



# LEARNED

COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



## For Lease

706 S. Spruce Street  
Burlington, WA 98233

- ◆ 1,000+/- sf light industrial space
- ◆ Roll-up door
- ◆ Office space
- ◆ Convenient access to I-5
- ◆ Zoned C-2
- ◆ 2nd unit of building from Spruce Street
- ◆ \$ .55 psf NNN



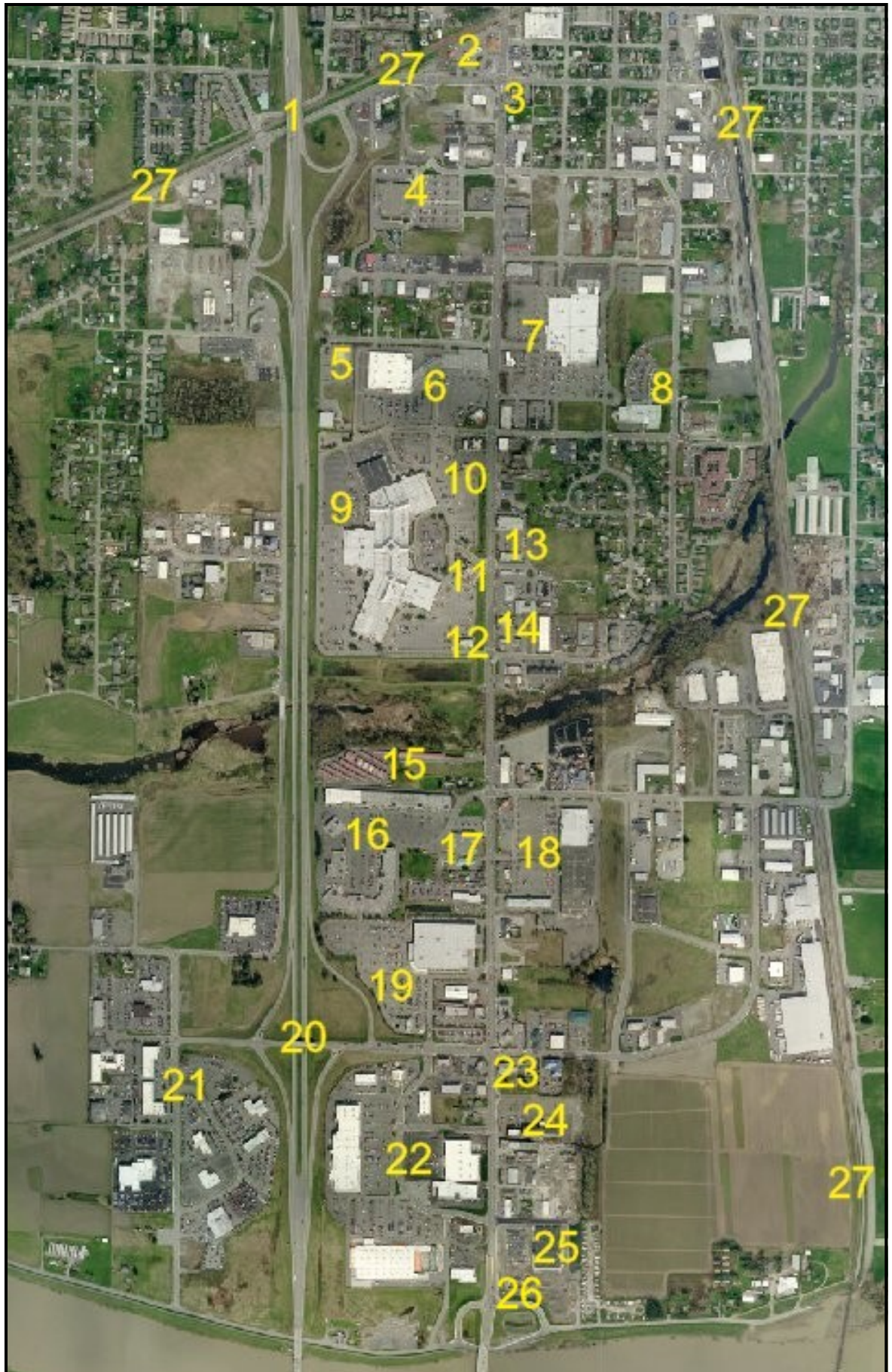
**CLAY LEARNED**

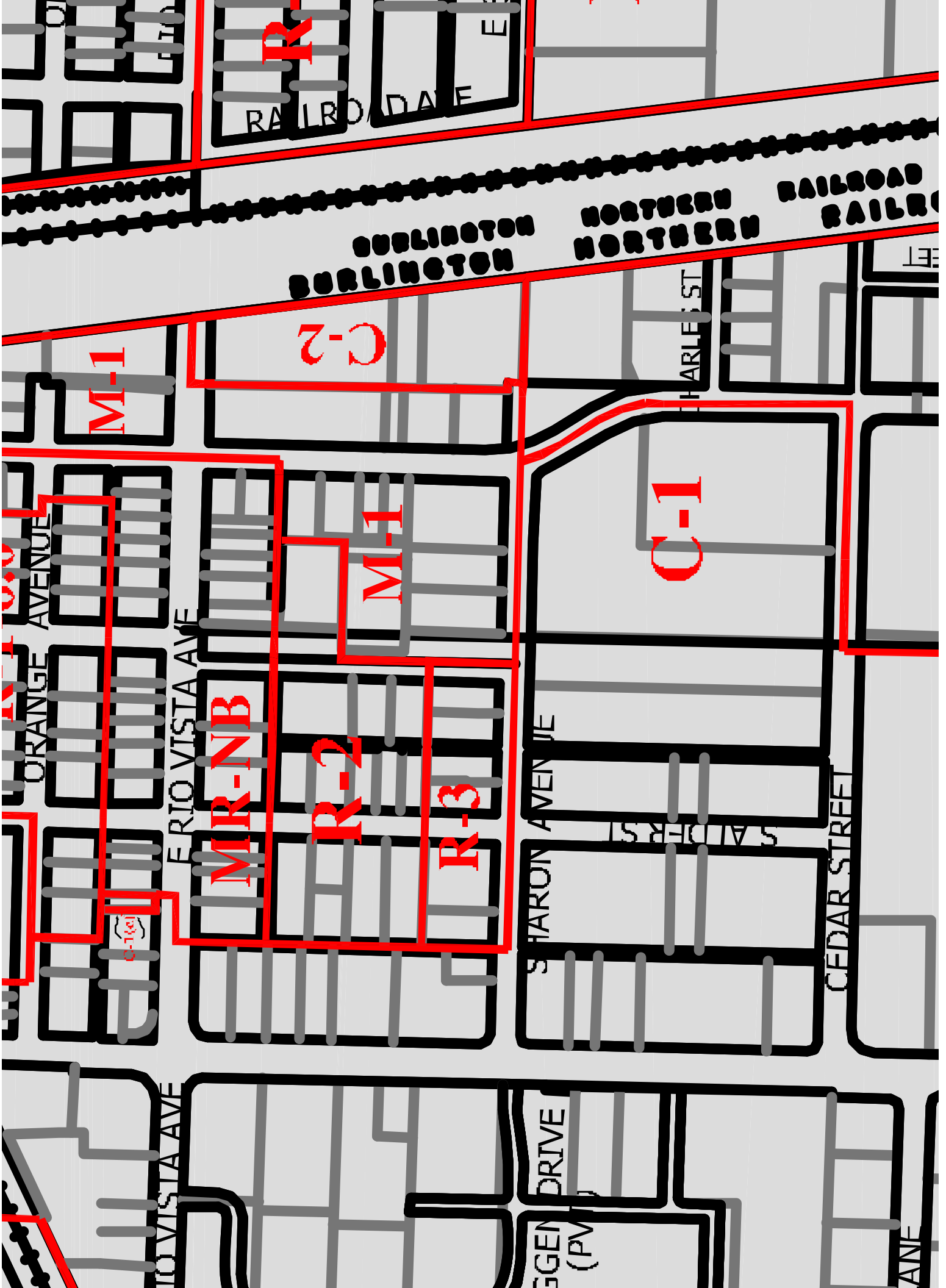
108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888 fx: 360-757-1850  
clay@claylearned.com

