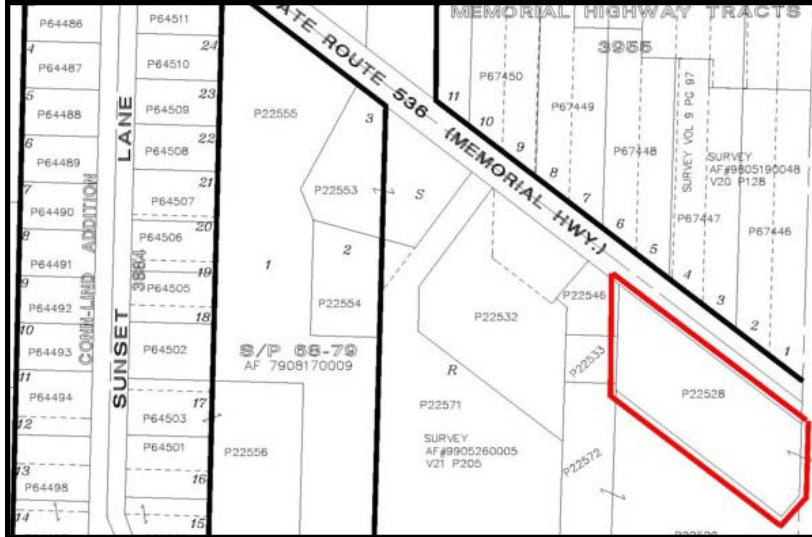




# LEARNED COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## For Sale

**17994 State Route 536  
Mount Vernon, WA**

- ◆ 12,448+/- sf retail bldg with SR536 frontage

*Note: SR536 is main route to Anacortes, Whidbey Island, & the San Juan Islands*

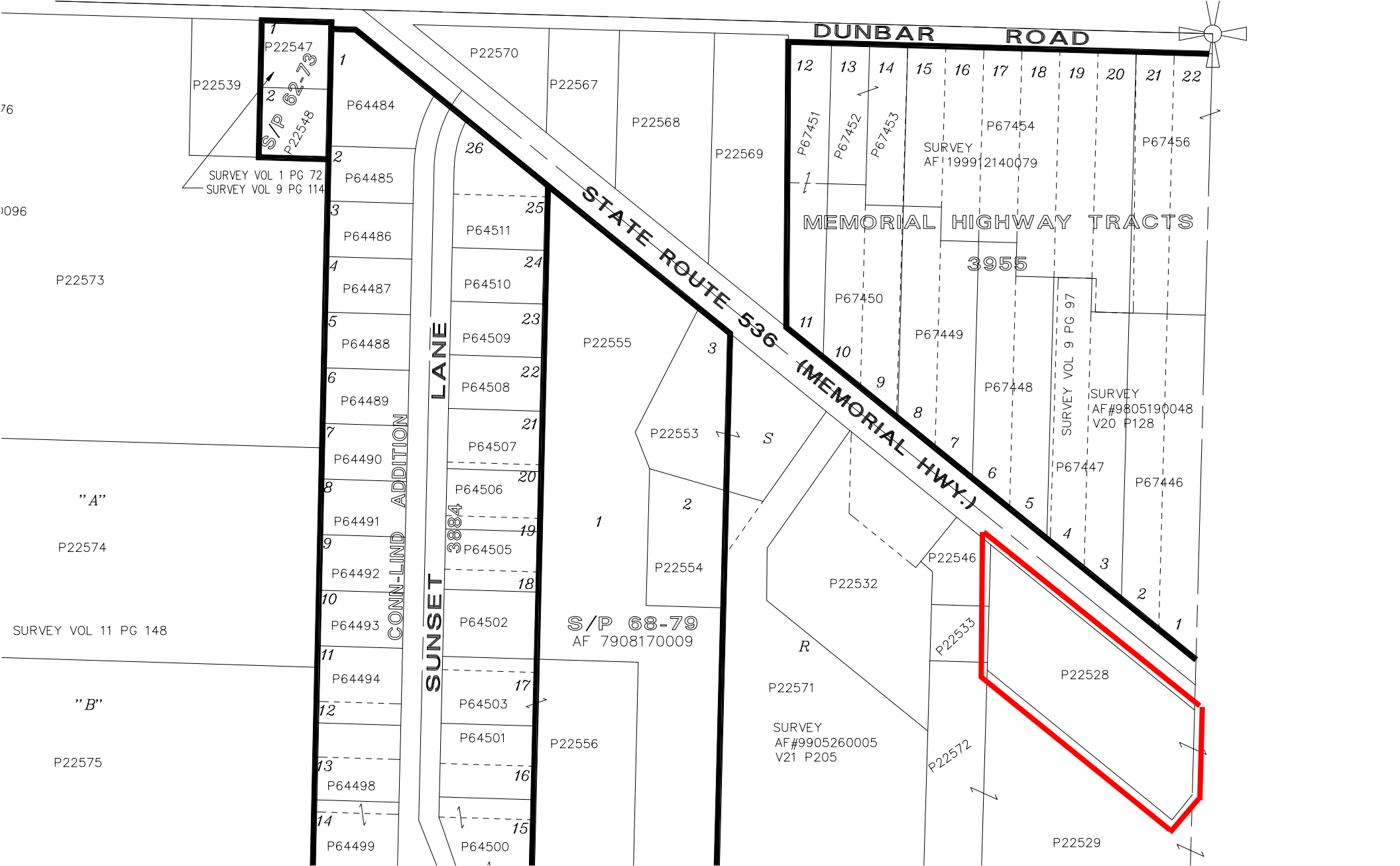
- ◆ 1.61+/- acres with ample Parking
- ◆ Zoned URC-1
- ◆ Phase I report complete
- ◆ Additional Due Diligence available at listing office.
- ◆ \$600,000

