

120 E GEORGE HOPPER RD STE 210 BURLINGTON, WA

FOR LEASE

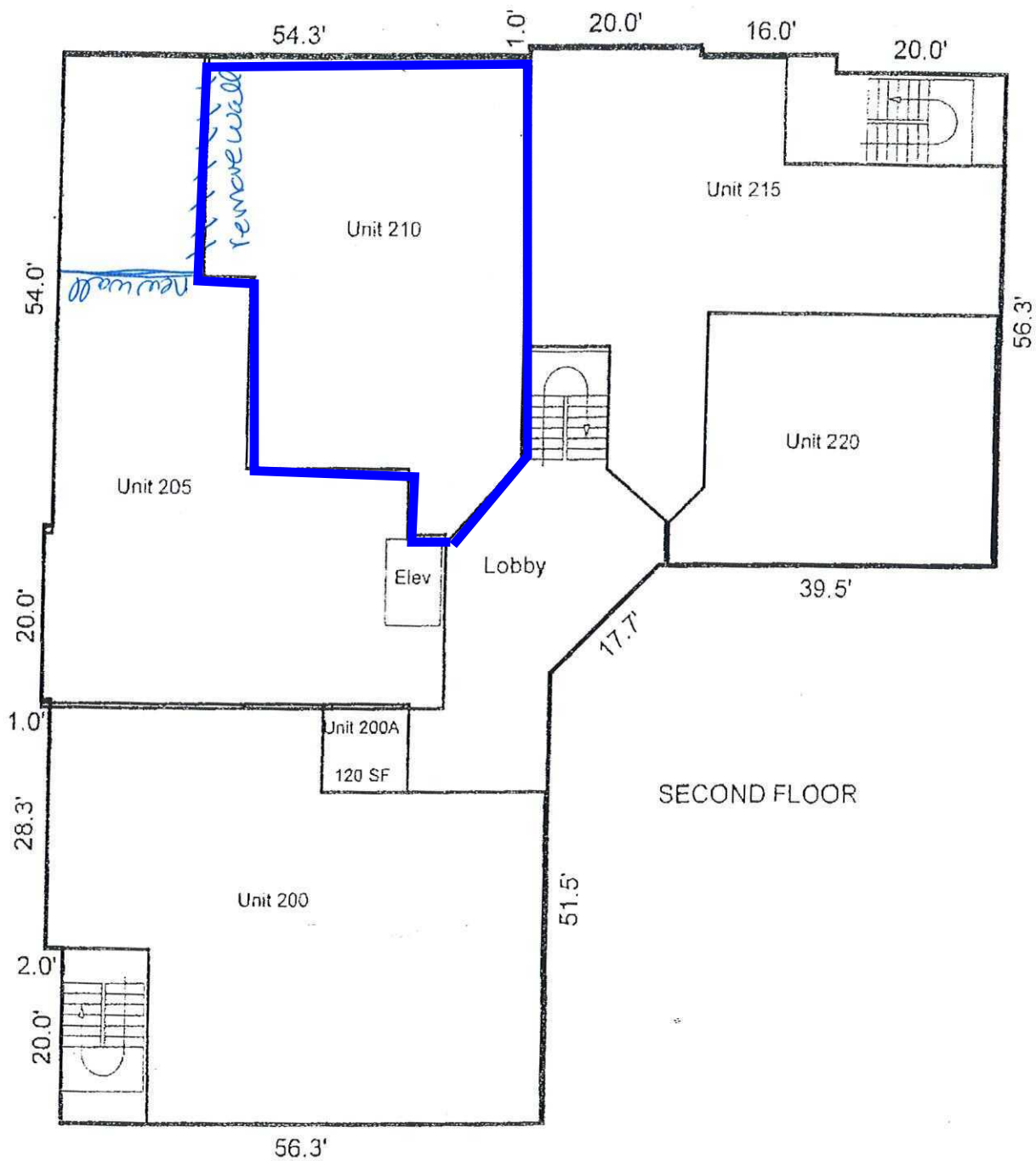
- 2,001 +/- sf space in 20,262 +/- sf multi tenant office building
- Former dental office on 2nd floor, elevator access. Dental equipment available for purchase.
- In vicinity of Heritage Bank, Land Title, NAPA Auto Parts, and Costco
- Just off I-5 exit 229, across from Burlington Crossings Shopping Center—Kohls, Best Buy, Home Depot, and more
- Zoned C-1: General Commercial District
- \$16 psf/yr NNN CBA ID#623039



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
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All info deemed reliable however verification recommended.



