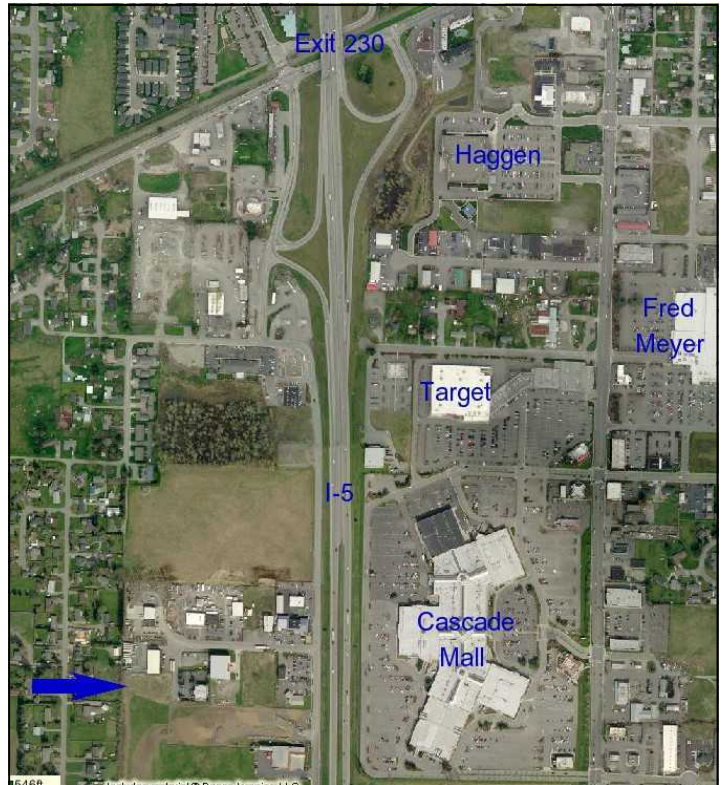


# 1309 BOUSLOG RD STE 107 BURLINGTON

## FOR LEASE

- 1,750 +/- sf warehouse space
- Currently roll-up doors and open shell
- Zoned C-2 Heavy Commercial District
- Convenient access to both I-5 exit 230/ SR20 and 229/George Hopper Rd
- Lease rate is without TI contribution, however, each offer will be dealt with on its own merits
- \$.60 psf per mo NNN



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



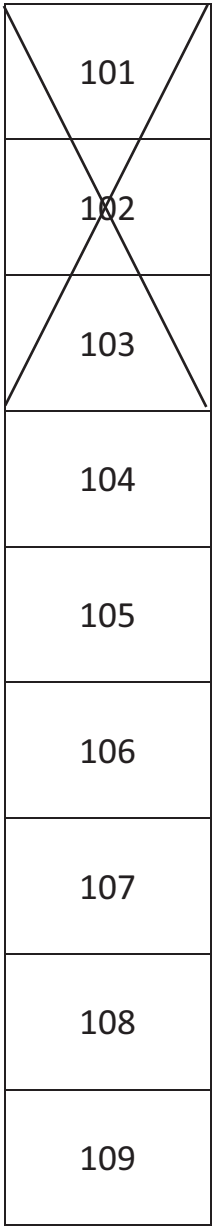
*All info deemed reliable however verification recommended.*

