



LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



For Sale

17588.17606 SR 536
Mount Vernon, WA

- ◆ 1,580+/- sf shop bldg with 2 bays, office, lean-to storage on 1.22 acres.
- ◆ SR 20 frontage
- ◆ Large yard with security lights
- ◆ 1,080+/- sf residence in fenced yard on back of property.
- ◆ On route to Anacortes, Oak Harbor & the Islands across from gas station/mini mart.
- ◆ \$350,000

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



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P70110
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C
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L
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P70122
SURVEY 17
AF #2009012080 51

P70123
P70124 19

P70125
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P70136
P70137

P21726

SURVEY
AF 200007070006

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P130145
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SURVEY
AF #200103120135

SURVEY
AF #9812170066
V21 P94

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LOT 9

P115430

JACK POT LANE
48249

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P21703

SURVEY
AF #200602010129

P21699

S/P 48-79
AF 7907100064

SEE SURVEY AF #9510030017

S/P 90-11

S/P 50-77

S/P 49-77

S/P 14-84

OUTSIDE DUNBAR
F. C.

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P21764

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PTN. LT. B

P21731

A

P21732

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P21786

P21784

P21785

P21788

P21787

P21725

P21723

P21718

P21710

P21708

P21711

P21765

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INSIDE DUNBAR
F. C.

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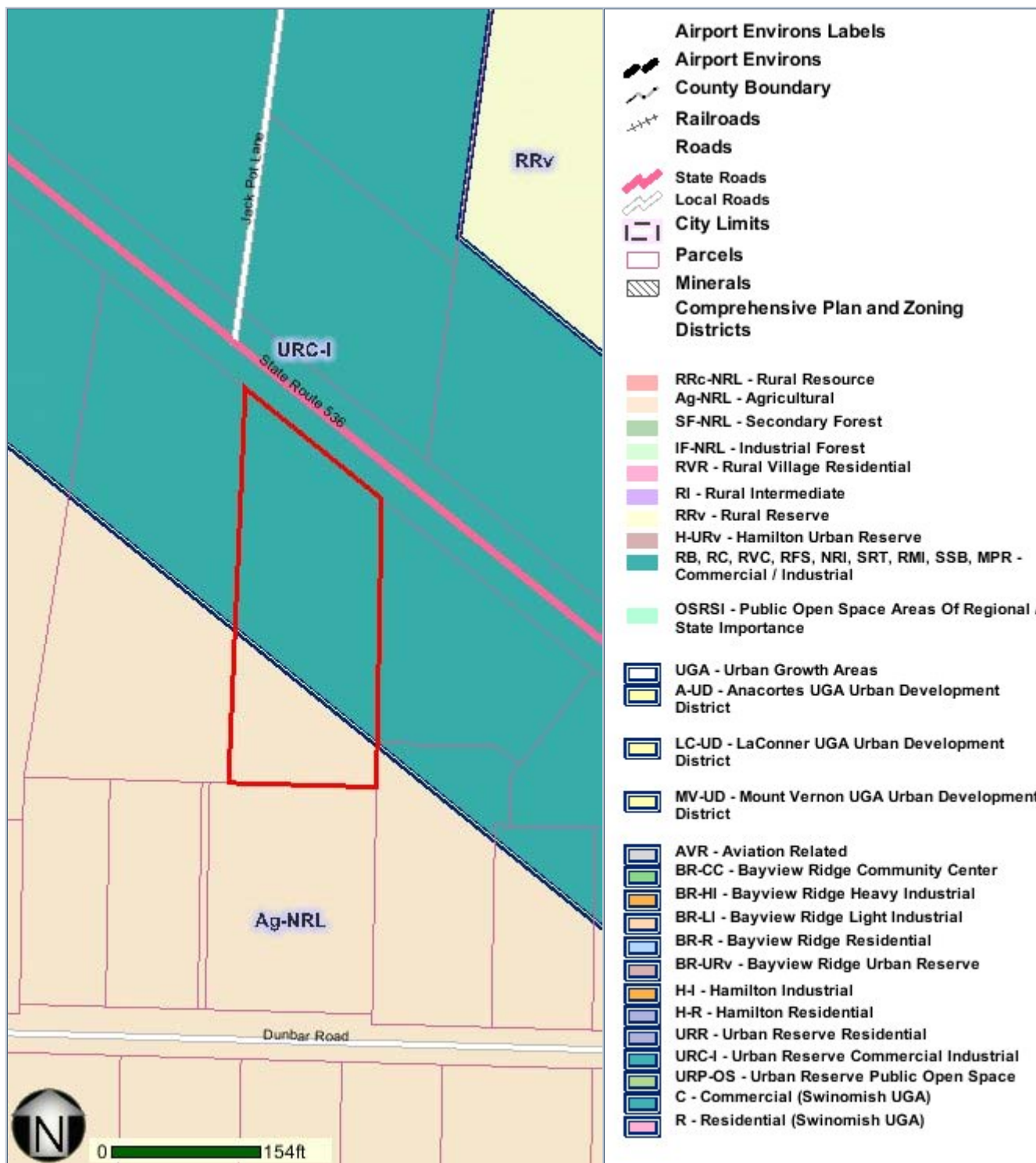
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Skagit County GIS Map