*All info deemed reliable however verification recommended*

# 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  
Hollywood Video  
Starbucks  
Alfy's Pizza  
Horizon Bank
8. NW Medical Bureau
9. Cascade Mall  
Bon Macy's  
Sears  
JC Penneys  
Loew's Cineplex
10. Popeye's
11. Johnny Corino's
12. Applebees
13. Pier 1
14. TacoBell/Pizza Hut
15. Mini-Storage
16. Pacific Edge Outlet Mall
17. Michael's
18. K Mart  
Food Pavillion  
Shari's Restaurant  
Wendy's
19. Costco  
Subway  
Taco Del Mar
20. Exit 229
21. I-5 Auto World
22. Retail Center:  
Home Depot  
Pet Co.  
Ross  
~~Linen & Things~~  
Old Navy  
Olive Garden  
Boat World  
Starbucks  
McDonald's  
Kohl's
23. Whidbey Island Bank
24. Hampton Inn
25. Sportman's Warehouse
26. Discount Tire Center
27. Burlington Northern RR





R-1

RAILROAD AVE

BURLINGTON  
BURLINGTON

NORTHERN  
NORTHERN RAILROAD  
RAILROAD

M-1

C-2

CHARLES ST

M-1

C-1

ORANGE AVENUE

FRIO VISTA AVE

MIR-NB

R-2

R-3

SHARON AVENUE

S ALDER ST

CEDAR STREET



FRIO VISTA AVE

EGGEN DRIVE

(P.V.)

ANE

**Chapter 17.39**  
**C-2 HEAVY COMMERCIAL DISTRICT<sup>1</sup>**

Sections:

|                           |  |
|---------------------------|--|
| <a href="#">17.39.010</a> | Intent.                                |
| <a href="#">17.39.020</a> | Permitted uses.                        |
| <a href="#">17.39.025</a> | Accessory uses.                        |
| <a href="#">17.39.030</a> | Uses requiring conditional use permit. |
| <a href="#">17.39.040</a> | Development standards.                 |
| <a href="#">17.39.050</a> | 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).

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





**700 S Spruce St, Burlington, WA  
98233-2240**

| <b>Site Type: Ring</b>          | <b>Radius: 3 Miles</b> | <b>Radius: 5 Miles</b> | <b>Radius: 10 Miles</b> |
|---------------------------------|------------------------|------------------------|-------------------------|
| <b>Median Household Income</b>  |                        |                        |                         |
| 1990 Median HH Income           | \$28,052               | \$28,494               | \$28,279                |
| 2000 Median HH Income           | \$40,474               | \$41,446               | \$42,568                |
| 2009 Median HH Income           | \$50,714               | \$52,642               | \$53,881                |
| 2014 Median HH Income           | \$53,772               | \$56,568               | \$57,862                |
| 1990-2000 Annual Rate           | 3.73%                  | 3.82%                  | 4.17%                   |
| 2000-2009 Annual Rate           | 2.47%                  | 2.62%                  | 2.58%                   |
| 2009-2014 Annual Rate           | 1.18%                  | 1.45%                  | 1.44%                   |
| <b>Per Capita Income</b>        |                        |                        |                         |
| 1990 Per Capita Income          | \$13,148               | \$13,815               | \$13,548                |
| 2000 Per Capita Income          | \$18,467               | \$19,770               | \$20,487                |
| 2009 Per Capita Income          | \$20,808               | \$22,715               | \$23,745                |
| 2014 Per Capita Income          | \$21,433               | \$23,453               | \$24,512                |
| 1990-2000 Annual Rate           | 3.46%                  | 3.65%                  | 4.22%                   |
| 2000-2009 Annual Rate           | 1.3%                   | 1.51%                  | 1.61%                   |
| 2009-2014 Annual Rate           | 0.59%                  | 0.64%                  | 0.64%                   |
| <b>Average Household Income</b> |                        |                        |                         |
| 1990 Average Household Income   | \$33,491               | \$35,549               | \$35,467                |
| 2000 Average Household Income   | \$51,188               | \$53,840               | \$55,357                |
| 2009 Average HH Income          | \$58,777               | \$62,757               | \$64,610                |
| 2014 Average HH Income          | \$60,698               | \$64,919               | \$66,772                |
| 1990-2000 Annual Rate           | 4.33%                  | 4.24%                  | 4.55%                   |
| 2000-2009 Annual Rate           | 1.51%                  | 1.67%                  | 1.69%                   |
| 2009-2014 Annual Rate           | 0.65%                  | 0.68%                  | 0.66%                   |

