



# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## For Lease

**301 Valley Mall Way, Ste 100  
Mount Vernon, WA**

- ◆ 5,080+/- sf ofc/retail available
- ◆ Additional 1,668+/- sf "shell" space available
- ◆ Ample Parking
- ◆ Convenient access to Riverside Drive, College Way & I-5
- ◆ \$13.75 psf/yr NNN

**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
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clay@claylearned.com

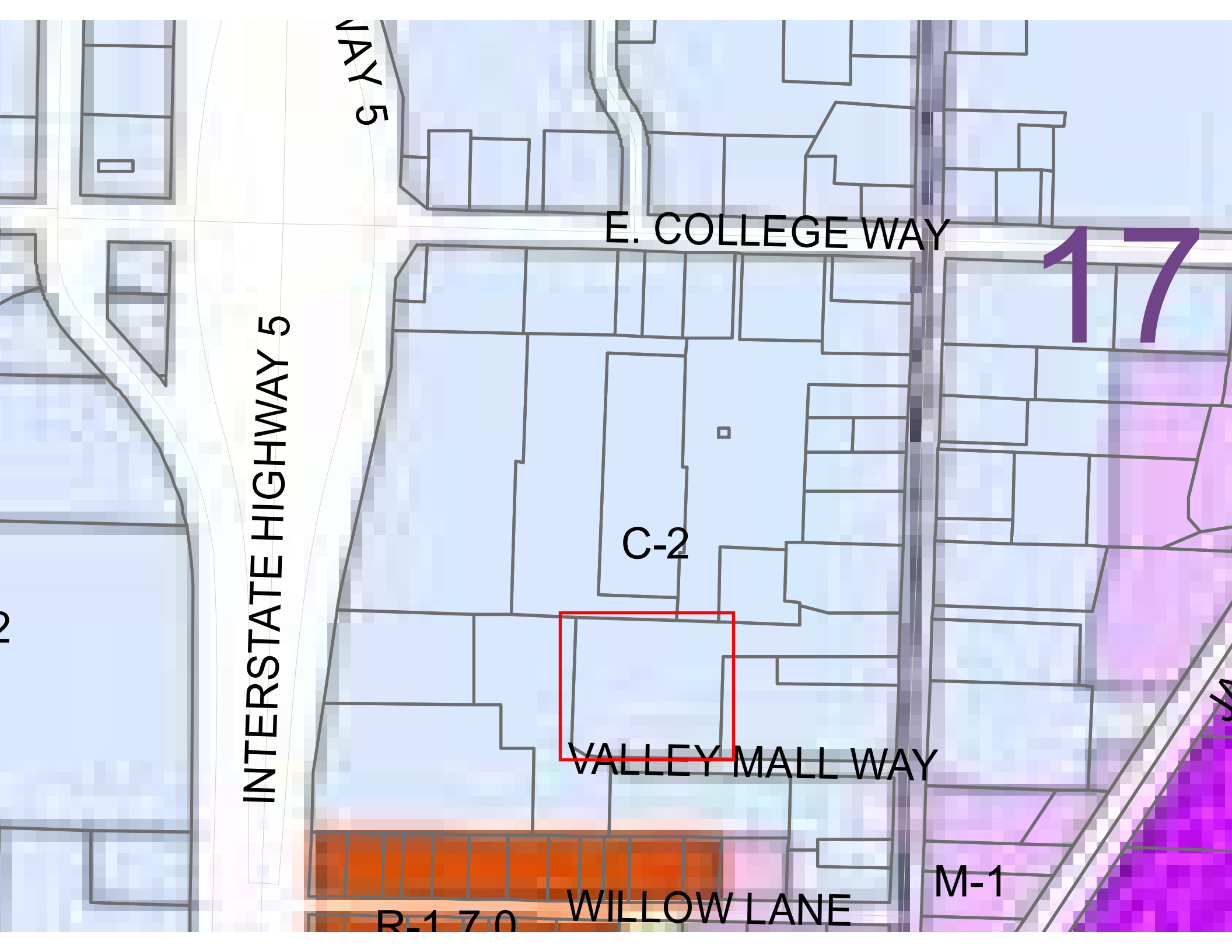
*All info deemed reliable however verification recommended*