Skagit County iMap

SKAGIT COUNTY does not attest to the accuracy to the data contained herein and makes no warranty with respect to the correctness or validity of this map. Data contained in this map is limited by the method and accuracy of its collection.

Map Scale:

1 inch = 154 Feet
(1 inch = 0.0 Miles)

14.16.195 Urban Reserve Commercial-Industrial (URC-I).

(1) Purpose. The purpose of the Urban Reserve Commercial-Industrial [district](#) is to allow for limited commercial, industrial, or other nonresidential [uses](#) of the land in certain unincorporated UGAs at lower than urban intensities and without requiring the provision of [urban services](#) and/or utilities. The Urban Reserve Commercial-Industrial [district](#) is also intended to reserve the remainder of the land for more intensive urban commercial/industrial [development](#) in the future. More intensive [development](#) than that allowed under the Urban Reserve Commercial-Industrial [district](#) will require annexation to the appropriate jurisdiction or will require approval of an urban reserve [development permit](#) pursuant to [SCC 14.16.910](#).

(2) [Permitted Uses](#).

- (a) Art galleries and studios.
- (b) [Business/professional offices](#).
- (c) Community club/grange hall.
- (d) [Family day care provider](#).
- (e) Gasoline service stations and automobile [repair](#) garages conducted inside a [building](#).
- (f) [Historic sites](#) open to the public.
- (g) Indoor or outdoor storage facilities, excluding unlicensed and [inoperable vehicles](#).
- (h) [Kennel, day-use](#).
- (i) Loft living quarters above store fronts.
- (j) [Mini-storage](#).
- (k) Minor [public uses](#).
- (l) Natural resource support services, including office [uses](#) and wholesale, retail and service businesses serving local natural resource industries, and sales, storage, parts and [repair](#) of equipment and supplies for natural resource industries.
- (m) Outside sales of new and used vehicles, boats and mobile homes or equipment.
- (n) [Owner operator/caretaker quarters](#) accessory to [primary use](#).
- (o) [Pre-school](#).
- (p) Production, [repair](#), and servicing of specialized tools and equipment.

- (q) Retail and service businesses.
 - (r) Restaurants.
 - (s) Retail and wholesale nurseries/greenhouses.
 - (t) Small [animal clinic/hospital](#).
 - (u) Small retail and service businesses.
 - (v) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
 - (w) Warehouses and distribution and wholesale [uses](#).
 - (x) [Maintenance, drainage](#).
 - (y) [Net metering system](#), solar.
 - (z) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 8 inches or less.
 - (aa) [Recycling drop box facility](#).
- (3) Administrative Special [Uses](#).
- (a) [Active recreational facilities](#).
 - (b) Expansion of existing [major public uses](#) up to 3,000 square feet.
 - (c) [Kennels](#).
 - (i) Boarding [kennel](#).
 - (ii) Limited [kennel](#).
 - (d) Large [animal clinic/hospital](#).
 - (e) Minor [utility developments](#).
 - (f) Parks, specialized recreational facility.
 - (g) [Personal wireless services towers](#), subject to [SCC 14.16.720](#).
 - (h) [Race track, indoor](#).