**Households by Income**

Current median household income is \$53,881 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$57,862 in five years. In 2000, median household income was \$42,568, compared to \$28,279 in 1990.

Current average household income is \$64,610 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$66,772 in five years. In 2000, average household income was \$55,357, compared to \$35,467 in 1990.

Current per capita income is \$23,745 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,512 in five years. In 2000, the per capita income was \$20,487, compared to \$13,548 in 1990.

**Population by Employment**

|                  |        |        |        |
|------------------|--------|--------|--------|
| Total Businesses | 1,497  | 2,961  | 3,831  |
| Total Employees  | 16,691 | 30,621 | 38,100 |

Currently, 91.2 percent of the civilian labor force in the identified market area is employed and 8.8 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 93.8 percent of the civilian labor force, and unemployment will be 6.2 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, 65.1 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:

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

In 2000, 78.0 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 24.3 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:

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



**Studebaker Building**  
**700 S Spruce St, Burlington,...**  
**700 S. Spruce Street**

# Business Summary by SIC Codes

Prepared by STDBOnline

Latitude: 48.470785  
 Longitude: -122.330636  
 Site Type: Ring

|  | Radius: 3 Miles |               |               |               | Radius: 5 Miles |               |               |               | Radius: 10 Miles |               |               |               |
|--|-----------------|---------------|---------------|---------------|-----------------|---------------|---------------|---------------|------------------|---------------|---------------|---------------|
| Total Businesses:                              | 1,497           |               |               |               | 2,961           |               |               |               | 3,831            |               |               |               |
| Total Employees:                               | 16,691          |               |               |               | 30,621          |               |               |               | 38,100           |               |               |               |
| Total Residential Population:                  | 24,540          |               |               |               | 55,778          |               |               |               | 85,633           |               |               |               |
| Employee/Residential Population Ratio:         | 0.68            |               |               |               | 0.55            |               |               |               | 0.44             |               |               |               |
|  | Businesses      |               | Employees     |               | Businesses      |               | Employees     |               | Businesses       |               | Employees     |               |
|  | Number          | Percent       | Number        | Percent       | Number          | Percent       | Number        | Percent       | Number           | Percent       | Number        | Percent       |
| Agriculture & Mining                           | 34              | 2.3%          | 341           | 2.0%          | 83              | 2.8%          | 688           | 2.2%          | 130              | 3.4%          | 1,220         | 3.2%          |
| Construction                                   | 89              | 5.9%          | 623           | 3.7%          | 230             | 7.8%          | 1,369         | 4.5%          | 355              | 9.3%          | 2,024         | 5.3%          |
| Manufacturing                                  | 45              | 3.0%          | 1,390         | 8.3%          | 96              | 3.2%          | 2,656         | 8.7%          | 142              | 3.7%          | 3,626         | 9.5%          |
| Transportation                                 | 33              | 2.2%          | 376           | 2.3%          | 70              | 2.4%          | 736           | 2.4%          | 108              | 2.8%          | 1,044         | 2.7%          |
| Communication                                  | 13              | 0.9%          | 68            | 0.4%          | 16              | 0.5%          | 69            | 0.2%          | 17               | 0.4%          | 69            | 0.2%          |
| Utility  | 2               | 0.1%          | 78            | 0.5%          | 6               | 0.2%          | 118           | 0.4%          | 10               | 0.3%          | 129           | 0.3%          |
| Wholesale Trade                                | 65              | 4.3%          | 1,303         | 7.8%          | 141             | 4.8%          | 2,379         | 7.8%          | 198              | 5.2%          | 3,168         | 8.3%          |
| Retail Trade Summary                           | 447             | 29.9%         | 6,312         | 37.8%         | 700             | 23.6%         | 8,200         | 26.8%         | 934              | 24.4%         | 9,743         | 25.6%         |
| Home Improvement                               | 27              | 1.8%          | 455           | 2.7%          | 45              | 1.5%          | 607           | 2.0%          | 69               | 1.8%          | 768           | 2.0%          |