Floor Plan

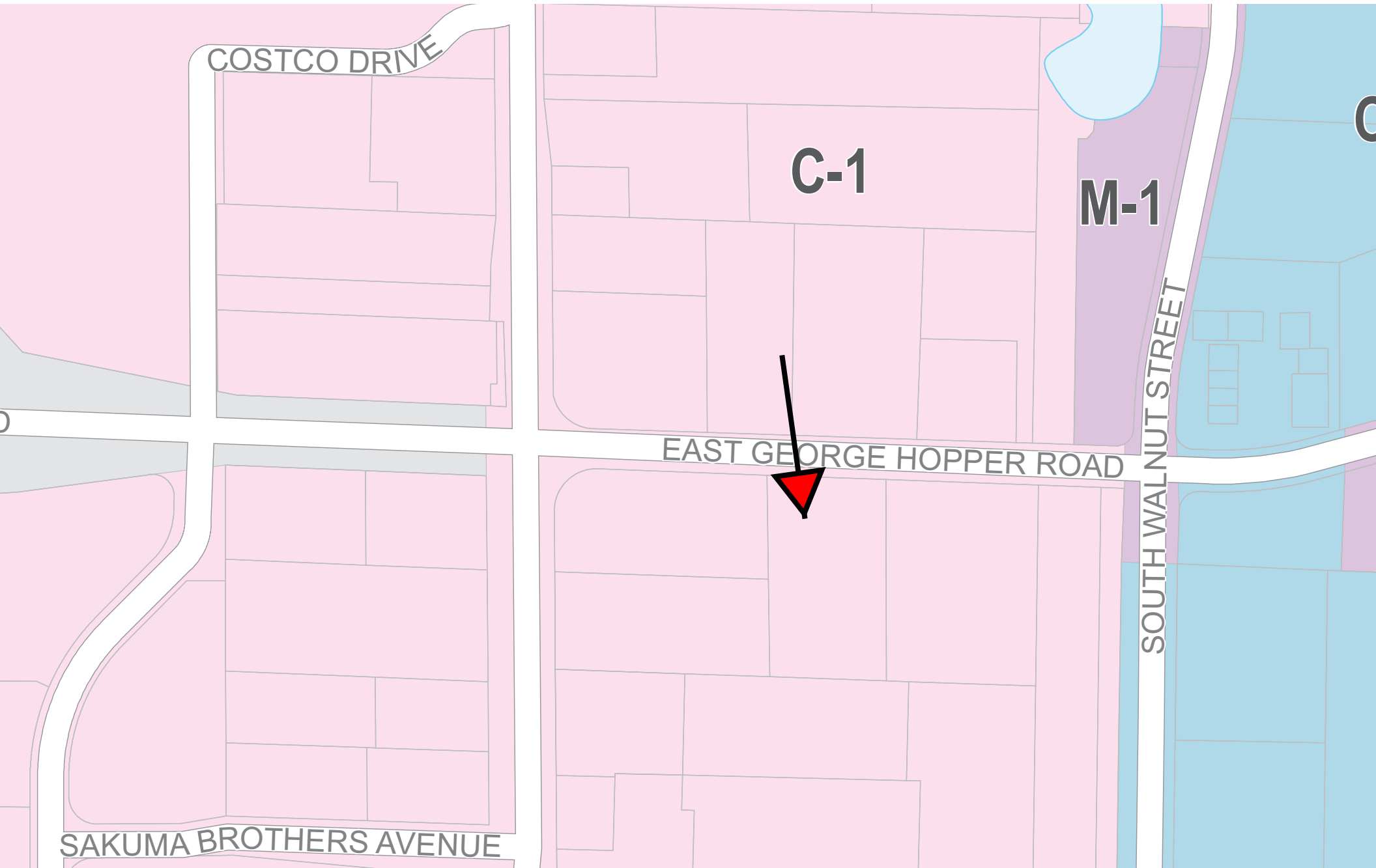
BURLINGTON BLVD: EXIT 229 TO 230

1. I-5 Exit 230
2. Jack in the Box
3. Haggen
Starbucks
MOD Pizza
4. Target
Outback Steakhouse
Planet Fitness
Red Robin
5. Fred Meyer
Big 5
6. Regence Blue Shield
7. Cascade Mall
AMC Loews Theatre
8. Popeye's
Carino's
Applebees
9. Pier 1
10. Taco Bell/Pizza Hut
11. The Outlet Shoppes
Michael's
12. Burlington Coat Factory
K-Mart
Wendy's
13. Costco
Chipotle
Subway
14. I-5 Exit 229
15. I-5 Auto World
16. Retail Center
Home Depot
PetSmart
Ross
Bed Bath & Beyond
Old Navy
Olive Garden
Starbucks
McDonald's
Kohls
Ashley Furniture
17. Heritage Bank
18. Hampton Inn
Candlewood Suites
19. Dick's Sporting Goods
Party City
Discount Tire Center



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services



COSTCO DRIVE

C-1

M-1

EAST GEORGE HOPPER ROAD

SOUTH WALNUT STREET

SAKUMA BROTHERS AVENUE

Chapter 17.50 C-1 GENERAL COMMERCIAL DISTRICT

Sections:

17.50.010 Title.

17.50.020 Application.

17.50.030 Purpose.

17.50.040 Authority.

17.50.050 Permitted primary uses.

17.50.060 Permitted accessory uses.

17.50.070 Conditional uses.

17.50.080 Additional regulations.

17.50.090 Development standards.

17.50.010 Title.

This chapter shall be called “C-1 General Commercial District.” (Ord. 1857 § 2 (Exh. B), 2018).

17.50.020 Application.

This chapter shall apply to all uses and developments in areas designated C-1. (Ord. 1857 § 2 (Exh. B), 2018).

17.50.030 Purpose.

The intent and objective of this classification and its application is to provide for the location of a grouping of uses which are considered compatible uses having common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone represents the prime commercial designation for small to moderate scale commercial activities and should be developed in a manner which is consistent with and attracts pedestrian oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers.

