



# LEARNED COMMERCIAL, INC.

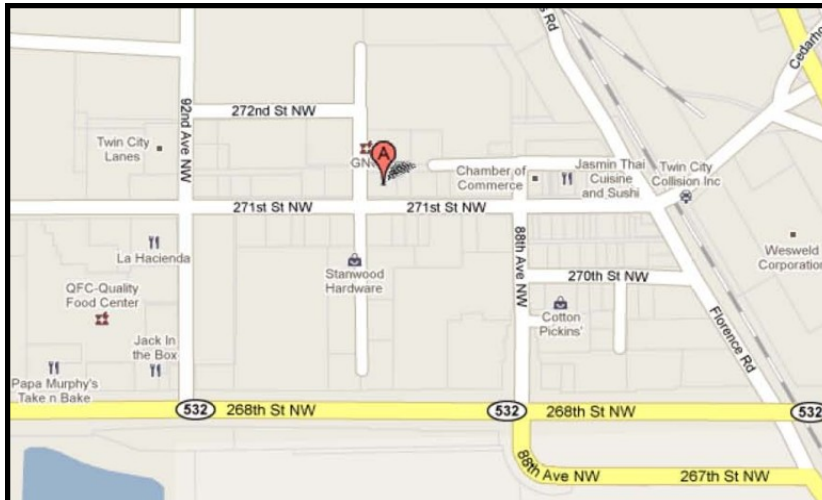
Providing Select Commercial Real Estate Services



## For Lease

**8925 271st NW  
Stanwood, WA 98292**

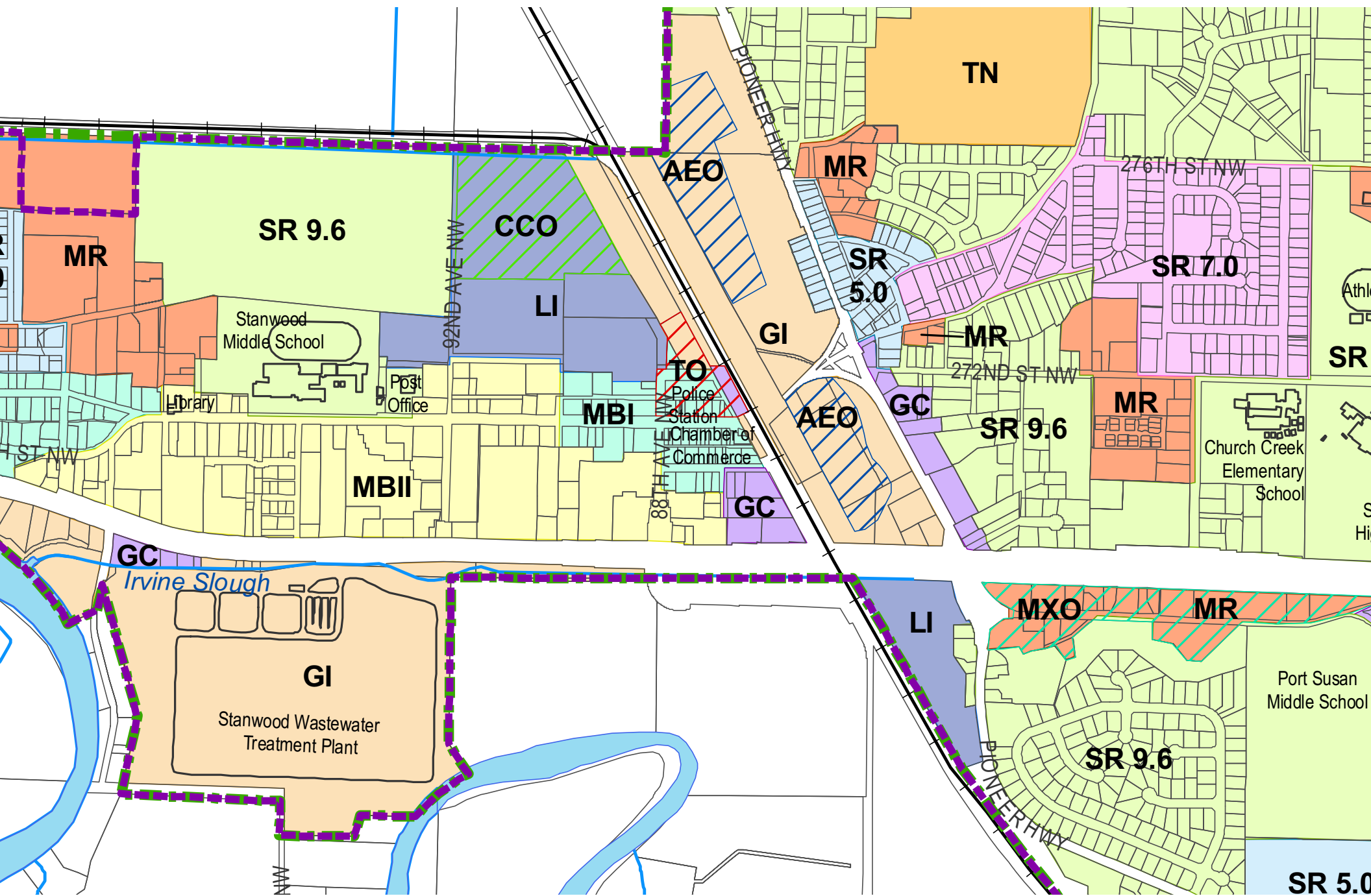
- ◆ 4,150+/- sf retail space
- ◆ Located downtown Stanwood on Main Street at busy 4-way stop
- ◆ Large display windows on Main Street
- ◆ In vicinity of Farmer's Supply Country Store, Frontier Bank and Washington Federal
- ◆ Ample Parking
- ◆ \$3,000.00 month Gross