| General Merchandise Stores                     | 12              | 0.8%          | 1,362         | 8.2%          | 15              | 0.5%          | 1,365         | 4.5%          | 18               | 0.5%          | 1,369         | 3.6%          |
| Food Stores                                    | 43              | 2.9%          | 505           | 3.0%          | 73              | 2.5%          | 941           | 3.1%          | 102              | 2.7%          | 1,124         | 3.0%          |
| Auto Dealers, Gas Stations, Auto Aftermarket   | 58              | 3.9%          | 969           | 5.8%          | 96              | 3.2%          | 1,260         | 4.1%          | 129              | 3.4%          | 1,462         | 3.8%          |
| Apparel & Accessory Stores                     | 47              | 3.1%          | 305           | 1.8%          | 56              | 1.9%          | 335           | 1.1%          | 69               | 1.8%          | 365           | 1.0%          |
| Furniture & Home Furnishings                   | 39              | 2.6%          | 266           | 1.6%          | 63              | 2.1%          | 387           | 1.3%          | 73               | 1.9%          | 420           | 1.1%          |
| Eating & Drinking Places                       | 112             | 7.5%          | 1,775         | 10.6%         | 169             | 5.7%          | 2,326         | 7.6%          | 220              | 5.7%          | 2,845         | 7.5%          |
| Miscellaneous Retail                           | 109             | 7.3%          | 675           | 4.0%          | 183             | 6.2%          | 979           | 3.2%          | 254              | 6.6%          | 1,390         | 3.6%          |
| Finance, Insurance, Real Estate Summary        | 177             | 11.8%         | 1,177         | 7.1%          | 288             | 9.7%          | 1,551         | 5.1%          | 329              | 8.6%          | 1,639         | 4.3%          |
| Banks, Savings & Lending Institutions          | 58              | 3.9%          | 411           | 2.5%          | 78              | 2.6%          | 518           | 1.7%          | 88               | 2.3%          | 548           | 1.4%          |
| Securities Brokers                             | 15              | 1.0%          | 72            | 0.4%          | 33              | 1.1%          | 99            | 0.3%          | 35               | 0.9%          | 101           | 0.3%          |
| Insurance Carriers & Agents                    | 35              | 2.3%          | 97            | 0.6%          | 66              | 2.2%          | 181           | 0.6%          | 71               | 1.9%          | 201           | 0.5%          |
| Real Estate, Holding, Other Investment Offices | 69              | 4.6%          | 597           | 3.6%          | 111             | 3.7%          | 753           | 2.5%          | 135              | 3.5%          | 789           | 2.1%          |
| Services Summary                               | 511             | 34.2%         | 4,091         | 24.5%         | 1,156           | 39.0%         | 10,251        | 33.5%         | 1,411            | 36.8%         | 12,566        | 33.0%         |
| Hotels & Lodging                               | 13              | 0.9%          | 203           | 1.2%          | 16              | 0.5%          | 211           | 0.7%          | 40               | 1.0%          | 950           | 2.5%          |
| Automotive Services                            | 62              | 4.1%          | 254           | 1.5%          | 100             | 3.4%          | 357           | 1.2%          | 122              | 3.2%          | 446           | 1.2%          |
| Motion Pictures & Amusements                   | 30              | 2.0%          | 233           | 1.4%          | 62              | 2.1%          | 477           | 1.6%          | 76               | 2.0%          | 515           | 1.4%          |
| Health Services                                | 76              | 5.1%          | 905           | 5.4%          | 213             | 7.2%          | 4,071         | 13.3%         | 227              | 5.9%          | 4,299         | 11.3%         |
| Legal Services                                 | 8               | 0.5%          | 12            | 0.1%          | 56              | 1.9%          | 136           | 0.4%          | 59               | 1.5%          | 141           | 0.4%          |
| Education Institutions & Libraries             | 20              | 1.3%          | 618           | 3.7%          | 50              | 1.7%          | 1,560         | 5.1%          | 71               | 1.9%          | 2,044         | 5.4%          |
| Other Services                                 | 302             | 20.2%         | 1,866         | 11.2%         | 659             | 22.3%         | 3,439         | 11.2%         | 816              | 21.3%         | 4,171         | 10.9%         |
| Government                                     | 70              | 4.7%          | 931           | 5.6%          | 158             | 5.3%          | 2,590         | 8.5%          | 174              | 4.5%          | 2,857         | 7.5%          |
| Other  | 10              | 0.7%          | 0             | 0.0%          | 17              | 0.6%          | 15            | 0.0%          | 23               | 0.6%          | 15            | 0.0%          |
| <b>Totals</b>                                  | <b>1,496</b>    | <b>100.0%</b> | <b>16,691</b> | <b>100.0%</b> | <b>2,961</b>    | <b>100.0%</b> | <b>30,621</b> | <b>100.0%</b> | <b>3,831</b>     | <b>100.0%</b> | <b>38,100</b> | <b>100.0%</b> |