There are several blocks zoned C-1 general commercial in old downtown Burlington located along Fairhaven, Victoria and Washington between Burlington Boulevard and Anacortes Avenue. The goal of the commercial zoning in this area is to attract new businesses and uses, and to upgrade existing businesses and uses that enhance the district as a whole, without having an adverse impact on parking or changing the character of the area. (Ord. 1857 § 2 (Exh. B), 2018).

17.50.040 Authority.

This chapter is adopted pursuant to the provisions of chapters 35A.63, 36.70A, and 36.70B RCW and other applicable laws and regulations. (Ord. 1857 § 2 (Exh. B), 2018).

17.50.050 Permitted primary uses.

Property located in downtown Burlington as mapped in the comprehensive plan that is zoned C-1 general commercial shall comply with the B-1 business district zoning regulations, unless a conditional use permit is authorized by the city council. See also BMC 17.05.100.

Hereafter all buildings, structures, or parcels of land zoned general commercial but located outside downtown Burlington shall only be used for the following, unless otherwise provided for in this title:

- A. Multifamily dwellings, provided they are located in a mixed use development with commercial on the street frontage and apartments in a separate structure or on the upper floor(s);
- B. Art, music and photography studios;
- C. Automotive parts and accessories sales;
- D. Banking and related financial institutions, excluding drive-in facilities, and located in a building containing another permitted use;
- E. Bowling alleys, bingo halls, skating rinks and other commercial recreation;
- F. Bus passenger terminals;
- G. Civic, social, and fraternal clubs;
- H. Commercial child day care centers;
- I. Existing automobile service stations;
- J. Funeral homes;
- K. Health care facilities;
- L. Hospitals and health care, to include small animal, but does not allow outside runs or kennels;
- M. Hotels;
- N. Meeting rooms and/or reception facilities;
- O. Nursing homes;
- P. Offices;
- Q. Personal and household retail sales and service;
- R. Printing and publishing;
- S. Religious institutions;
- T. Existing single-family and duplex dwellings;

