

1315 BOUSLOG RD BURLINGTON, WA

FOR LEASE

- 10,500 +/- sf warehouse space
- Office restroom and 5 roll-up doors—grade level, no dock
- Convenient access to both I-5 exit 230/SR 20 and 229/George Hopper Rd
- Zoned C-2: Heavy Commercial District
- \$0.60 psf NNN

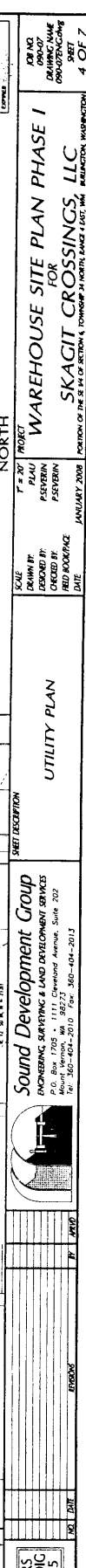


Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@claylearned.com



All info deemed reliable however verification recommended.

PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM



CALL 48 HOURS
BEFORE YOU DIG
1-800-424-5555

Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 509-404-2010 Fax: 509-404-2017

UTILITY PLAN

SCALE	T = 20'	PROJECT	W
DRAWN BY:	PLAU		
DESIGNED BY:	P. SEVERIN		
CHECKED BY:	P. SEVERIN		

WAREHOUSE SITE PLAN PHASE I FOR

JOB NO.
090-07
DRAWING NAME
090-07ENG.dwg
SHEET
4 OF 7

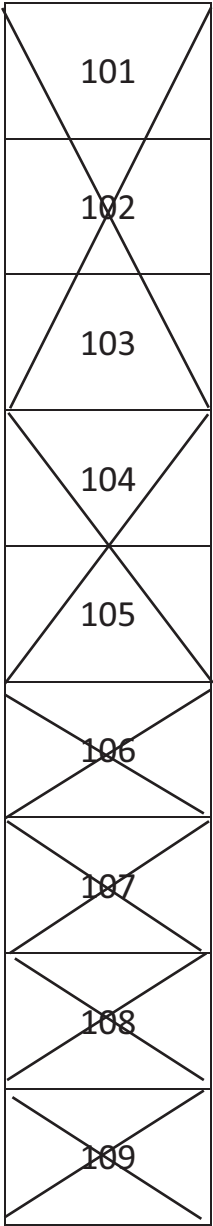
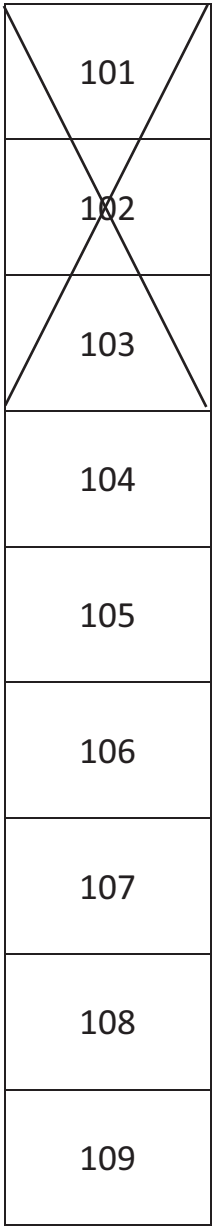