Source: Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved. ESRI forecasts for 2009.



**Studebaker Building**  
**700 S Spruce St, Burlington,...**  
**700 S. Spruce Street**

# Business Summary by NAICS Codes

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| Total Employees:                       | 16,691          | 30,621          | 38,100           |
| Total Residential Population:          | 24,540          | 55,778          | 85,633           |
| Employee/Residential Population Ratio: | 0.68            | 0.55            | 0.44             |

|  | Businesses   |               | Employees     |               | Businesses   |               | Employees     |               | Businesses   |               | Employees     |               |
|--|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|
|  | Number       | Percent       | Number        | Percent       | Number       | Percent       | Number        | Percent       | Number       | Percent       | Number        | Percent       |
| Agriculture, Forestry, Fishing & Hunting   | 13           | 0.9%          | 261           | 1.6%          | 34           | 1.1%          | 534           | 1.7%          | 59           | 1.5%          | 1,041         | 2.7%          |
| Mining   | 4            | 0.3%          | 5             | 0.0%          | 5            | 0.2%          | 5             | 0.0%          | 5            | 0.1%          | 5             | 0.0%          |
| Utilities  | 2            | 0.1%          | 67            | 0.4%          | 4            | 0.1%          | 67            | 0.2%          | 6            | 0.2%          | 74            | 0.2%          |
| Construction   | 93           | 6.2%          | 633           | 3.8%          | 240          | 8.1%          | 1,382         | 4.5%          | 371          | 9.7%          | 2,040         | 5.4%          |
| Manufacturing  | 50           | 3.3%          | 1,178         | 7.1%          | 102          | 3.4%          | 2,359         | 7.7%          | 149          | 3.9%          | 3,192         | 8.4%          |
| Wholesale Trade  | 63           | 4.2%          | 1,291         | 7.7%          | 137          | 4.6%          | 2,361         | 7.7%          | 191          | 5.0%          | 3,127         | 8.2%          |
| Retail Trade   | 328          | 21.9%         | 4,510         | 27.0%         | 519          | 17.5%         | 5,811         | 19.0%         | 693          | 18.1%         | 6,776         | 17.8%         |
| Motor Vehicle & Parts Dealers  | 54           | 3.6%          | 943           | 5.6%          | 86           | 2.9%          | 1,207         | 3.9%          | 108          | 2.8%          | 1,358         | 3.6%          |
| Furniture & Home Furnishings Stores  | 27           | 1.8%          | 215           | 1.3%          | 42           | 1.4%          | 304           | 1.0%          | 46           | 1.2%          | 312           | 0.8%          |
| Electronics & Appliance Stores   | 15           | 1.0%          | 59            | 0.4%          | 26           | 0.9%          | 91            | 0.3%          | 31           | 0.8%          | 109           | 0.3%          |
| Bldg Material & Garden Equipment & Supplies Dealers                                      | 27           | 1.8%          | 455           | 2.7%          | 45           | 1.5%          | 606           | 2.0%          | 68           | 1.8%          | 766           | 2.0%          |
