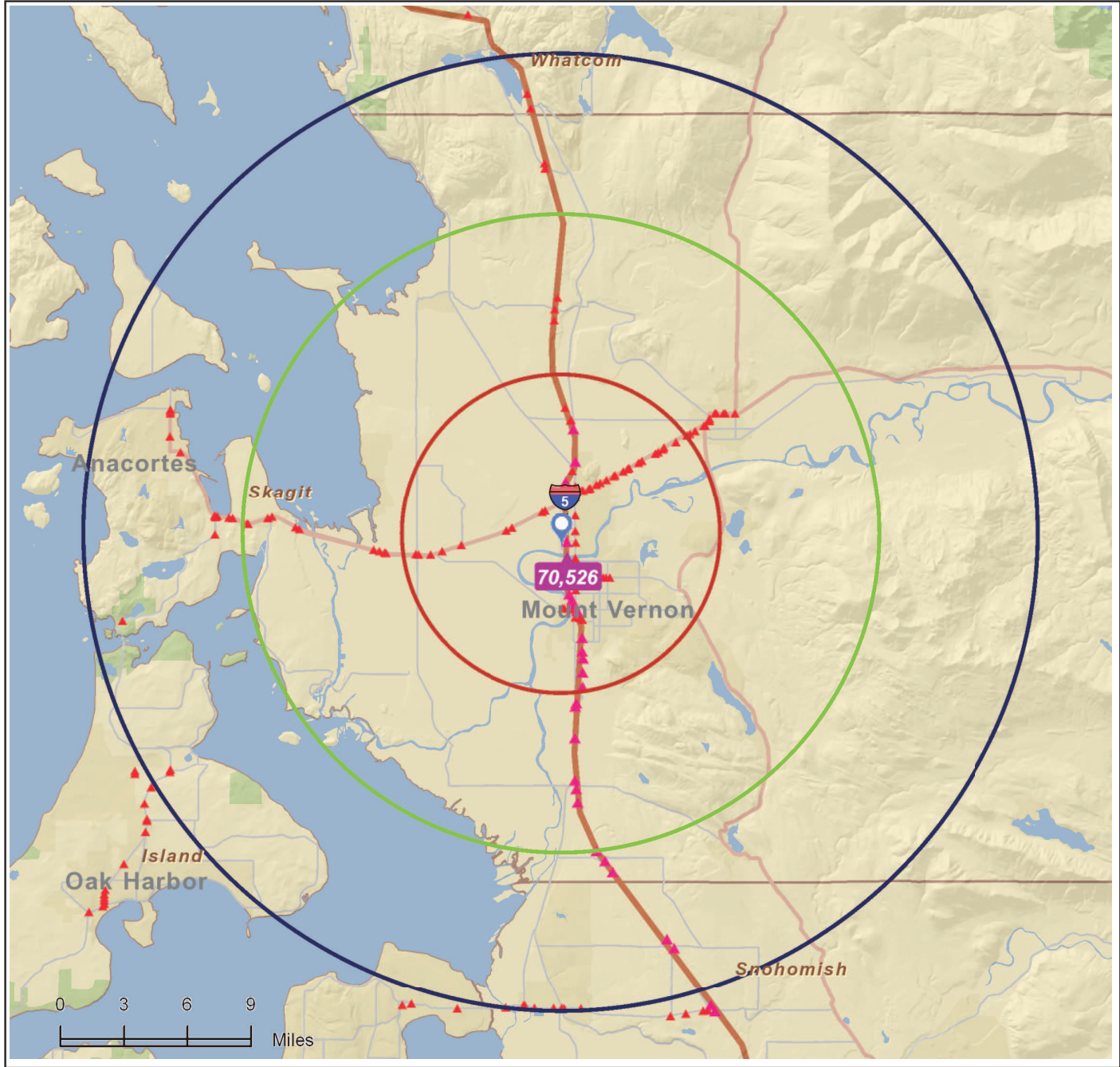


Traffic Count Map

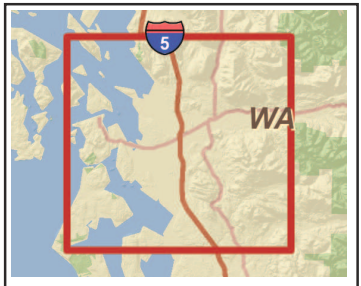
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: © 2010 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®