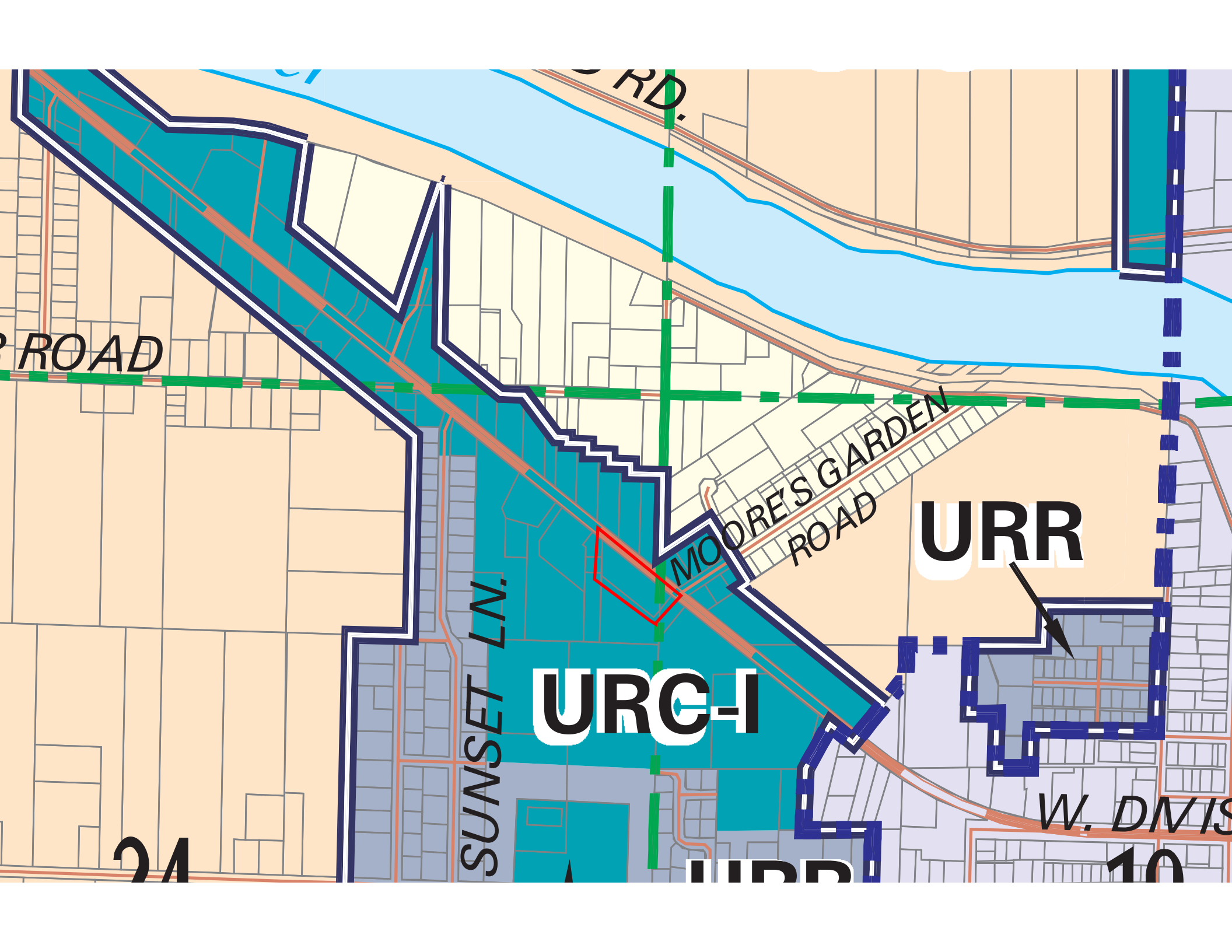


**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888 fx: 360-757-1850  
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*All info deemed reliable however verification recommended*





ROAD

RD.

MOORE'S GARDEN ROAD

**URR**

**URC-I**

SUNSET LN.

W. DAVIS

24

10

~~(9) Additional requirements related to this zone are found in SCC 14.16.210, 14.16.600 through 14.16.900 and the rest of the Skagit County Code (Ord. O20060012 (part); Ord. O20070009 (part); Ord. O20060007 Exn. D § 4; Ord. 17938 Atch. F (part), 2000)~~

#### **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 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) Professional offices.
  - (q) Production, repair, and servicing of specialized tools and equipment.
  - (r) Provision of services, including professional, management, consulting, construction, and repair services.
  - (s) Restaurants.
  - (t) Retail and wholesale nurseries/greenhouses.
  - (u) Small animal clinic/hospital.
  - (v) Small retail and service businesses.
  - (w) Small scale production or manufacture of products and goods, including food products, furniture, apparel, artwork, metal products, and wood products.
  - (x) Warehouses and distribution and wholesale uses.
- (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 building height: 30 feet or shall conform to the Skagit County Building Code.
    - (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, and fire towers are exempt. The height of personal wireless services towers are 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. O20080012 (part); Ord. O20080004 (part); Ord. O20070009 (part); Ord. O20050007 § 4)

