

LEARNED COMMERCIAL, INC.

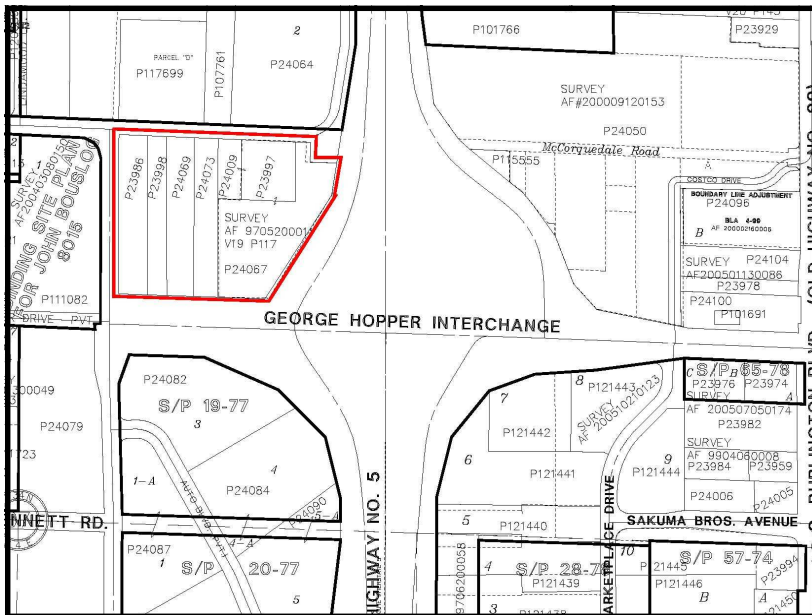
Providing Select Commercial Real Estate Services



For Sale

McCorquedale Road
Burlington, WA

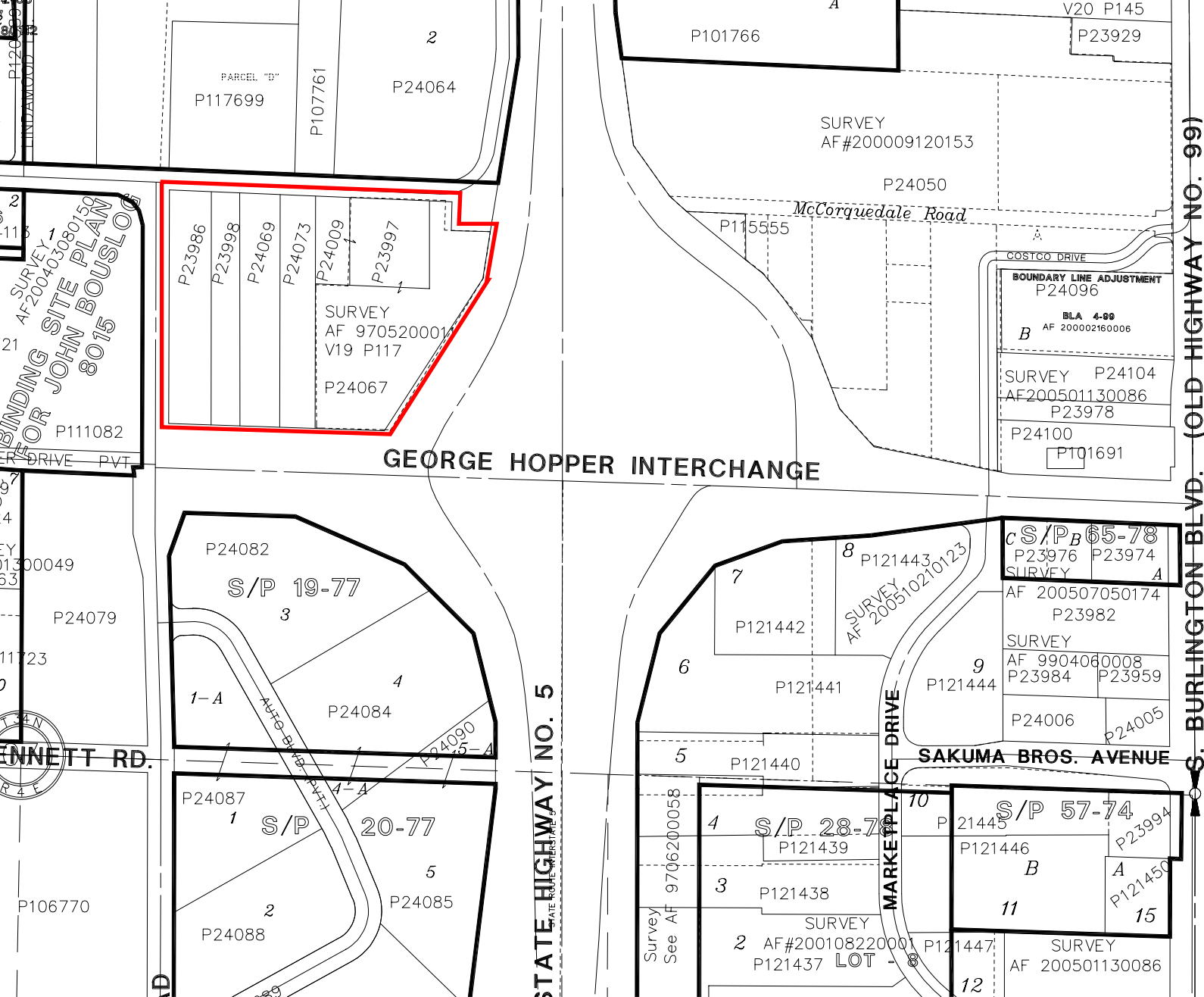
- ◆ 7.91+/- acres @ NW corner of I-5 exit 229
- ◆ 2,195+/- sf retail/office building and parking lot
- ◆ I-5 visibility
- ◆ In the vicinity of I-5 Auto World, Honda and Harley Davidson dealers, Costco, and
- ◆ \$3,500,000