**CLAY LEARNED**

108 Gilkey Road, Burlington, WA 98233  
ph: 360-757-3888 fx: 360-757-1850  
[www.claylearned.com](http://www.claylearned.com)

*All info deemed reliable however verification recommended*



SR 9.6

MR

Stanwood Middle School

Post Office

MBI

TO  
Police Station  
Chamber of Commerce

GI

AEO

GC

SR 9.6

MR

Church Creek Elementary School

GC

Irvine Slough

GI

Stanwood Wastewater Treatment Plant

LI

MXO

MR

Port Susan Middle School

SR 9.6

SR 5.0

TN

AEO

MR

SR 5.0

276TH ST NW

SR 7.0

MR

272ND ST NW

92ND AVE NW

CCO

LI

88TH ST NW

PIONEER HWY

PIONEER HWY

**Chapter 17.60**  
**MB-I (MAIN STREET BUSINESS) ZONING DISTRICT**

Sections:

- [17.60.010](#) General description of character and intent of the zoning district.
- [17.60.020](#) Permitted uses.
- [17.60.030](#) Performance standards.
- [17.60.040](#) Table of dimensional and density requirements.

**17.60.010 General description of character and intent of the zoning district.**

This zoning district encompasses the downtown areas of Stanwood and is proposed to include high density residential, commercial, office, and other central business district functions to provide a full range of pedestrian-oriented activities and urban services. This zone does not include highway-oriented activities that would be counter-productive in terms of trying to establish pedestrian-oriented, close-knit urban centers. (Ord. 929 Ch. 7(G)(1), 1995).

**17.60.020 Permitted uses.**

The following uses shall be permitted in this zone:

(1) Residential. Buildings occupied or intended to be occupied exclusively for residential purposes and supporting activities.

- (a) Home occupations;
- (b) Accessory buildings/structures;
- (c) Boarding/rooming houses;
- (d) Mixed use (second and third story residential over commercial and/or office development).

(2) Hotels and Guest Houses. Any building used or intended to be used, rented, or hired out to be occupied for sleeping purposes by guests.

- (a) Apartment hotels;
- (b) Hotels;
- (c) Bed and breakfast residences;
- (d) Bed and breakfast inns;
- (e) Guest houses;
- (f) Accessory buildings/structures.

(3) Retail Trade Establishments. Establishments primarily engaged in providing finished products to individuals. However, automobile-related retail trade facilities, drive-in establishments (e.g., drive-in restaurants), or establishments that require a large truck traffic volume because of the nature of its operation (e.g., building supplies, lumber yards, etc.) shall not be allowed in this zone.