EXHIBIT B

1315 Bouslog Rd
Burlington, WA

1309 Bouslog Rd
Burlington, WA

Each bay = 1,750 +/- sf



NORTH ↑

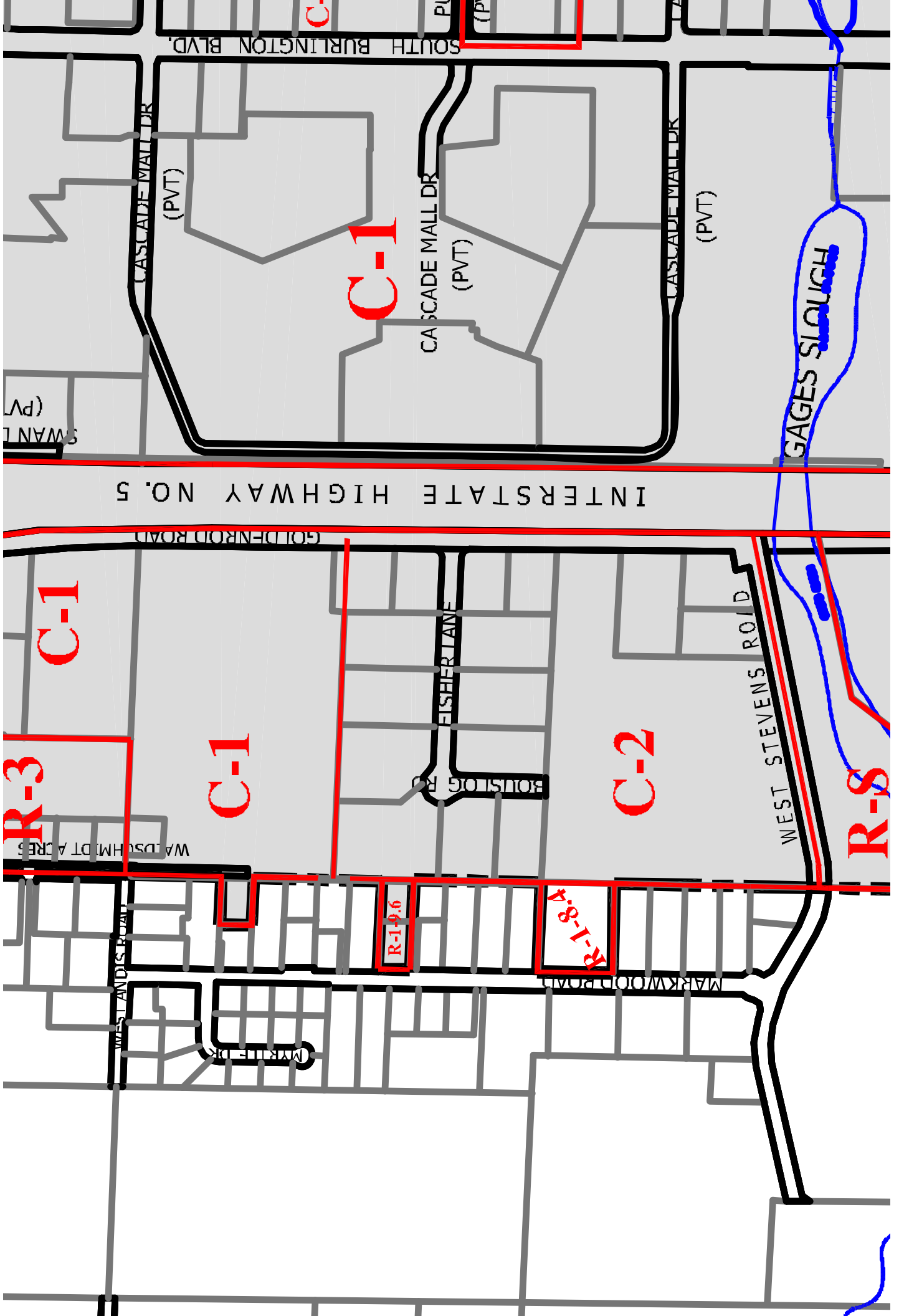
BURLINGTON BLVD: EXIT 229 TO 230

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



Chapter 17.39

C-2 HEAVY COMMERCIAL DISTRICT¹

Sections:

- [17.39.010](#) Intent.
- [17.39.020](#) Permitted uses.
- [17.39.025](#) Accessory uses.
- [17.39.030](#) Uses requiring conditional use permit.
- [17.39.040](#) Development standards.
- [17.39.050](#) 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. 1839 § 4 (Exh. C), 2016; 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. 1839 § 4 (Exh. C), 2016; 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. 1839 § 4 (Exh. C), 2016; 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 regulations, 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. 1839 § 4 (Exh. C), 2016; 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 Building and Impervious Surface Coverage.

1. Building coverage: none.

2. Impervious surface coverage: 80 percent.

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. 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. 1839 § 4 (Exh. C), 2016; 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. 1839 § 4 (Exh. C), 2016; Ord. 1322 § 8, 1996; Ord. 1260 § 14, 1994; Ord. 1206 § 3, 1992).

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

The Burlington Municipal Code is current through Ordinance 1840, passed December 20, 2016.