# MOUNT VERNON RETAIL CORE

1. I-5 Exit 227
2. College Way/Hwy 538
3. Riverside Drive
4. Burlington Northern/  
Santa Fe RR
5. **Mount Vernon Center**  
Northwest Multiple  
Listing Service  
Dept of Labor &  
Industries  
Value Village  
Urban Fitness  
Aaron Rents &  
Others
6. El Gitano Restaurant
7. JoAnn Fabrics  
Dollar Store  
Stupid Prices  
Century 21
8. **Skagit Valley Square**  
Rite Aid  
Rent-A-Center  
Hallmark  
Starbucks  
Dollar Tree  
Denney's  
Horizon Bank  
Wells Fargo Bank  
Jack-in-the-Box
9. Goodwill  
Woodmonsters  
The Learning Ladder
10. Office Depot  
Petco  
Frontier Bank  
Round Table Pizza  
Taco Time/Pizza Hut
11. Safeway/Safeway Gas  
Subway  
People's Bank  
Blockbuster  
Schuck's
12. Super Wal Mart
13. Best Western  
Cottontree Inn &  
Convention Center
14. Lowe's
15. Blade Chevrolet & RV  
Center
16. Old Downtown





INTERSTATE HIGHWAY 5

JAY 5

E. COLLEGE WAY

17

C-2



VALLEY MALL WAY

M-1

R-170

WILLOW LANE

**Chapter 17.48**  
**C-2 GENERAL COMMERCIAL DISTRICT**

Sections:

17.48.010	Intent.
17.48.020	Permitted uses.
17.48.025	Accessory uses.
17.48.030	Prohibited uses.
17.48.040	Conditional uses.
17.48.050	Lot area and width.
17.48.060	Setbacks.
17.48.070	Building height.
17.48.080	Landscaping.
17.48.090	Parking.
17.48.100	Signs.
17.48.110	Site plan review.

**17.48.010 Intent.**

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 2352, 1989).

**17.48.020 Permitted uses.**

Permitted primary uses in the C-2 district are as follows:

A. Commercial uses:

1. Retail stores;
2. Personal services;
3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Commercial parking lots and commercial garages;
9. Outside sales of vehicles, boats, mobile homes or equipment;
10. Drive-in banks and eating establishments;
11. Gasoline service stations and automobile repair garages;
12. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than 1,000 feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than 1,000 feet from any public or private school, church, or public park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property of the land use from which the proposed use is to be separated;
13. Day nurseries;

B. Public and quasi-public uses:

1. Governmental buildings, including fire and police stations and administrative offices;
2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;

3. Schools;

C. Other uses specifically permitted:

1. Printing operations;

2. Upholstery and furniture repair shops;

D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

G. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to existing mini-storage facilities under the same ownership. (Ord. 3193 § 20, 2004; Ord. 3167 § 2, 2004; Ord. 3015 § 8, 2000; Ord. 2688, 1995; Ord. 2631 § 3, 1994; Ord. 2598 § 5, 1994; Ord. 2594 § 2, 1994; Ord. 2531 § 14, 1993; Ord. 2352, 1989).

**17.48.025 Accessory uses.**

Permitted accessory uses in the C-2 district include:

A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use;

B. Each primary building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (200 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line; and

C. Mini-storage facilities. (Ord. 3193 § 21, 2004; Ord. 3015 § 10, 2000; Ord. 3014 § 11, 2000; Ord. 2644 § 2, 1995).

**17.48.030 Prohibited uses.**

Uses specifically prohibited in the C-2 district are:

A. Sales of inoperable vehicles or used parts;

B. Junkyards;

C. Auto wrecking yards. (Ord. 2352, 1989).

**17.48.040 Conditional uses.**

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district are as follows:

A. Recreational Vehicle Parks subject to the following requirements:

1. Each proposed recreational vehicle park shall be designed in accordance with Chapter 17.39 MVMC except that lot sizes shall be a minimum of 1,500 square feet, outside storage is not required and pedestrian walkways are not required.

B. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.

2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.

3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area;

C. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the Public (P) zone and concurrent with approval the City shall require both the Comprehensive Plan and zoning designations to be changed to Public (P) during the City's next Comprehensive Plan amendment cycle.

(Ord. 3193 § 22, 2004; Ord. 3015 § 9, 2000; Ord. 2957 § 1, 1999; Ord. 2352, 1989).

**17.48.050 Lot area and width.**

There are no limitations on lot area and width. (Ord. 2352, 1989).