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



PARCEL "B"
P117699

2
P24064

P101766

P23929

SURVEY
AF#200009120153

P24050

McCorquedale Road

P115555

COSTCO DRIVE

BOUNDARY LINE ADJUSTMENT
P24096

BLA 4-99
B AF 200002160006

SURVEY P24104
AF200501130086
P23978

P24100
PTQ1691

BOUNDING SITE PLAN
FOR JOHN BOUSLOG
8015
SURVEY
AF200403080150
P111082
DRIVE PVT

SURVEY
AF 970520001
V19 P117
P24067

P23986
P23998
P24069
P24073
P24009
P23997

GEORGE HOPPER INTERCHANGE

P24082

S/P 19-77

3

4

P24084

1-A

P24090
5-A

P24087

S/P

20-77

5

P24088

P24085

ANNETT RD.

STATE HIGHWAY NO. 5

5

P121440

4

S/P 28-77

P121439

3

P121438

SURVEY

2 AF#200108220001
P121437 LOT

Survey
See AF 9706200058

MARKET PLACE DRIVE

SAKUMA BROS. AVENUE

6

P121442

7

SURVEY
AF 200510210123

P121443
P121441

8

9

P121441

P121444

C S/P B 65-78
P23976 P23974
SURVEY A

AF 200507050174
P23982
SURVEY
AF 9904060008
P23984 P23959

P24006

P24005

S/P 57-74

B

11

A

P121450

15

SURVEY
AF 200501130086

12



BURLINGTON BLVD. (OLD HIGHWAY NO. 99)

SKAGIT CO

BURLINGTON LIM

LINDAMOOD LANE (PVT)

C-2

S. GOLDENROD RD

C-1

CHRYSTER DRIVE (PVT)

HOLLYWOOD RD

GEORGE HOPPER INTERCHANGE

COSTCO DR (PVT)

SO. BURLINGTON BLVD.

E. GEORGE HOPPER

BENNETT ROAD

C-2

AUTO BLVD.

IGHWAY NO. 5

C-1

MARKETPLACE DRIVE

HOLLIGR N LN (PVT)

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.