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



Executive Summary

1315 Bouslog Rd, Burlington, Washington, 98233
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 48.46073
Longitude: -122.34533

	5 miles	10 miles	15 miles
Population			
2000 Population	45,115	72,651	108,734
2010 Population	52,667	83,891	125,029
2017 Population	55,851	88,435	132,045
2022 Population	58,285	92,107	137,798
2000-2010 Annual Rate	1.56%	1.45%	1.41%
2010-2017 Annual Rate	0.81%	0.73%	0.76%
2017-2022 Annual Rate	0.86%	0.82%	0.86%
2017 Male Population	49.6%	49.7%	49.7%
2017 Female Population	50.4%	50.3%	50.3%
2017 Median Age	35.1	38.0	40.8

In the identified area, the current year population is 132,045. In 2010, the Census count in the area was 125,029. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 137,798 representing a change of 0.86% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	72.9%	77.7%	81.6%
2017 Black Alone	1.1%	0.9%	0.9%
2017 American Indian/Alaska Native Alone	1.6%	2.3%	2.0%
2017 Asian Alone	3.0%	2.4%	2.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	17.0%	12.6%	9.1%
2017 Two or More Races	4.1%	3.8%	3.8%
2017 Hispanic Origin (Any Race)	31.4%	23.7%	17.9%

Persons of Hispanic origin represent 17.9% of the population in the identified area compared to 18.1% 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 52.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	16,235	26,564	40,782
2010 Households	19,154	31,319	48,284
2017 Total Households	20,079	32,646	50,406
2022 Total Households	20,855	33,840	52,342
2000-2010 Annual Rate	1.67%	1.66%	1.70%
2010-2017 Annual Rate	0.65%	0.57%	0.60%
2017-2022 Annual Rate	0.76%	0.72%	0.76%
2017 Average Household Size	2.74	2.67	2.58

The household count in this area has changed from 48,284 in 2010 to 50,406 in the current year, a change of 0.60% annually. The five-year projection of households is 52,342, a change of 0.76% 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 34,173 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 14, 2018



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Latitude: 48.46073
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	5 miles	10 miles	15 miles
Median Household Income			
2017 Median Household Income	\$55,804	\$59,106	\$62,312
2022 Median Household Income	\$61,321	\$66,610	\$71,684
2017-2022 Annual Rate	1.90%	2.42%	2.84%
Average Household Income			
2017 Average Household Income	\$71,905	\$76,132	\$80,695
2022 Average Household Income	\$82,726	\$87,404	\$92,433
2017-2022 Annual Rate	2.84%	2.80%	2.75%
Per Capita Income			
2017 Per Capita Income	\$26,397	\$28,738	\$31,287
2022 Per Capita Income	\$30,136	\$32,745	\$35,580
2017-2022 Annual Rate	2.68%	2.64%	2.60%

Households by Income

Current median household income is \$62,312 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$71,684 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$80,695 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$92,433 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$31,287 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$35,580 in five years, compared to \$34,828 for all U.S. households