- (i) Temporary events.
 - (j) Trails and primary and secondary trailheads.
- (4) Hearing Examiner Special Uses.
- (a) Church.
 - (b) Group care facility.
 - (c) Major public uses and expansions of existing major public uses, 3,000 square feet and greater.
 - (d) Major utility developments.
 - (e) Storage of unlicensed/inoperable vehicles.
- (5) Dimensional Standards. The following dimensional requirements shall apply, unless the project receives an urban reserve development permit, pursuant to SCC 14.16.910, in which case the development standards, any design review standards, landscaping, parking, and signage standards from the applicable city code in whose UGA the project is located shall apply.
- (a) Setbacks, Primary and Accessory Structure.
 - (i) Front: 35 feet.
 - (ii) Side and rear: None on interior lot lines adjacent to other commercial designations. On lot lines adjacent to other land use designations: side: 15 feet; rear: 20 feet.
 - (b) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).
 - (c) Maximum height: 40 feet.
 - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of personal wireless services towers is regulated in SCC 14.16.720.
 - (d) Maximum Size Limits. Total gross building area of primary and accessory uses shall not exceed 5,000 square feet of new construction per parcel, calculated on a cumulative basis after August 26, 2003, unless the owner has obtained an urban reserve development permit pursuant to SCC 14.16.910.
 - (e) Minimum lot size: 5 acres or 1/128th of section; unless the owner has obtained an urban reserve development permit, pursuant to SCC 14.16.910. No variances to this minimum lot size

requirement shall be granted. Existing lots smaller than this minimum lot size shall be subject to the provisions of SCC [14.16.850](#), lot certification.

(f) Maximum lot coverage: 50%.

(6) Infrastructure Development Standards. Subdivisions of land, building permits, and land use actions which are allowed by this Section shall meet those development standards for infrastructure established by Chapter [14.18 SCC](#) and applicable generally to land outside the unincorporated UGAs and the following additional requirements:

(a) If public water service is available, as a condition of any development approval in the unincorporated UGA, the property owner shall obtain a certificate of water availability for the proposed use from a public water utility, and connect to the water system. Fire flow requirements shall be as specified in Chapter [14.28 SCC](#), Appendix A (Minimum Fire Flow Design Standards).

(b) Any short plat, subdivision, binding site plan, or other subdivision of land to the rural densities or sizes permitted in this Section without obtaining an urban reserve development permit shall contain a notation on the face of the short plat, subdivision, binding site plan, or other subdivision of land that identifies an area within the parcel where structures are not permitted to accommodate future rights-of-way for urban transportation infrastructure and utilities that will be required when the property is further subdivided and developed at urban densities and land uses.

(i) This area of restriction may be modified administratively, at the request of the property owner, without requiring an amendment to the short plat, subdivision, binding site plan, or other subdivision of land.

(ii) The County shall consult with the city in whose UGA the property is located and base its determination of the appropriate location and width of these reserve areas on the development regulations and planning documents of the city in whose UGA the property is located.

(iii) The note on the face of the short plat, subdivision, binding site plan, or other subdivision of land shall specify that when the property is further subdivided for urban densities and land uses and when dedication of rights-of-way for roads and utilities is completed as part of that future subdivision and urban development approval, the permanent structures restriction contained in the initial short plat, subdivision, binding site plan, or other subdivision of land shall expire and shall be replaced with that future dedication.