- (a) Apparel and accessories shops;
- (b) Books and stationery stores;
- (c) Confectionery shops;
- (d) Handicraft, craft, and artisan shops and studios;
- (e) Dairy products stores;
- (f) Electrical and electronic products stores;
- (g) Furniture stores;
- (h) Grocery stores;
- (i) Gift shops;
- (j) Household items stores;
- (k) Office furnishings and equipment stores;
- (l) Artist and drawing supplies stores;
- (m) Photographic equipment/camera shops;
- (n) Sporting goods stores;
- (o) Retail food establishments (all types except drive-in restaurants);
- (p) Jewelry shops;
- (q) Pharmacies;
- (r) Pawnshops;
- (s) Theaters, art galleries, and museums;
- (t) Boutiques;
- (u) Bars, taverns, and cocktail lounges;
- (v) Bakeries;

Theaters	—	8,000 sq.ft.	70	80	0	25	0	30	60
Museums/Art Galleries	—	5,000 sq.ft.	40	75	0	15	0	30	80
Night Clubs/Health Clubs	—	5,000 sq.ft.	40	75	0	15	0	30	80
Parking Structures	—	10,000 sq.ft.	75	75	0	0	0	30	90
Sewage Lift Stations/Water Pump Stations	—	10,000 sq.ft.	75	100	25	25	30	20	25
Electrical Substations	—	10,000 sq.ft.	75	100	25	25	30	30	25
Food Banks <sup>8</sup>	—	10,000 sq.ft.	75	100	0	15	0	30	90
Accessory Buildings (not including Accessory Dwelling Units)	—	3	3	3	10	0	0	20	10

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- <sup>1</sup> Minimum lot size and dimensional requirements for recreational facilities shall be determined by the planning director, based upon the recreational performance standards contained in this code.
- <sup>2</sup> No automobile-related activities (new or used car dealership, service station, gasoline station, car wash, drive-in restaurant or drive-in bank, etc.); nor any adult entertainment facility shall be allowed in this zoning district.
- <sup>3</sup> Minimum lot size and dimensional requirements for accessory buildings (not including accessory dwelling units) shall be the same as for the principal use to which these buildings are subordinate.
- <sup>4</sup> Handicraft, craft, and/or artisan shops and studios shall be limited to 2,000 square feet of floor area of fabrication or manufacturing space in this zoning district. The retail sales floor area (which shall be shown on any plans submitted for development approval) for these activities shall not be counted as part of this requirement.
- <sup>5</sup> Boarding/rooming houses shall be allowed only as second or third floor activities over retail trade, personal service, or business/professional service establishments. They shall not be allowed as ground floor uses in this district.
- <sup>6</sup> Restaurants that serve lunches and/or dinners shall be allowed in bed and breakfast accommodations in this district.
- <sup>7</sup> Architectural design guidelines for mixed use buildings are found in SMC [17.115.050](#).
- <sup>8</sup> Associated outdoor storage and public drop-off areas must be surrounded with solid fencing that adequately shields items from views from public rights-of-way.  
(Ord. 1153 § 3, 2004; Ord. 1138 § 2, 2003; Ord. 1110 § 3, 2002; Ord. 929 Ch. 7(G)(3), 1995).
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- (w) Parking lots or structures;
- (x) Accessory buildings/structures; and
- (y) Thrift stores.

(4) Personal Service Establishments. Establishments primarily engaged in providing services to individuals.

- (a) Barber shops;
- (b) Beauty salons;
- (c) Private clubs;
- (d) Health/athletic clubs;
- (e) Bicycle repair shops;
- (f) Shoe repair shops;
- (g) Tailors;
- (h) Opticians;
- (i) Laundromats/laundry and dry cleaning establishments;
- (j) Daycare centers or mini daycare facilities outside the home;
- (k) Veterinarians (not to include outdoor animal kennels/runs);
- (l) Funeral homes/mortuaries;
- (m) Banks (not to include drive-in facilities);
- (n) Health care facilities/doctor's and dentist's offices; and
- (o) Accessory buildings/structures.

(5) Business or Professional Service Establishments. Establishments primarily engaged in rendering services to businesses or private individuals on a contract or fee basis.

- (a) Advertising agencies;
- (b) Legal services;
- (c) Accounting services;
- (d) Finance, insurance, and real estate services;
- (e) Employment services;
- (f) Travel agencies;
- (g) Professional consultants;
- (h) Off-set printing and publishing/photocopying/photo processing services; and
- (i) Accessory buildings/structures.

(6) Government Services, Public Utilities, and Quasi-Public Facilities. Government agencies that provide executive, legislative, judicial, regulatory, and administrative functions to the city. Auxiliary facilities that provide electricity, sanitary sewers, water, transportation, communications, and other related services for public consumption. Quasi-public facilities under this heading shall include houses of worship and other meeting facilities for the public, but shall not include educational facilities (except Sunday schools).