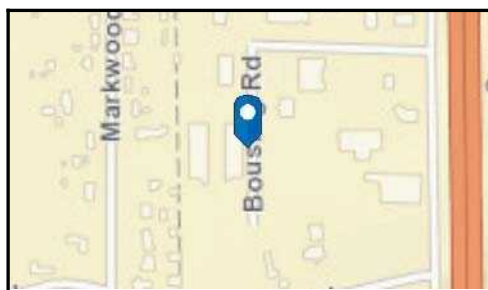
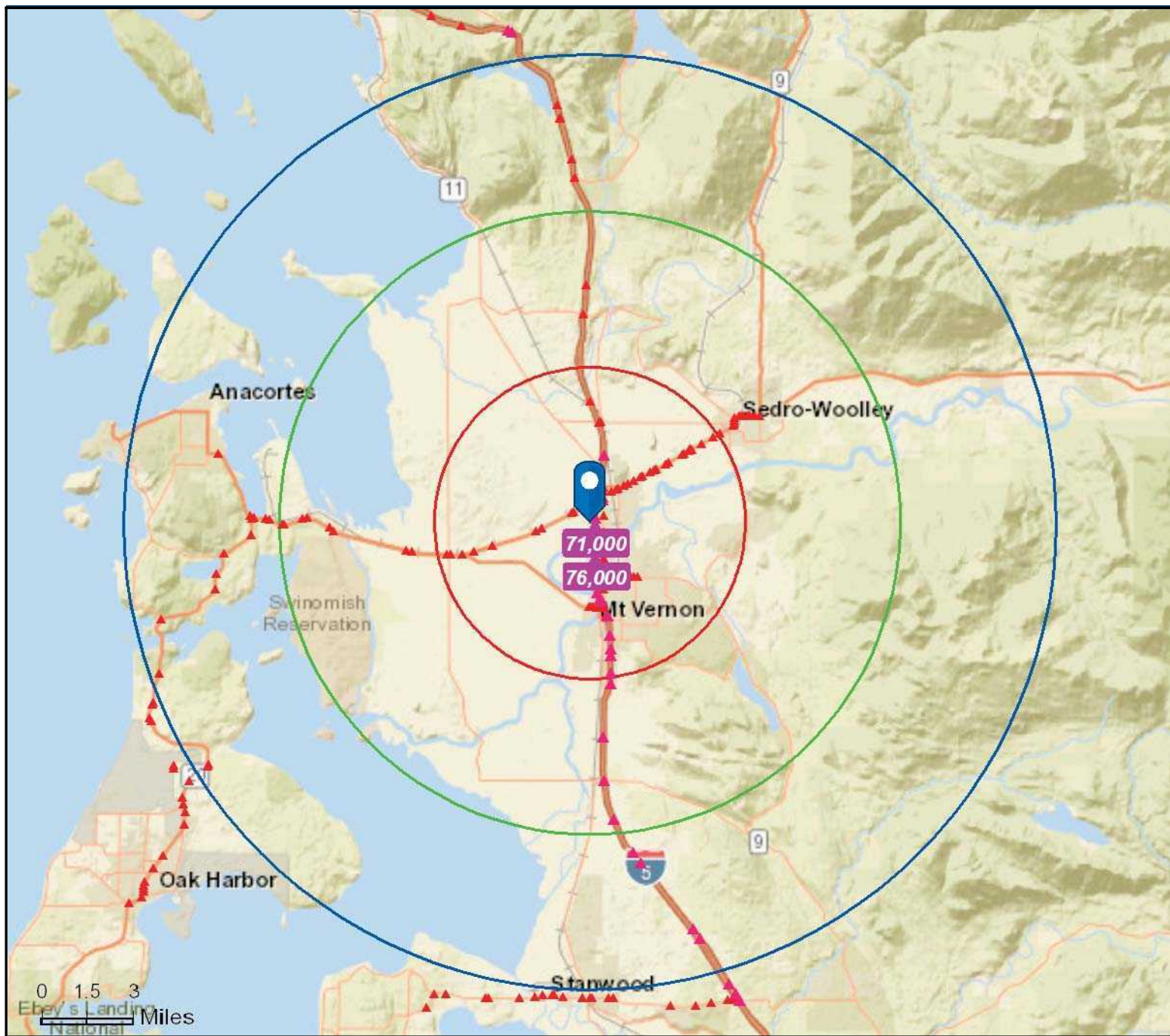
Housing			
2000 Total Housing Units	16,960	28,010	43,946
2000 Owner Occupied Housing Units	10,182	17,892	28,613
2000 Renter Occupied Housing Units	6,053	8,672	12,169
2000 Vacant Housing Units	725	1,446	3,164
2010 Total Housing Units	20,384	33,710	53,106
2010 Owner Occupied Housing Units	11,703	20,606	33,177
2010 Renter Occupied Housing Units	7,451	10,713	15,107
2010 Vacant Housing Units	1,230	2,391	4,822
2017 Total Housing Units	21,350	35,104	55,412
2017 Owner Occupied Housing Units	12,156	21,211	34,191
2017 Renter Occupied Housing Units	7,923	11,435	16,215
2017 Vacant Housing Units	1,271	2,458	5,006
2022 Total Housing Units	22,226	36,475	57,643
2022 Owner Occupied Housing Units	12,626	21,966	35,455
2022 Renter Occupied Housing Units	8,229	11,875	16,887
2022 Vacant Housing Units	1,371	2,635	5,301

Currently, 61.7% of the 55,412 housing units in the area are owner occupied; 29.3%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 53,106 housing units in the area - 62.5% owner occupied, 28.4% renter occupied, and 9.1% vacant. The annual rate of change in housing units since 2010 is 1.91%. Median home value in the area is \$315,376, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.93% annually to \$420,616.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 14, 2018