~~**14.16.200 Aviation Related (AVR).**~~

- ~~(1) Purpose. The purpose of the Aviation Related district is to provide a place for regional airfields and uses which require proximity and access to an established airfield. Land designated as AVR should be located adjacent and accessible to airport terminals, hangar areas, taxiways, and related facilities. Federal Aviation Administration regulations and the applicable Airport Master Plan for the airport facility under review further restrict building and site development within the AVR zone.~~
- ~~(2) Permitted Uses.~~
  - ~~(a) Air charter services.~~
  - ~~(b) Aircraft fueling.~~
  - ~~(c) Aircraft maintenance and repair.~~
  - ~~(d) Aircraft parking and hangars.~~



# Executive Summary

Prepared By: Learned Commercial, Inc.

Site Type: Radius	17994 STHY 536 Mount Vernon, WA 98273 Radius: 3.0 mile	17994 STHY 536 Mount Vernon, WA 98273 Radius: 5.0 mile	17994 STHY 536 Mount Vernon, WA 98273 Radius: 10.0 mile
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## 2008 Population

Total Population	33,008	49,909	83,058
Male Population	49.6%	49.7%	49.5%
Female Population	50.4%	50.3%	50.5%
Median Age	32.2	33.3	36.3

## 2008 Income

Median HH Income	\$49,699	\$52,710	\$54,155
Per Capita Income	\$22,523	\$23,389	\$24,520
Average HH Income	\$62,428	\$64,974	\$66,507

## 2008 Households

Total Households	11,728	17,665	30,160
Average Household Size	2.76	2.77	2.71
1990-2000 Annual Rate	2.21%	2.43%	2.33%

## 2008 Housing

Owner Occupied Housing Units	60.5%	61.9%	64.8%
Renter Occupied Housing Units	35.0%	33.4%	28.6%
Vacant Housing Units	4.5%	4.7%	6.6%