- (a) Post offices;
- (b) Courthouses;
- (c) Government offices;
- (d) Public safety (police/fire) stations;
- (e) Libraries;
- (f) Electrical substations;
- (g) Houses of worship;
- (h) Electrical transmission lines;
- (i) Public transit terminals;
- (j) Meeting halls;
- (k) Food banks; and
- (l) Accessory buildings/structures.

(7) Recreational Facilities. Active or passive recreational areas or establishments engaged in providing amusement or entertainment services.

- (a) Urban parks;
- (b) Playgrounds;
- (c) Tot lots;
- (d) Night clubs;
- (e) Game/video arcades. (Ord. 1153 § 2, 2004; Ord. 1164 § 4, 2004; Ord. 1110 § 3, 2002; Ord. 929 Ch. 7(G)(2), 1995).

#### **17.60.030 Performance standards.**

All of the above uses shall be permitted in the MB-I zoning district; provided, that all of the standards for each use, as specified in the following Table of Dimensional and Density Requirements, and those

performance standards that apply to the proposed development have been observed. The performance standards that could apply include those found in SMC Title [16](#) and Chapters [17.90](#) through [17.154](#) SMC. (Ord. 1110 § 3, 2002; Ord. 929 Ch. 7(G)(3), 1995).

### 17.60.040 Table of dimensional and density requirements.

#### MB-I Zoning District

Table of Dimensional and Density Requirements

Use	Maximum Units	Min. Lot Dimensions			Min. Yard Setbacks (ft.)			Max. Building Height (ft.)	Max. Building Coverage (%)
		Area	Width (ft.)	Depth (ft.)	Front	Rear	Side		
Residential Units over Retail/Office <sup>7</sup>	20 du/ac gross density	10,000	75	75	0	30	0	40	90
Hotels	30 (rooms)	20,000 sq.ft.	100	100	10	25	0	30	60
Boarding/Rooming Houses <sup>5</sup>	12 (rooms)	8,000 sq.ft.	70	80	10	25	10	30	60
Bed and Breakfast Accommodations <sup>6</sup>	12 (rooms)	8,000 sq.ft.	70	80	10	25	0	30	60
Houses of Worship/Meeting Halls	20 du/ac gross density	20,000 sq.ft.	100	100	10	25	20	30	60
Recreational Facilities	—	1	1	1	5	10	5	15	20
Retail Trade Establishments <sup>2, 4</sup>	—	2,500 sq.ft.	20	75	0	15	0	30	90
Thrift Stores <sup>8</sup>	—	2,500 sq.ft.	20	75	0	15	0	30	90
Personal Service Establishments <sup>2</sup>	—	2,500 sq.ft.	20	75	0	15	0	30	90
Business/Professional Services <sup>2</sup>	—	2,500 sq.ft.	20	75	0	15	0	30	90
Health Care Facilities	—	2,500 sq.ft.	20	75	0	15	0	30	90
Post Offices	—	20,000 sq.ft.	100	100	0	40	0	30	60
Government Offices/Courthouses	—	20,000 sq.ft.	100	100	0	30	0	30	40
Office Buildings	—	10,000 sq.ft.	75	75	0	30	0	30	60
Public Safety (Police/Fire) Stations	—	1 Acre	100	200	25	25	20	30	60
Libraries	—	10,000 sq.ft.	75	75	0	20	0	30	60

**This page of the Stanwood Municipal Code is current through Ordinance 1252, passed June 25, 2009.**

Disclaimer: The City Clerk's Office has the official version of the Stanwood Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.ci.stanwood.wa.us/>  
(<http://www.ci.stanwood.wa.us/>)  
City Telephone: (360) 629-2181  
Code Publishing Company  
(<http://www.codepublishing.com/>)



8925 271st St NW, Stanwood, WA, 98292

Site Type: Ring      Radius: 3 Miles      Radius: 5 Miles      Radius: 10 Miles

**2009 Population**

Total Population	7,912	14,898	56,380
Male Population	48.8%	49.3%	50.0%
Female Population	51.2%	50.7%	50.0%
Median Age	36.3	39.9	42.4

**2009 Income**

Median HH Income	\$64,172	\$65,348	\$68,535
Per Capita Income	\$25,668	\$28,470	\$30,166
Average HH Income	\$69,859	\$76,285	\$80,122

**2009 Households**

Total Households	2,873	5,468	21,158
Average Household Size	2.69	2.67	2.65

**2009 Housing**

Owner Occupied Housing Units	62.2%	65.5%	71.4%
Renter Occupied Housing Units	30.6%	25.1%	16.2%
Vacant Housing Units	7.2%	9.4%	12.4%