U. Eating and drinking establishments, provided drive-through uses may only be permitted through a conditional use permit process as specified in BMC 17.50.070(D);

V. Schools, including art, business, barber, beauty, dancing, martial arts and music;

W. Theaters, except drive-in;

X. Trailer parks within 1,000 feet of the Skagit River Levee, subject to the following requirements:

1. A flood evacuation plan shall be prepared by the applicant, approved by the city and posted on the site. The plan shall include the following elements at a minimum:

- a. A requirement that wheels shall not be removed from units;
- b. A requirement that the hitch shall not be removed from units;
- c. A requirement that only quickly removable, knockdown skirting shall be used;
- d. A requirement that a plan is in place to move the units out;

2. The site shall have a row of screening trees or hedge around the perimeter;

3. The site shall be designed and maintained as a permanent long-term viable use, rather than an interim use and shall meet city standards for utilities and infrastructure;

4. The site shall be located in an area where it is unlikely to create land use conflicts with either industrial or residential properties;

5. The site shall be developed to minimize drainage impacts, with gravel and lawn and minimal asphalt;

6. The site shall take advantage of FEMA recommendations for location and shall be planned for ease of evacuation in the event of flood danger;

7. Park rules shall be approved by the city and posted on the site;

8. Health department and other required permits shall be obtained for the use;

9. A children's play area approved by the city shall be provided on the site;

Y. Other uses may be permitted by the community development director or designee if the use is determined to be consistent with the intent of the zone and substantially the same with respect to function and impacts as another use permitted in the zone; provided, that if the use is listed as permitted or conditional in another zone it shall not be permitted. (Ord. 1857 § 2 (Exh. B), 2018).

17.50.060 Permitted accessory uses.

A. Automobile parking facilities;

B. Caretaker apartment;

C. Family day care home;

D. Foster family home;

E. 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 community development director or designee 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 blends 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. 1857 § 2 (Exh. B), 2018).

17.50.070 Conditional uses.

The following uses shall be considered conditional uses and shall require a conditional use permit:

A. Multifamily dwellings, either single purpose or as part of a mixed use development where the street frontage is primarily residential; provided, that an additional criterion for approval is that the site is better suited for housing than commercial development. Multifamily dwellings authorized under this provision shall comply with the plan review criteria in BMC 17.25.050(A) and 17.25.090;

B. Arcades;

C. Dance halls;

D. Drive-in facilities, including banks and restaurants, when located on a tenant pad on an existing development site or at a signalized intersection;

E. Government facilities, other than those listed as a permitted use;

F. Household goods storage, provided the following requirements are met:

1. No more than two main entrances and/or exits to the building and access to the individual storage area shall be from the inside of the building;
2. Landscaping and architectural improvements required to ensure compatibility with present and potential C-1 uses in the vicinity;
3. The site does not front on Burlington Boulevard;

G. Utility substations. (Ord. 1857 § 2 (Exh. B), 2018).

17.50.080 Additional regulations.

A. All uses shall be conducted entirely within a building or structure except:

1. Automobile parking lots accessory to a permitted use;
2. Existing automobile sales and leasing areas;
3. When accessory to a permitted use, display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
4. Outdoor seating accessory to a permitted use;
5. Play areas accessory to a child day care center or school;
6. Refuse and recycling containers associated with a permitted use, provided they are screened from view in accordance with the requirements of chapter 17.80 BMC;
7. Temporary uses as permitted by the fire marshal, building official, community development director or designee or city engineer pursuant to the applicable ordinances;
8. Unloading and loading areas accessory to a permitted use;
9. Utility substations.

B. Any repairing done on the premises shall be incidental only, and limited to custom repairing of the types of merchandise sold on the premises at retail. The floor area devoted to such repairing shall not exceed 30 percent of the total floor area occupied by the particular enterprise, except that the limitations of this subsection shall not apply to electronic equipment, shoe, radio, television, or other small appliance repair services.

C. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises.

D. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.

E. 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 International Fire Code.

F. Parking areas shall not be located between buildings and adjoining streets.

G. Commercial land abutting directly a residential zone shall provide for a transition to the residential use as required in chapter 17.70 BMC, Supplemental Development 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 assembly occupancies, restaurants with cocktail lounges or dance floors, all night businesses and other similar types of uses;
3. Measures shall be taken to prevent light and glare from being directed to residential uses. (Ord. 1857 § 2 (Exh. B), 2018).

17.50.090 Development standards.

A. Lot Area and Dimension.

1. Minimum lot area: none.
2. Minimum lot width: none.
3. Minimum lot depth: none.

B. Maximum lot coverage: none required.

C. Minimum Setbacks.

1. Front: none.
2. Side: none.
3. Street: none.
4. Rear: none.

D. Maximum Setbacks.

1. Front: 10 feet.
2. Street: 10 feet.
3. Exceptions. Exceptions to the maximum setbacks identified above may be authorized in the following instances:
 - a. A greater setback for drive-through uses may be authorized through the conditional use permit for the drive-in use; provided, that the building shall be located as close as possible to adjoining streets and shall be set back only the distance necessary to accommodate the drive-through and any associated queuing lanes.
 - b. The presence of a utility easement makes compliance with the maximum setback impossible; provided, that the building shall still be located as close as possible to adjoining streets.

- c. The building entrance may be set back a greater amount to accommodate a wider sidewalk or additional landscaping.
- d. A greater setback is necessary to accommodate an architectural design feature, such as: a unique building entrance, outside seating area, pocket park, or similar element.
- e. Deviations from the maximum setback requirements may be granted for development on irregular shaped lots where the street frontages are angular or curvilinear. In such instances buildings shall be located as close as possible to the street frontages.
- f. The expansion or modification of existing buildings, when a greater setback is needed to preserve existing visual and physical access.
- g. Other similar exceptions may be granted when consistent with the intent of providing a well-defined street edge and pedestrian oriented streetscape.

E. Maximum building height: 45 feet, except:

- 1. Buildings may exceed 45 feet if one foot of setback is provided from each property line, for each foot the building exceeds 45 feet; and
- 2. An additional 15 feet of height may be permitted when parking is located under the building.

F. Fences. See BMC 17.70.070.

G. Parking. See chapter 17.85 BMC.

H. Landscaping. See chapter 17.80 BMC.

I. Signs. See chapter 17.95 BMC. (Ord. 1857 § 2 (Exh. B), 2018).



Executive Summary

120 E George Hopper Rd, Burlington, Washington, 98233
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 48.45202
Longitude: -122.33366

	5 miles	10 miles	15 miles
Population			
2000 Population	45,986	72,396	108,362
2010 Population	53,757	83,620	124,451
2019 Population	59,394	91,392	135,807
2024 Population	62,757	96,331	143,193
2000-2010 Annual Rate	1.57%	1.45%	1.39%
2010-2019 Annual Rate	1.08%	0.97%	0.95%
2019-2024 Annual Rate	1.11%	1.06%	1.06%
2019 Male Population	49.7%	49.8%	49.7%
2019 Female Population	50.3%	50.2%	50.3%
2019 Median Age	35.7	38.3	40.8

In the identified area, the current year population is 135,807. In 2010, the Census count in the area was 124,451. The rate of change since 2010 was 0.95% annually. The five-year projection for the population in the area is 143,193 representing a change of 1.06% annually from 2019 to 2024. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	72.9%	77.3%	81.1%
2019 Black Alone	1.2%	1.0%	1.1%
2019 American Indian/Alaska Native Alone	1.5%	2.2%	2.0%
2019 Asian Alone	3.0%	2.5%	2.4%
2019 Pacific Islander Alone	0.4%	0.4%	0.3%
2019 Other Race	16.8%	12.8%	9.3%
2019 Two or More Races	4.2%	3.8%	3.9%
2019 Hispanic Origin (Any Race)	31.2%	24.1%	18.3%