## Population

1990 Population	21,292	31,479	54,734
2000 Population	28,794	42,989	71,595
2008 Population	33,008	49,909	83,058
2013 Population	36,118	55,181	91,916
1990-2000 Annual Rate	3.06%	3.17%	2.72%
2000-2008 Annual Rate	1.67%	1.83%	1.82%
2008-2013 Annual Rate	1.82%	2.03%	2.05%

In the identified market area, the current year population is 83,058. In 2000, the Census count in the market area was 71,595. The rate of change since 2000 was 1.82 percent annually. The five-year projection for the population in the market area is 91,916, representing a change of 2.05 percent annually from 2008 to 2013. Currently, the population is 49.5 percent male and 50.5 percent female.

## Households

1990 Households	8,358	12,177	20,890
2000 Households	10,401	15,479	26,291
2008 Households	11,728	17,665	30,160
2013 Households	12,788	19,460	33,304
1990-2000 Annual Rate	2.21%	2.43%	2.33%
2000-2008 Annual Rate	1.47%	1.61%	1.68%
2008-2013 Annual Rate	1.75%	1.95%	2%

The household count in this market area has changed from 26,291 in 2000 to 30,160 in the current year, a change of 1.68 percent annually. The five-year projection of households is 33,304, a change of 2 percent annually from the current year total. Average household size is currently 2.71, compared to 2.67 in the year 2000. The number of families in the current year is 20,947 in the market area.

## Housing

Currently, 64.8 percent of the 32,277 housing units in the market area are owner occupied; 28.6 percent, renter occupied; and 6.6 percent are vacant. In 2000, there were 27,831 housing units— 62.9 percent owner occupied, 30.9 percent renter occupied and 6.2 percent vacant. The rate of change in housing units since 2000 is 1.81 percent. Median home value in the market area is \$290,172, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.47 percent annually to \$327,814. From 2000 to the current year, median home value changed by 8.59 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$27,622	\$28,980	\$28,441
2000 Median HH Income	\$39,389	\$41,781	\$42,764
2008 Median HH Income	\$49,699	\$52,710	\$54,155
2013 Median HH Income	\$57,506	\$60,896	\$62,300
1990-2000 Annual Rate	3.61%	3.73%	4.16%
2000-2008 Annual Rate	2.86%	2.86%	2.9%
2008-2013 Annual Rate	2.96%	2.93%	2.84%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$14,047	\$14,308	\$13,898
2000 Per Capita Income	\$19,076	\$20,409	\$20,684
2008 Per Capita Income	\$22,523	\$23,389	\$24,520
2013 Per Capita Income	\$25,875	\$26,844	\$27,987
1990-2000 Annual Rate	3.11%	3.62%	4.06%
2000-2008 Annual Rate	2.03%	1.67%	2.08%
2008-2013 Annual Rate	2.81%	2.79%	2.68%
<b>Average Household Income</b>			
1990 Average Household Income	\$35,278	\$36,537	\$35,985
2000 Average Household Income	\$51,853	\$55,482	\$55,592
2008 Average HH Income	\$62,428	\$64,974	\$66,507
2013 Average HH Income	\$72,107	\$74,974	\$76,183
1990-2000 Annual Rate	3.93%	4.27%	4.45%
2000-2008 Annual Rate	2.28%	1.93%	2.2%
2008-2013 Annual Rate	2.92%	2.9%	2.75%

### Households by Income

Current median household income is \$54,155 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,300 in five years. In 2000, median household income was \$42,764, compared to \$28,441 in 1990.

Current average household income is \$66,507 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$76,183 in five years. In 2000, average household income was \$55,592, compared to \$35,985 in 1990.

Current per capita income is \$24,520 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$27,987 in five years. In 2000, the per capita income was \$20,684, compared to \$13,898 in 1990.

### Population by Employment

Total Businesses	2,772	3,715	5,189
Total Employees	19,067	25,458	34,748

Currently, 94.3 percent of the civilian labor force in the identified market area is employed and 5.7 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.4 percent of the civilian labor force, and unemployment will be 5.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 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:

- 53.6 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.3 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 28.2 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 77.7 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 23.9 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, 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 (16.4 percent in the U.S.)
- 26.5 percent were high school graduates only (29.6 percent in the U.S.)
- 9.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 14.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)