**17.48.060 Setbacks.**

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 25 feet. Buildings on corner lots and through lots shall observe a minimum setback for the side street of 25 feet on an arterial street and 20 feet on all other streets;

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 2531 § 10, 1993; Ord. 2352, 1989).

**17.48.070 Building height.**

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3072 § 10, 2001).

**17.48.080 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 2352, 1989).

**17.48.090 Parking.**

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 2352, 1989).

**17.48.100 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 2352, 1989).

**17.48.110 Site plan review.**

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 2352, 1989).

STATE OF WASHINGTON - DEPARTMENT OF TRANSPORTATION  
 T R I P S   S Y S T E M  
 ANNUAL TRAFFIC REPORT

STATE ROUTE	STATE ROUTE MILEPOST	LOCATION	FUNCT COUPL	CLASS	TRUCK PERCENTAGES			AVERAGE DAILY TRAFFIC VOLUME			
					SNGL	DBL	TRIPLE	TOTAL	2005 UNITS	2006 UNITS	2007 UNITS
STATE ROUTE NO 538 MAINLINE SR 5/MT VERNON TO SR 9											
538	000.00	AT SR 5*BEG ROUTE	2					20000*	19000*	19000	18000
538	000.06	AFTER JCT SR 5 NB RAMP WYE CONNS	2					28000*	28000*	28000	27000
538	001.27	BEFORE JCT LA VENTURE RD	2					21000*	20000*	21000	21000
538	001.27	AFTER JCT LA VENTURE RD	2					16000	15000*	16000*	16000
538	002.28	BEFORE JCT WAUGH*MARTIN RDS	2					11000	9500*	10000	9800
538	002.28	AFTER JCT WAUGH*MARTIN RDS	2					8400	7600*	8100	7800
538	003.56	BEFORE JCT SR 9 ROUNDABOUT	2					6900	6300	6700	7300*
STATE ROUTE NO 539 MAINLINE SR 5/BELLINGHM TO CANADA											
539	000.00	AT SR 5 SB*BEG ROUTE	1								34000*
539	000.86	AFTER JCT KELLOGG RD	1						32000*	33000	31000
539	001.73	BEFORE JCT HORTON RD	1					23000	22000*	23000	21000
539	001.73	AFTER JCT HORTON RD	1					23000	21000*	22000	20000
539	002.48	BEFORE JCT KELLY RD	1					21000	21000*	21000	20000
539	003.50	BEFORE JCT SMITH RD	1					19000*	19000	19000	18000
539	004.50	BEFORE JCT AXTON RD	1					18000*	18000*	18000	17000
539	005.00	AFTER JCT E LAUREL RD	1					17000*	17000*	18000	17000
539	006.00	AFTER JCT TEN MILE RD	1						16000*	16000	15000
539	007.51	BEFORE JCT SR 544*W POLE RD	1					15000	15000*	15000	14000
539	007.51	AFTER JCT SR 544*W POLE RD	1					15000	16000*	16000	15000
539	010.80	BEFORE JCT FRONT ST	1					14000	16000*	16000	15000
539	010.80	AFTER JCT FRONT ST	1					12000	12000*	12000	12000
539	012.54	BEFORE JCT SR 546*BADGER RD	1						10000*	10000	9700
539	012.54	AFTER JCT SR 546*BADGER RD	1					4300	4300*	4300	4100
539	014.55	AFTER JCT H ST RD	1					2700	3500*	3500	3400

\* BASED ON ACTUAL COUNT  
 + SOURCE OF TRUCK PERCENTAGES



# Executive Summary

Learned Commercial, Inc.

Lat: 39.760000, Lon: -98.500000      39.760000, -98.500000      39.760000, -98.500000      39.760000, -98.500000  
 Site Type: Ring      Radius: 3 Miles      Radius: 5 Miles      Radius: 10 Miles

### 2009 Population

Total Population	36	355	0
Male Population	51.2%	51.1%	0.0%
Female Population	48.8%	48.9%	0.0%
Median Age	48.1	48.5	0.0

### 2009 Income

Median HH Income	\$37,321	\$36,010	\$0
Per Capita Income	\$19,447	\$17,725	\$0
Average HH Income	\$49,438	\$40,763	\$0

### 2009 Households

Total Households	14	171	0
Average Household Size	2.57	2.07	0.00

### 2009 Housing

Owner Occupied Housing Units	66.7%	55.6%	0.0%
Renter Occupied Housing Units	11.1%	13.2%	0.0%
Vacant Housing Units	22.2%	31.2%	0.0%