Persons of Hispanic origin represent 18.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	89	98	113
2000 Households	16,568	26,439	40,557
2010 Households	19,590	31,174	48,031
2019 Total Households	21,430	33,779	51,954
2024 Total Households	22,604	35,539	54,661
2000-2010 Annual Rate	1.69%	1.66%	1.71%
2010-2019 Annual Rate	0.98%	0.87%	0.85%
2019-2024 Annual Rate	1.07%	1.02%	1.02%
2019 Average Household Size	2.73	2.66	2.58

The household count in this area has changed from 48,031 in 2010 to 51,954 in the current year, a change of 0.85% annually. The five-year projection of households is 54,661, a change of 1.02% annually from the current year total. Average household size is currently 2.58, compared to 2.55 in the year 2010. The number of families in the current year is 35,007 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 10, 2020



Executive Summary

120 E George Hopper Rd, Burlington, Washington, 98233
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	5 miles	10 miles	15 miles
Mortgage Income			
2019 Percent of Income for Mortgage	23.2%	23.7%	25.8%
Median Household Income			
2019 Median Household Income	\$60,179	\$62,803	\$66,132
2024 Median Household Income	\$68,105	\$72,090	\$76,858
2019-2024 Annual Rate	2.51%	2.80%	3.05%
Average Household Income			
2019 Average Household Income	\$78,657	\$81,884	\$87,390
2024 Average Household Income	\$92,466	\$95,938	\$102,144
2019-2024 Annual Rate	3.29%	3.22%	3.17%
Per Capita Income			
2019 Per Capita Income	\$28,519	\$30,478	\$33,510
2024 Per Capita Income	\$33,448	\$35,629	\$39,072
2019-2024 Annual Rate	3.24%	3.17%	3.12%

Households by Income

Current median household income is \$66,132 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$76,858 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$87,390 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$102,144 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$33,510 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$39,072 in five years, compared to \$36,530 for all U.S. households