| Food & Beverage Stores   | 40           | 2.7%          | 489           | 2.9%          | 66           | 2.2%          | 906           | 3.0%          | 92           | 2.4%          | 1,044         | 2.7%          |
| Health & Personal Care Stores  | 18           | 1.2%          | 108           | 0.6%          | 34           | 1.1%          | 243           | 0.8%          | 36           | 0.9%          | 306           | 0.8%          |
| Gasoline Stations  | 5            | 0.3%          | 29            | 0.2%          | 12           | 0.4%          | 56            | 0.2%          | 22           | 0.6%          | 107           | 0.3%          |
| Clothing & Clothing Accessories Stores   | 57           | 3.8%          | 353           | 2.1%          | 72           | 2.4%          | 397           | 1.3%          | 87           | 2.3%          | 428           | 1.1%          |
| Sport Goods, Hobby, Book, & Music Stores   | 25           | 1.7%          | 170           | 1.0%          | 36           | 1.2%          | 195           | 0.6%          | 46           | 1.2%          | 259           | 0.7%          |
| General Merchandise Stores   | 12           | 0.8%          | 1,362         | 8.2%          | 15           | 0.5%          | 1,365         | 4.5%          | 18           | 0.5%          | 1,369         | 3.6%          |
| Miscellaneous Store Retailers  | 47           | 3.1%          | 310           | 1.9%          | 81           | 2.7%          | 417           | 1.4%          | 133          | 3.5%          | 692           | 1.8%          |
| Nonstore Retailers   | 2            | 0.1%          | 16            | 0.1%          | 5            | 0.2%          | 25            | 0.1%          | 6            | 0.2%          | 26            | 0.1%          |
| Transportation & Warehousing   | 26           | 1.7%          | 361           | 2.2%          | 56           | 1.9%          | 707           | 2.3%          | 80           | 2.1%          | 957           | 2.5%          |
| Information  | 24           | 1.6%          | 339           | 2.0%          | 44           | 1.5%          | 426           | 1.4%          | 54           | 1.4%          | 444           | 1.2%          |
| Finance & Insurance  | 110          | 7.3%          | 588           | 3.5%          | 183          | 6.2%          | 821           | 2.7%          | 200          | 5.2%          | 874           | 2.3%          |
| Central Bank/Credit Intermediation & Related Activities                                  | 58           | 3.9%          | 415           | 2.5%          | 81           | 2.7%          | 535           | 1.7%          | 90           | 2.3%          | 566           | 1.5%          |
| Securities, Commodity Contracts & Other Financial Investments & Other Related Activities | 17           | 1.1%          | 76            | 0.5%          | 36           | 1.2%          | 104           | 0.3%          | 39           | 1.0%          | 107           | 0.3%          |
| Insurance Carriers & Related Activities; Funds, Trusts & Other Financial Vehicles        | 35           | 2.3%          | 97            | 0.6%          | 66           | 2.2%          | 181           | 0.6%          | 71           | 1.9%          | 201           | 0.5%          |
| Real Estate, Rental & Leasing  | 96           | 6.4%          | 631           | 3.8%          | 148          | 5.0%          | 821           | 2.7%          | 184          | 4.8%          | 902           | 2.4%          |