**EXHIBIT B**

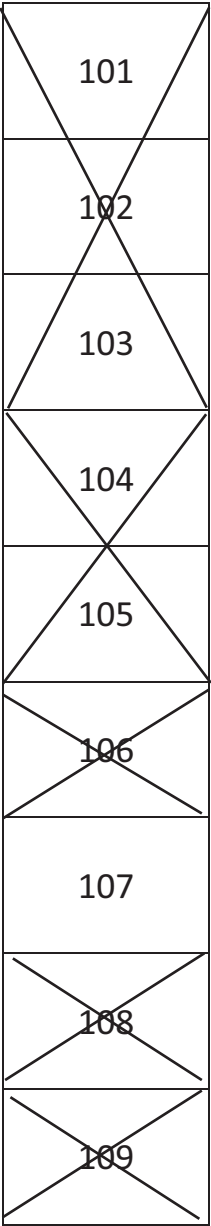
1315 Bouslog Rd  
Burlington, WA

1309 Bouslog Rd  
Burlington, WA

Each bay = 1,750 +/- sf



1750 +/- sf avail →



NORTH ↑



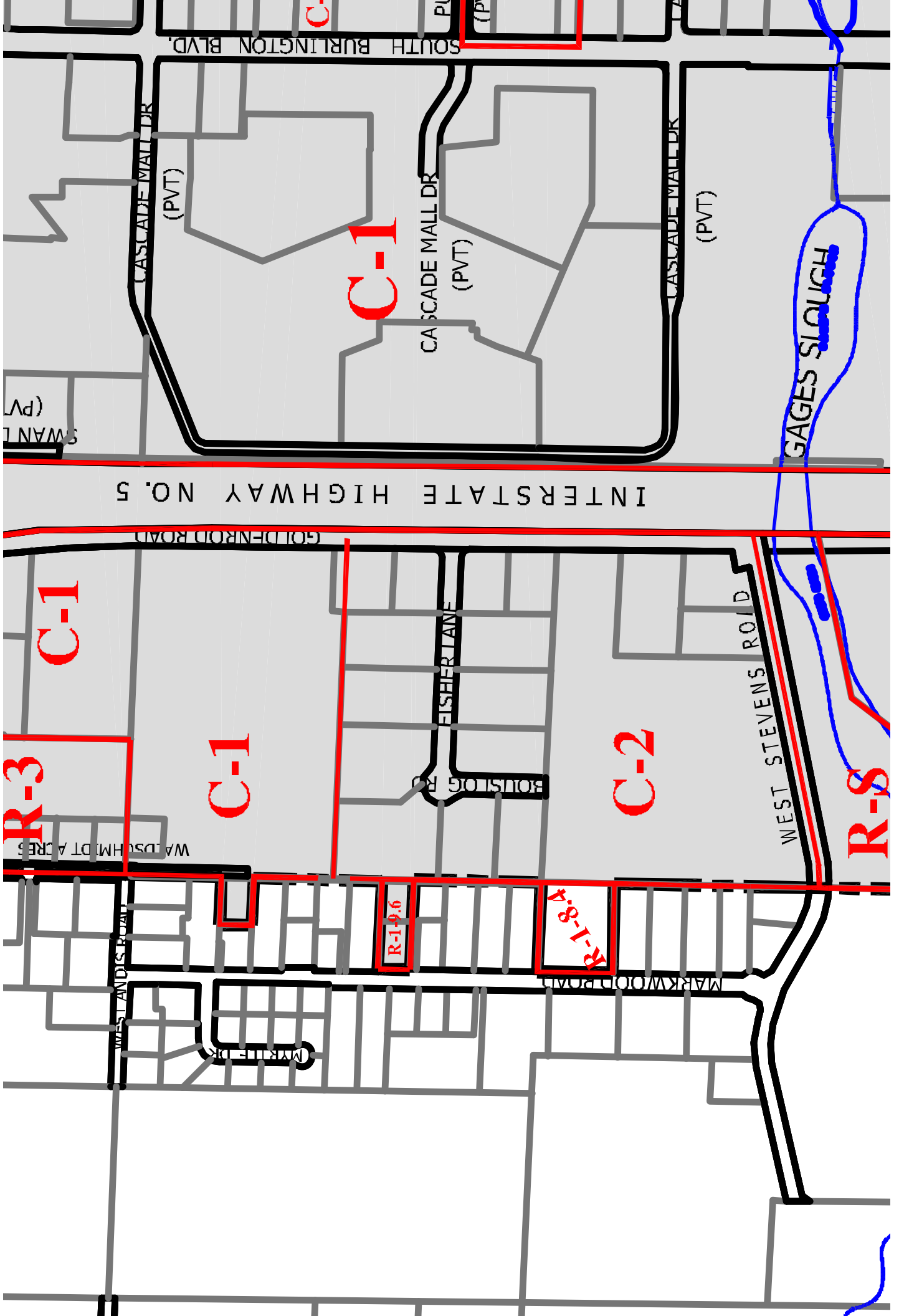
# BURLINGTON BLVD: EXIT 229 TO 230

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 DISTRICT<sup>1</sup>

#### 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. 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).

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

**The Burlington Municipal Code is current through Ordinance 1801, passed July 24, 2014.**

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

1266 Bouslog Rd, Burlington, Washington, 98233  
Rings: 5, 10, 15 mile radii

Latitude: 48.46121  
Longitude: -122.34603

	5 mile	10 mile	15 mile
<b>Population</b>			
2000 Population	45,162	72,741	108,575
2010 Population	52,721	83,990	124,868
2014 Population	53,399	84,991	126,797
2019 Population	54,765	87,146	130,486
2000-2010 Annual Rate	1.56%	1.45%	1.41%
2010-2014 Annual Rate	0.30%	0.28%	0.36%
2014-2019 Annual Rate	0.51%	0.50%	0.58%
2014 Male Population	49.5%	49.7%	49.7%
2014 Female Population	50.5%	50.3%	50.3%
2014 Median Age	34.5	37.5	40.3

In the identified area, the current year population is 126,797. In 2010, the Census count in the area was 124,868. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 130,486 representing a change of 0.58% annually from 2014 to 2019. Currently, the population is 49.7% male and 50.3% female.

### Median Age

The median age in this area is 34.5, compared to U.S. median age of 37.7.

### Race and Ethnicity

2014 White Alone	73.5%	78.3%	82.3%
2014 Black Alone	1.0%	0.8%	0.8%
2014 American Indian/Alaska Native Alone	1.5%	2.3%	1.9%
2014 Asian Alone	2.7%	2.1%	2.1%