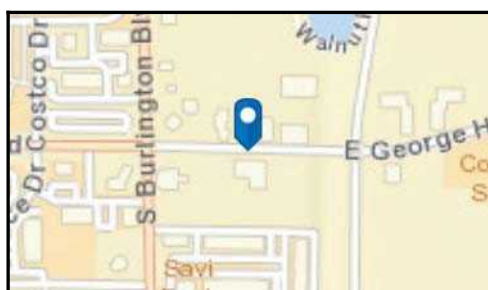
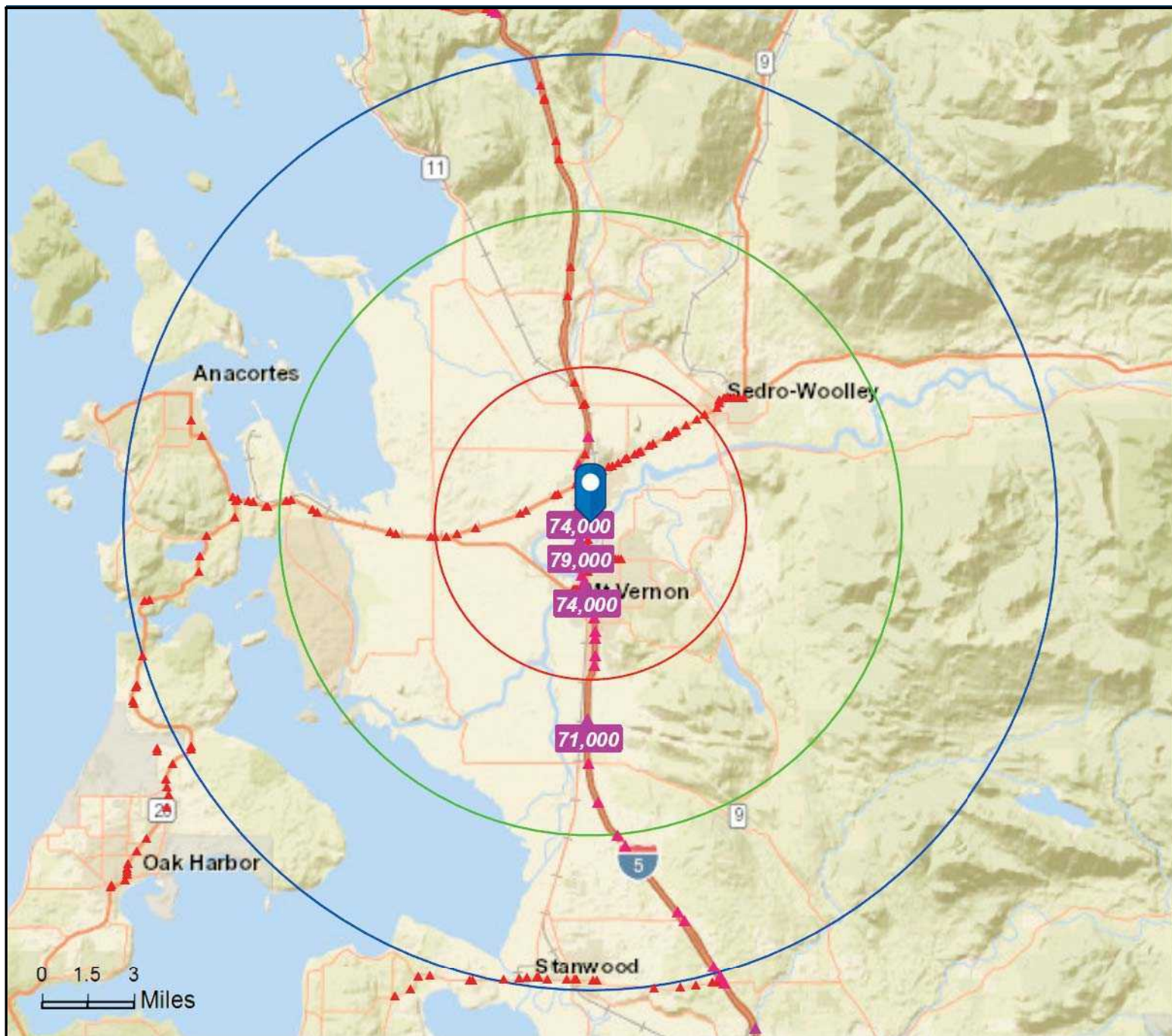
Housing			
2019 Housing Affordability Index	97	97	90
2000 Total Housing Units	17,312	27,904	43,624
2000 Owner Occupied Housing Units	10,447	17,790	28,257
2000 Renter Occupied Housing Units	6,120	8,649	12,300
2000 Vacant Housing Units	745	1,465	3,067
2010 Total Housing Units	20,849	33,585	52,688
2010 Owner Occupied Housing Units	12,053	20,493	32,729
2010 Renter Occupied Housing Units	7,537	10,681	15,302
2010 Vacant Housing Units	1,259	2,411	4,657
2019 Total Housing Units	22,713	36,226	56,625
2019 Owner Occupied Housing Units	14,328	23,748	37,246
2019 Renter Occupied Housing Units	7,102	10,031	14,708
2019 Vacant Housing Units	1,283	2,447	4,671
2024 Total Housing Units	23,888	38,005	59,374
2024 Owner Occupied Housing Units	15,407	25,407	39,826
2024 Renter Occupied Housing Units	7,197	10,132	14,835
2024 Vacant Housing Units	1,284	2,466	4,713

Currently, 65.8% of the 56,625 housing units in the area are owner occupied; 26.0%, renter occupied; and 8.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 52,688 housing units in the area - 62.1% owner occupied, 29.0% renter occupied, and 8.8% vacant. The annual rate of change in housing units since 2010 is 3.25%. Median home value in the area is \$348,504, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 5.64% annually to \$458,458.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 10, 2020