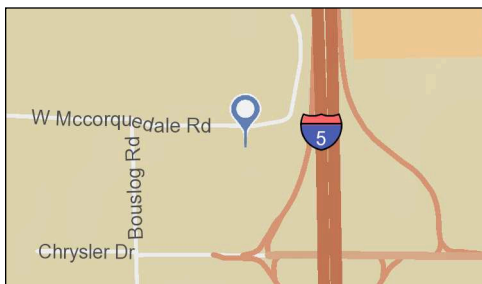
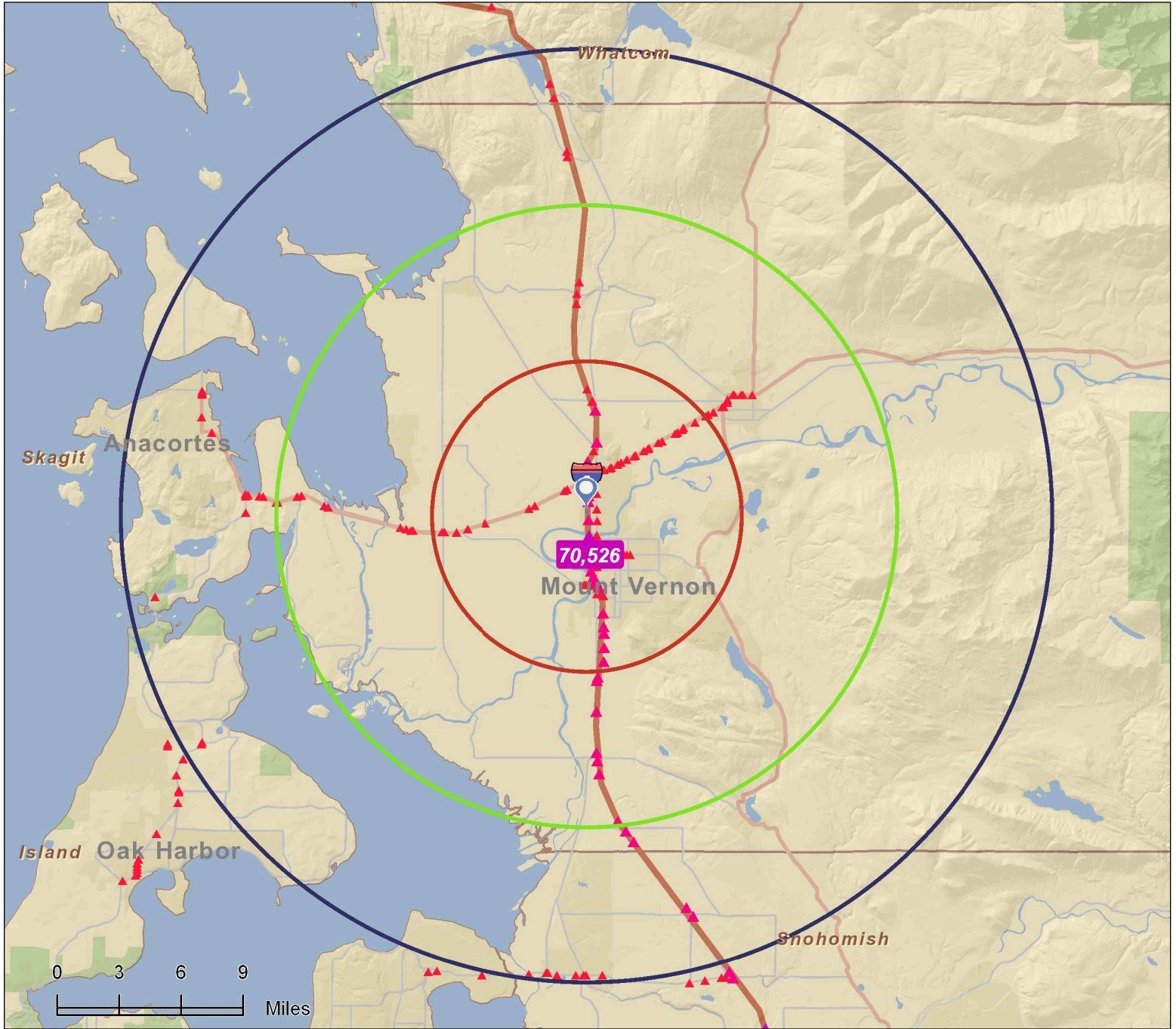
D. New construction shall comply with the Citywide Design Guidelines, and on sites one acre or larger in size, Chapter [17.69](#) BMC, Design Review Board. (Ord. 1322 § 8, 1996; Ord. 1260 § 14, 1994; Ord. 1206 § 3, 1992).



Traffic Count Map

1666 McCorquedale Rd, Burlington, WA 98233
1666 McCorquedale Rd, Burlington, WA 98233
Ring: 5, 10, 15 Miles

Prepared by Marshall Learned
Latitude: 48.453545
Longitude: -122.342972



- 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: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetrix®