| Professional, Scientific & Tech Services   | 81           | 5.4%          | 523           | 3.1%          | 224          | 7.6%          | 1,017         | 3.3%          | 280          | 7.3%          | 1,127         | 3.0%          |
| Legal Services   | 13           | 0.9%          | 114           | 0.7%          | 63           | 2.1%          | 239           | 0.8%          | 67           | 1.7%          | 245           | 0.6%          |
| Management of Companies & Enterprises  | 2            | 0.1%          | 2             | 0.0%          | 2            | 0.1%          | 2             | 0.0%          | 2            | 0.1%          | 2             | 0.0%          |
| Administrative & Support & Waste Management & Remediation Services                       | 41           | 2.7%          | 218           | 1.3%          | 102          | 3.4%          | 710           | 2.3%          | 141          | 3.7%          | 851           | 2.2%          |
| Educational Services   | 27           | 1.8%          | 615           | 3.7%          | 57           | 1.9%          | 1,525         | 5.0%          | 78           | 2.0%          | 2,001         | 5.3%          |
| Health Care & Social Assistance  | 115          | 7.7%          | 1,489         | 8.9%          | 306          | 10.3%         | 5,052         | 16.5%         | 333          | 8.7%          | 5,586         | 14.7%         |
| Arts, Entertainment & Recreation   | 19           | 1.3%          | 170           | 1.0%          | 45           | 1.5%          | 407           | 1.3%          | 67           | 1.7%          | 510           | 1.3%          |
| Accommodation & Food Services  | 126          | 8.4%          | 1,978         | 11.8%         | 187          | 6.3%          | 2,536         | 8.3%          | 261          | 6.8%          | 3,795         | 10.0%         |
| Accommodation  | 13           | 0.9%          | 203           | 1.2%          | 16           | 0.5%          | 211           | 0.7%          | 40           | 1.0%          | 950           | 2.5%          |
| Food Services & Drinking Places  | 113          | 7.5%          | 1,775         | 10.6%         | 170          | 5.7%          | 2,326         | 7.6%          | 221          | 5.8%          | 2,845         | 7.5%          |
| Other Services (except Public Administration)  | 196          | 13.1%         | 896           | 5.4%          | 390          | 13.2%         | 1,466         | 4.8%          | 479          | 12.5%         | 1,917         | 5.0%          |
| Automotive Repair & Maintenance  | 47           | 3.1%          | 222           | 1.3%          | 80           | 2.7%          | 314           | 1.0%          | 99           | 2.6%          | 380           | 1.0%          |
| Public Administration  | 70           | 4.7%          | 931           | 5.6%          | 158          | 5.3%          | 2,590         | 8.5%          | 174          | 4.5%          | 2,857         | 7.5%          |
| Unclassified Establishments  | 11           | 0.7%          | 7             | 0.0%          | 18           | 0.6%          | 22            | 0.1%          | 24           | 0.6%          | 22            | 0.1%          |
| <b>Total</b>   | <b>1,497</b> | <b>100.0%</b> | <b>16,691</b> | <b>100.0%</b> | <b>2,961</b> | <b>100.0%</b> | <b>30,621</b> | <b>100.0%</b> | <b>3,831</b> | <b>100.0%</b> | <b>38,100</b> | <b>100.0%</b> |

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