(c) Nothing in this Section shall preclude Skagit County from requiring that additional infrastructure, including transportation, fire, police, and parks, be provided as a condition of a specific development on a case-by-case basis, pursuant to SEPA, special studies, or other requirements and standards, under the process for approval provided in Skagit County development regulations for all developments. Skagit County shall consider applicable

municipalities' [capital facilities](#) plans for public facilities and services, together with all relevant facts, in establishing the conditions for approval, as provided by [County](#) ordinance.

(d) Maximum Wastewater Output. The proposed [use](#) or expansion added since August 26, 2003, shall generate an increase in wastewater output no greater than that generated by an equivalent single-family residential unit (ERU). For purposes of this Subsection, an ERU is defined as a [structure](#) or facility that does not exceed 20 fixture units under the Uniform Plumbing Code as adopted by Skagit [County](#). The [County](#) shall not permit a nonresidential [development](#) in this [zone](#) that exceeds 20 fixture units, unless the proposed [use](#) and associated wastewater generation is approved pursuant to an urban reserve [development permit](#).

(e) In accordance with the Growth Management [Act](#) and the Skagit [County](#) Comprehensive [Plan](#), [cities](#) are the units of local government most able to provide [urban services](#), including services necessary to treat wastewater in this [district](#). In the event that off-site treatment of wastewater is desired, such treatment services must be provided by the appropriate [city](#) government.

(7) Pedestrian Circulation. Pedestrian walkways shall be provided between parking areas and the [uses](#) served by that parking.

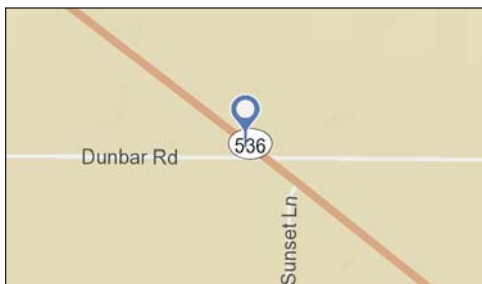
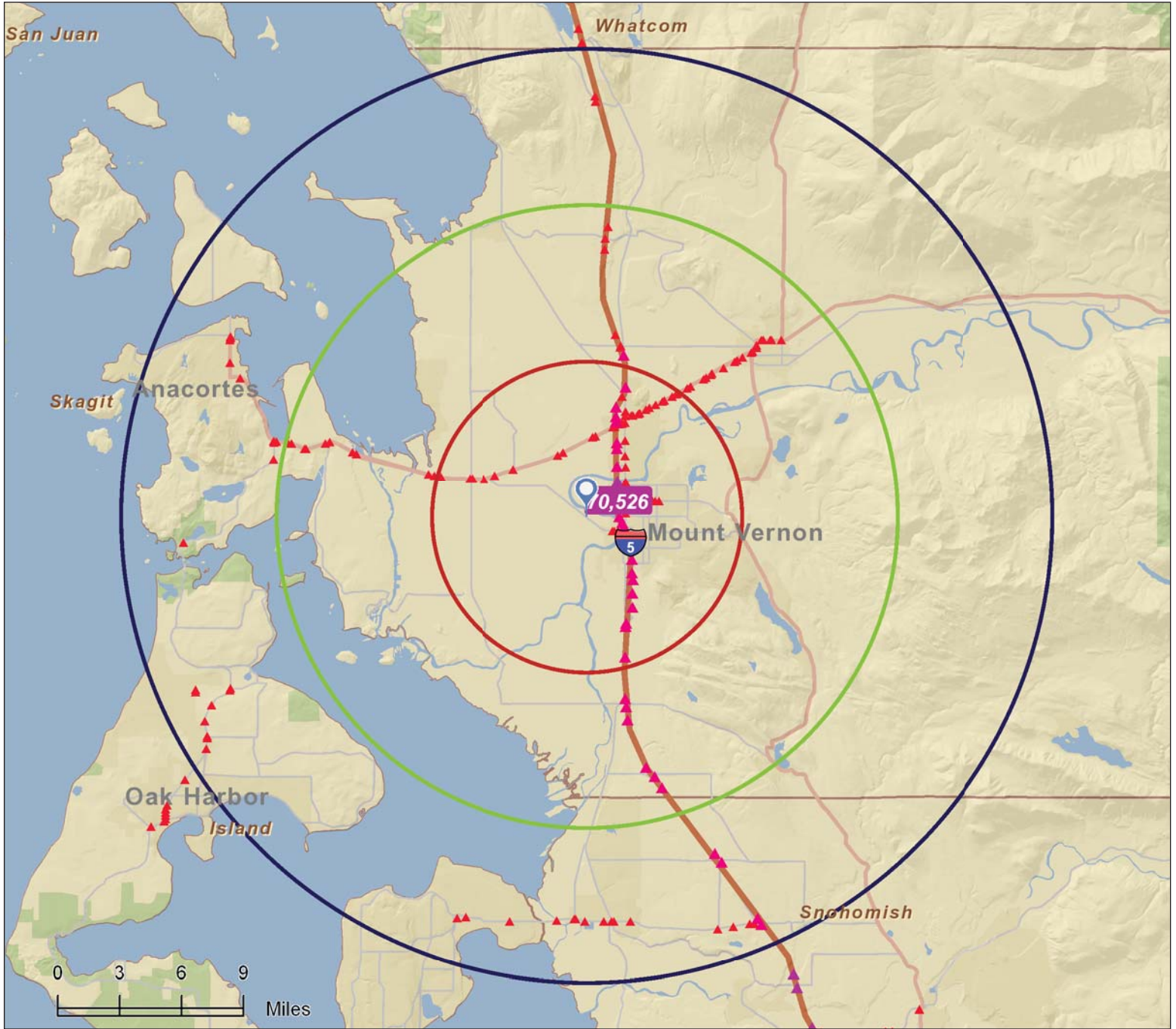
(8) Additional requirements related to this [zone](#) are found in [SCC 14.16.800](#), [14.16.810](#), [14.16.830](#) (specifically Type III landscaping as required for RVC, RC, SSB and R [zones](#)), [14.16.840](#), [14.16.850](#), [14.16.870](#), [14.16.880](#) and the rest of the Skagit [County](#) Code. (Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)