### Population

1990 Population	51	527	0
2000 Population	44	430	0
2009 Population	36	355	0
2014 Population	33	325	0
1990-2000 Annual Rate	-1.47%	-2.01%	0%
2000-2009 Annual Rate	-2.15%	-2.05%	0%
2009-2014 Annual Rate	-1.73%	-1.75%	0%

In the identified market area, the current year population is 0. In 2000, the Census count in the market area was 0. The rate of change since 2000 was 0 percent annually. The five-year projection for the population in the market area is 0, representing a change of 0 percent annually from 2009 to 2014. Currently, the population is 0.0 percent male and 0.0 percent female.

### Households

1990 Households	19	240	0
2000 Households	17	205	0
2009 Households	14	171	0
2014 Households	13	158	0
1990-2000 Annual Rate	-1.11%	-1.56%	0%
2000-2009 Annual Rate	-2.08%	-1.94%	0%
2009-2014 Annual Rate	-1.47%	-1.57%	0%

The household count in this market area has changed from 0 in 2000 to 0 in the current year, a change of 0 percent annually. The five-year projection of households is 0, a change of 0 percent annually from the current year total. Average household size is currently 0.00, compared to 0.00 in the year 2000. The number of families in the current year is 0 in the market area.

### Housing

Currently, 0.0 percent of the 0 housing units in the market area are owner occupied; 0.0 percent, renter occupied; and 0.0 percent are vacant. In 2000, there were 0 housing units—0.0 percent owner occupied, 0.0 percent renter occupied and 0.0 percent vacant. The rate of change in housing units since 2000 is 0 percent. Median home value in the market area is \$0, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 0 percent annually to \$0. From 2000 to the current year, median home value changed by 0 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



<b>Lat: 39.760000, Lon: -98.500000</b>	<b>39.760000, -98.500000</b>	<b>39.760000, -98.500000</b>	<b>39.760000, -98.500000</b>
<b>Site Type: Ring</b>	<b>Radius: 3 Miles</b>	<b>Radius: 5 Miles</b>	<b>Radius: 10 Miles</b>

### Median Household Income

1990 Median HH Income	\$18,750	\$18,875	\$0
2000 Median HH Income	\$35,000	\$29,150	\$0
2009 Median HH Income	\$37,321	\$36,010	\$0
2014 Median HH Income	\$40,000	\$38,833	\$0
1990-2000 Annual Rate	6.44%	4.44%	0%
2000-2009 Annual Rate	0.7%	2.31%	0%
2009-2014 Annual Rate	1.4%	1.52%	0%

### Per Capita Income

1990 Per Capita Income	\$9,206	\$8,626	\$0
2000 Per Capita Income	\$16,211	\$14,256	\$0
2009 Per Capita Income	\$19,447	\$17,725	\$0
2014 Per Capita Income	\$20,052	\$18,369	\$0
1990-2000 Annual Rate	5.82%	5.15%	0%
2000-2009 Annual Rate	1.99%	2.38%	0%
2009-2014 Annual Rate	0.61%	0.72%	0%

### Average Household Income

1990 Average Household Income	\$24,728	\$21,516	\$0
2000 Average Household Income	\$36,818	\$34,272	\$0
2009 Average HH Income	\$49,438	\$40,763	\$0
2014 Average HH Income	\$43,314	\$41,865	\$0
1990-2000 Annual Rate	4.06%	4.77%	0%
2000-2009 Annual Rate	3.24%	1.89%	0%
2009-2014 Annual Rate	-2.61%	0.53%	0%

### Households by Income

Current median household income is \$0 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$0 in five years. In 2000, median household income was \$0, compared to \$0 in 1990.

Current average household income is \$0 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$0 in five years. In 2000, average household income was \$0, compared to \$0 in 1990.

Current per capita income is \$0 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$0 in five years. In 2000, the per capita income was \$0, compared to \$0 in 1990.

### Population by Employment

Total Businesses	0	22	0
Total Employees	0	83	0

Currently, 0.0 percent of the civilian labor force in the identified market area is employed and 0.0 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 0.0 percent of the civilian labor force, and unemployment will be 0.0 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, 0.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

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

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

In 2000, 0.0 percent of the market area population drove alone to work, and 0.0 percent worked at home. The average travel time to work in 2000 was 0.0 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:

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