October 11, 2011

Made with Esri Business Analyst



Executive Summary

Prepared by Marshall Learned

1666 McCorquedale Rd, Burlin...
 1666 McCorquedale Rd, Burlington, WA 98233
 Ring: 5, 10, 15 Miles

Latitude: 48.453545
 Longitude: -122.342972

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	53,760	86,561	131,620
Male Population	49.7%	49.7%	49.6%
Female Population	50.3%	50.3%	50.4%
Median Age	33.9	36.7	39.1
2010 Income			
Median HH Income	\$53,047	\$52,939	\$55,342
Per Capita Income	\$22,637	\$23,278	\$24,735
Average HH Income	\$62,591	\$62,774	\$65,116
2010 Households			
Total Households	19,096	31,433	49,334
Average Household Size	2.76	2.70	2.62
2010 Housing			
Owner Occupied Housing Units	60.1%	62.7%	63.3%
Renter Occupied Housing Units	35.0%	30.6%	27.7%
Vacant Housing Units	4.9%	6.7%	9.1%
Population			
1990 Population	33,473	55,969	86,817
2000 Population	45,299	73,124	111,682
2010 Population	53,760	86,561	131,620
2015 Population	57,112	91,984	139,719
1990-2000 Annual Rate	3.07%	2.71%	2.55%
2000-2010 Annual Rate	1.68%	1.66%	1.62%
2010-2015 Annual Rate	1.22%	1.22%	1.2%

In the identified market area, the current year population is 131,620. In 2000, the Census count in the market area was 111,682. The rate of change since 2000 was 1.62 percent annually. The five-year projection for the population in the market area is 139,719, representing a change of 1.2 percent annually from 2010 to 2015. Currently, the population is 49.6 percent male and 50.4 percent female.

Households			
1990 Households	12,896	21,203	33,103
2000 Households	16,332	26,750	41,949
2010 Households	19,096	31,433	49,334
2015 Households	20,254	33,384	52,369
1990-2000 Annual Rate	2.39%	2.35%	2.4%
2000-2010 Annual Rate	1.54%	1.59%	1.59%
2010-2015 Annual Rate	1.18%	1.21%	1.2%

The household count in this market area has changed from 41,949 in 2000 to 49,334 in the current year, a change of 1.59 percent annually. The five-year projection of households is 52,369, a change of 1.2 percent annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2000. The number of families in the current year is 34,465 in the market area.

Housing

Currently, 63.3 percent of the 54,249 housing units in the market area are owner occupied; 27.7 percent, renter occupied; and 9.1 percent are vacant. In 2000, there were 45,670 housing units - 64.3 percent owner occupied, 27.6 percent renter occupied and 8.1 percent vacant. The rate of change in housing units since 2000 is 1.69 percent. Median home value in the market area is \$265,166, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.76 percent annually to \$334,538. 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.



Executive Summary

Prepared by Marshall Learned

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 1666 McCorquedale Rd, Burlington, WA 98233
 Ring: 5, 10, 15 Miles

Latitude: 48.453545
 Longitude: -122.342972

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$29,118	\$28,406	\$29,226
2000 Median HH Income	\$41,882	\$42,527	\$44,378
2010 Median HH Income	\$53,047	\$52,939	\$55,342
2015 Median HH Income	\$60,197	\$60,250	\$62,784
1990-2000 Annual Rate	3.7%	4.12%	4.27%
2000-2010 Annual Rate	2.33%	2.16%	2.18%
2010-2015 Annual Rate	2.56%	2.62%	2.56%
Per Capita Income			
1990 Per Capita Income	\$14,150	\$13,754	\$14,042
2000 Per Capita Income	\$20,146	\$20,630	\$21,553
2010 Per Capita Income	\$22,637	\$23,278	\$24,735
2015 Per Capita Income	\$26,054	\$26,928	\$28,546
1990-2000 Annual Rate	3.6%	4.14%	4.38%
2000-2010 Annual Rate	1.14%	1.19%	1.35%
2010-2015 Annual Rate	2.85%	2.96%	2.91%
Average Household Income			
1990 Average Household Income	\$36,317	\$35,780	\$36,284
2000 Average Household Income	\$54,911	\$55,501	\$56,675
2010 Average HH Income	\$62,591	\$62,774	\$65,116
2015 Average HH Income	\$72,237	\$72,747	\$75,224
1990-2000 Annual Rate	4.22%	4.49%	4.56%
2000-2010 Annual Rate	1.29%	1.21%	1.36%
2010-2015 Annual Rate	2.91%	2.99%	2.93%

Households by Income

Current median household income is \$55,342 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,784 in five years. In 2000, median household income was \$44,378, compared to \$29,226 in 1990.

Current average household income is \$65,116 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,224 in five years. In 2000, average household income was \$56,675, compared to \$36,284 in 1990.

Current per capita income is \$24,735 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,546 in five years. In 2000, the per capita income was \$21,553, compared to \$14,042 in 1990.

Population by Employment

Total Businesses	2,880	4,035	5,817
Total Employees	28,485	38,887	50,900

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:

- 12.1 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.)
- 11.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 15.6 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.