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

Traffic Count Map - Close Up

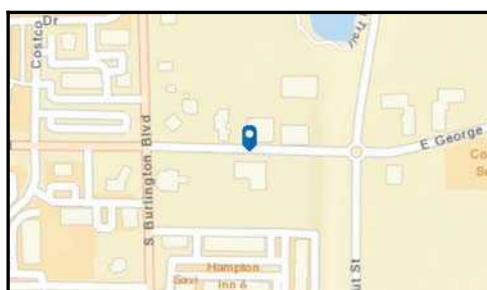
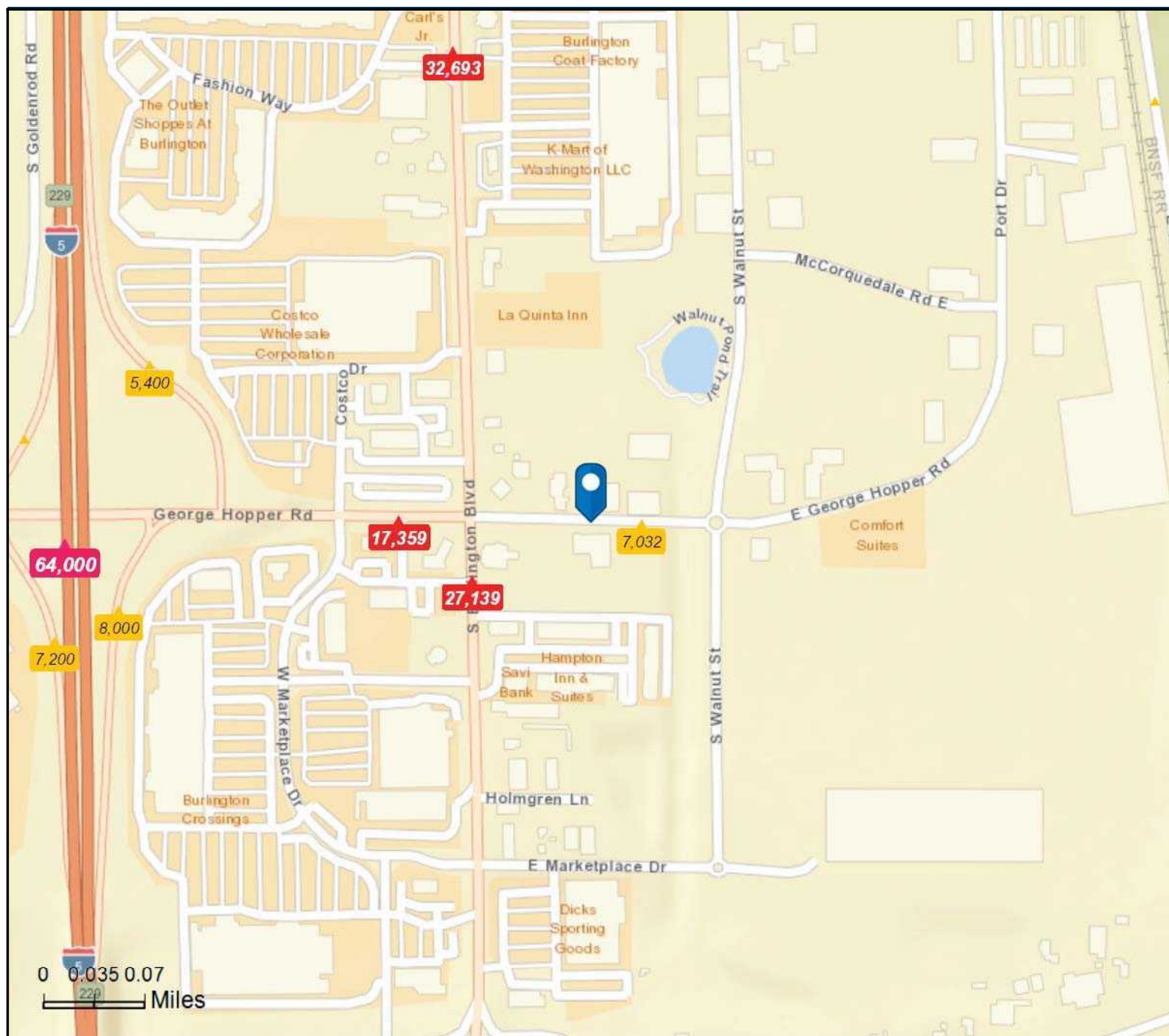
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