**Population**

1990 Population	3,929	8,799	32,021
2000 Population	6,197	12,450	47,469
2009 Population	7,912	14,898	56,380
2014 Population	8,796	16,211	60,908
1990-2000 Annual Rate	4.66%	3.53%	4.02%
2000-2009 Annual Rate	2.68%	1.96%	1.88%
2009-2014 Annual Rate	2.14%	1.7%	1.56%

In the identified market area, the current year population is 56,380. In 2000, the Census count in the market area was 47,469. The rate of change since 2000 was 1.88 percent annually. The five-year projection for the population in the market area is 60,908, representing a change of 1.56 percent annually from 2009 to 2014. Currently, the population is 50.0 percent male and 50.0 percent female.

**Households**

1990 Households	1,421	3,175	11,923
2000 Households	2,208	4,502	17,730
2009 Households	2,873	5,468	21,158
2014 Households	3,212	5,974	22,921
1990-2000 Annual Rate	4.51%	3.55%	4.05%
2000-2009 Annual Rate	2.89%	2.12%	1.93%
2009-2014 Annual Rate	2.26%	1.79%	1.61%

The household count in this market area has changed from 17,730 in 2000 to 21,158 in the current year, a change of 1.93 percent annually. The five-year projection of households is 22,921, a change of 1.61 percent annually from the current year total. Average household size is currently 2.65, compared to 2.66 in the year 2000. The number of families in the current year is 15,715 in the market area.

**Housing**

Currently, 71.4 percent of the 24,156 housing units in the market area are owner occupied; 16.2 percent, renter occupied; and 12.4 percent are vacant. In 2000, there were 20,051 housing units—73.7 percent owner occupied, 14.7 percent renter occupied and 11.6 percent vacant. The rate of change in housing units since 2000 is 2.03 percent. Median home value in the market area is \$325,834, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 4.06 percent annually to \$397,479. From 2000 to the current year, median home value changed by 6.34 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.



8925 271st St NW, Stanwood, WA, 98292

Site Type: Ring	Radius: 3 Miles	Radius: 5 Miles	Radius: 10 Miles
<b>Median Household Income</b>			
1990 Median HH Income	\$31,009	\$31,500	\$34,086
2000 Median HH Income	\$49,087	\$50,801	\$55,124
2009 Median HH Income	\$64,172	\$65,348	\$68,535
2014 Median HH Income	\$68,792	\$70,143	\$70,942
1990-2000 Annual Rate	4.7%	4.9%	4.92%
2000-2009 Annual Rate	2.94%	2.76%	2.38%
2009-2014 Annual Rate	1.4%	1.43%	0.69%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,930	\$14,399	\$15,879
2000 Per Capita Income	\$19,416	\$22,743	\$24,354
2009 Per Capita Income	\$25,668	\$28,470	\$30,166
2014 Per Capita Income	\$27,037	\$29,989	\$31,200
1990-2000 Annual Rate	4.15%	4.68%	4.37%
2000-2009 Annual Rate	3.06%	2.46%	2.34%
2009-2014 Annual Rate	1.04%	1.05%	0.68%
<b>Average Household Income</b>			
1990 Average Household Income	\$36,023	\$38,527	\$42,102
2000 Average Household Income	\$53,640	\$60,653	\$65,057
2009 Average HH Income	\$69,859	\$76,285	\$80,122
2014 Average HH Income	\$73,198	\$80,108	\$82,634
1990-2000 Annual Rate	4.06%	4.64%	4.45%
2000-2009 Annual Rate	2.9%	2.51%	2.28%
2009-2014 Annual Rate	0.94%	0.98%	0.62%

**Households by Income**

Current median household income is \$68,535 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$70,942 in five years. In 2000, median household income was \$55,124, compared to \$34,086 in 1990.

Current average household income is \$80,122 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$82,634 in five years. In 2000, average household income was \$65,057, compared to \$42,102 in 1990.

Current per capita income is \$30,166 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$31,200 in five years. In 2000, the per capita income was \$24,354, compared to \$15,879 in 1990.

**Population by Employment**

Total Businesses	441	584	1,300
Total Employees	3,750	4,720	7,622

Currently, 90.3 percent of the civilian labor force in the identified market area is employed and 9.7 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 93.2 percent of the civilian labor force, and unemployment will be 6.8 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, 64.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.6 percent were in the Armed Forces.

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

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

In 2000, 78.8 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 33.4 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:

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

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. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.