Traffic Count Map

17588 SR 536
17588 State Route 536, Mount Vernon, WA, 98273
Ring: 5, 10, 15 Miles

Prepared by Marshall Learned
Latitude: 48.428067
Longitude: -122.3627



- 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





Executive Summary

Prepared by Marshall Learned

17588 SR 536
 17588 State Route 536, Mount Vernon, WA, 98273
 Ring: 5, 10, 15 Miles

Latitude: 48.428067
 Longitude: -122.3627

	5 miles radius	10 miles radius	15 miles radius
2010 Population			
Total Population	51,137	84,148	135,695
Male Population	49.7%	49.5%	49.7%
Female Population	50.3%	50.5%	50.3%
Median Age	33.6	36.6	38.7
2010 Income			
Median HH Income	\$52,806	\$53,151	\$55,348
Per Capita Income	\$22,617	\$23,357	\$24,564
Average HH Income	\$62,693	\$62,980	\$65,068
2010 Households			
Total Households	18,121	30,660	50,564
Average Household Size	2.76	2.70	2.64
2010 Housing			
Owner Occupied Housing Units	59.6%	62.1%	62.9%
Renter Occupied Housing Units	35.3%	30.9%	28.0%
Vacant Housing Units	5.1%	7.0%	9.1%
Population			
1990 Population	31,477	54,417	90,356
2000 Population	42,851	71,120	115,318
2010 Population	51,137	84,148	135,695
2015 Population	54,355	89,386	143,897
1990-2000 Annual Rate	3.13%	2.71%	2.47%
2000-2010 Annual Rate	1.74%	1.65%	1.6%
2010-2015 Annual Rate	1.23%	1.22%	1.18%

In the identified market area, the current year population is 135,695. In 2000, the Census count in the market area was 115,318. The rate of change since 2000 was 1.6 percent annually. The five-year projection for the population in the market area is 143,897, representing a change of 1.18 percent annually from 2010 to 2015. Currently, the population is 49.7 percent male and 50.3 percent female.