Average Daily Traffic Volume

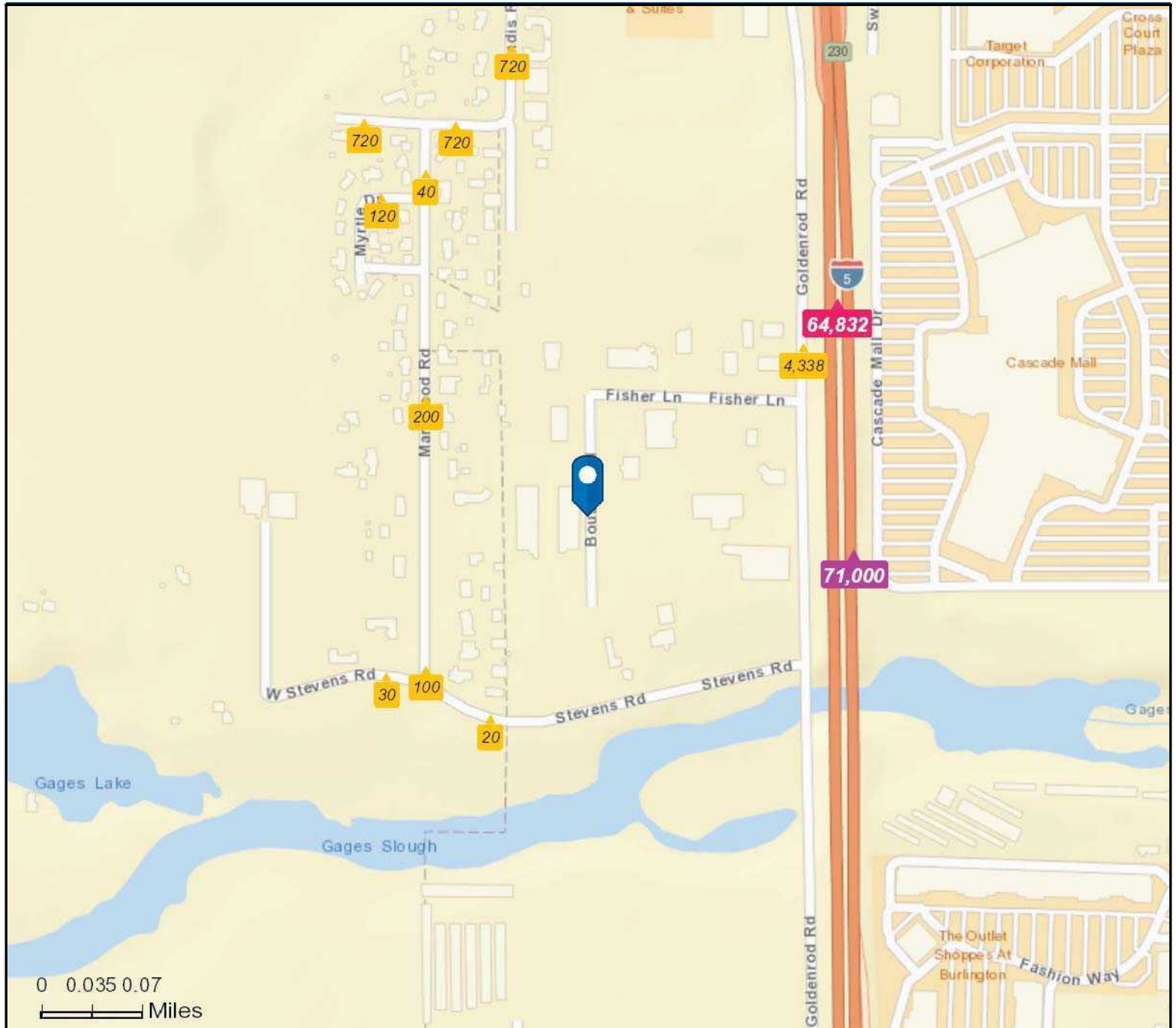
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Traffic Count Map - Close Up

1315 Bouslog Rd, Burlington, Washington, 98233
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Source: ©2017 Kalibrate Technologies

February 14, 2018