	5 miles radius	10 miles radius	15 miles radius
Households			
1990 Households	12,184	20,779	34,093
2000 Households	15,440	26,125	43,019
2010 Households	18,121	30,660	50,564
2015 Households	19,223	32,547	53,632
1990-2000 Annual Rate	2.4%	2.32%	2.35%
2000-2010 Annual Rate	1.57%	1.57%	1.59%
2010-2015 Annual Rate	1.19%	1.2%	1.19%

The household count in this market area has changed from 43,019 in 2000 to 50,564 in the current year, a change of 1.59 percent annually. The five-year projection of households is 53,632, a change of 1.19 percent annually from the current year total. Average household size is currently 2.64, compared to 2.63 in the year 2000. The number of families in the current year is 35,584 in the market area.

Housing

Currently, 62.9 percent of the 55,603 housing units in the market area are owner occupied; 28.0 percent, renter occupied; and 9.1 percent are vacant. In 2000, there were 46,803 housing units - 63.9 percent owner occupied, 28.0 percent renter occupied and 8.1 percent vacant. The rate of change in housing units since 2000 is 1.7 percent. Median home value in the market area is \$265,089, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.74 percent annually to \$334,176. 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.



17588 SR 536
 17588 State Route 536, Mount Vernon, WA, 98273
 Ring: 5, 10, 15 Miles

Latitude: 48.428067
 Longitude: -122.3627

	5 miles radius	10 miles radius	15 miles radius
Median Household Income			
1990 Median HH Income	\$29,065	\$28,431	\$28,983
2000 Median HH Income	\$41,814	\$42,613	\$44,315
2010 Median HH Income	\$52,806	\$53,151	\$55,348
2015 Median HH Income	\$60,045	\$60,506	\$62,808
1990-2000 Annual Rate	3.7%	4.13%	4.34%
2000-2010 Annual Rate	2.3%	2.18%	2.19%
2010-2015 Annual Rate	2.6%	2.63%	2.56%
Per Capita Income			
1990 Per Capita Income	\$14,312	\$13,916	\$13,752
2000 Per Capita Income	\$20,393	\$20,703	\$21,348
2010 Per Capita Income	\$22,617	\$23,357	\$24,564
2015 Per Capita Income	\$26,069	\$27,013	\$28,340
1990-2000 Annual Rate	3.6%	4.05%	4.5%
2000-2010 Annual Rate	1.01%	1.18%	1.38%
2010-2015 Annual Rate	2.88%	2.95%	2.9%
Average Household Income			
1990 Average Household Income	\$36,581	\$36,004	\$35,947
2000 Average Household Income	\$55,455	\$55,563	\$56,591
2010 Average HH Income	\$62,693	\$62,980	\$65,068
2015 Average HH Income	\$72,488	\$72,963	\$75,122
1990-2000 Annual Rate	4.25%	4.43%	4.64%
2000-2010 Annual Rate	1.2%	1.23%	1.37%
2010-2015 Annual Rate	2.95%	2.99%	2.92%

Households by Income

Current median household income is \$55,348 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$62,808 in five years. In 2000, median household income was \$44,315, compared to \$28,983 in 1990.

Current average household income is \$65,068 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$75,122 in five years. In 2000, average household income was \$56,591, compared to \$35,947 in 1990.

Current per capita income is \$24,564 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$28,340 in five years. In 2000, the per capita income was \$21,348, compared to \$13,752 in 1990.

Population by Employment

Total Businesses	2,813	3,999	5,964
Total Employees	27,773	38,611	51,197

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 91.0 percent of the civilian labor force, and unemployment will be 9.0 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, 63.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.8 percent were in the Armed Forces.

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

- 56.3 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 25.1 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 4.5 percent worked at home. The average travel time to work in 2000 was 24.8 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:

- 11.9 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 26.1 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.)
- 15.4 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.)