2014 Pacific Islander Alone	0.3%	0.3%	0.2%
2014 Other Race	17.0%	12.5%	9.0%
2014 Two or More Races	4.0%	3.6%	3.6%
2014 Hispanic Origin (Any Race)	31.4%	23.6%	17.7%

Persons of Hispanic origin represent 17.7% of the population in the identified area compared to 17.5% 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 52.0 in the identified area, compared to 62.6 for the U.S. as a whole.

### Households

2000 Households	16,255	26,603	40,733
2010 Households	19,177	31,364	48,227
2014 Total Households	19,420	31,800	49,092
2019 Total Households	19,991	32,770	50,739
2000-2010 Annual Rate	1.67%	1.66%	1.70%
2010-2014 Annual Rate	0.30%	0.33%	0.42%
2014-2019 Annual Rate	0.58%	0.60%	0.66%
2014 Average Household Size	2.71	2.63	2.55

The household count in this area has changed from 48,227 in 2010 to 49,092 in the current year, a change of 0.42% annually. The five-year projection of households is 50,739, a change of 0.66% annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2010. The number of families in the current year is 33,217 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 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

January 30, 2015



## Executive Summary

1266 Bouslog Rd, Burlington, Washington, 98233  
Rings: 5, 10, 15 mile radii

Latitude: 48.46121  
Longitude: -122.34603

	5 mile	10 mile	15 mile
<b>Median Household Income</b>			
2014 Median Household Income	\$52,952	\$54,960	\$57,639
2019 Median Household Income	\$59,801	\$62,114	\$66,085
2014-2019 Annual Rate	2.46%	2.48%	2.77%
<b>Average Household Income</b>			
2014 Average Household Income	\$65,772	\$68,697	\$72,696
2019 Average Household Income	\$74,341	\$77,768	\$82,257
2014-2019 Annual Rate	2.48%	2.51%	2.50%
<b>Per Capita Income</b>			
2014 Per Capita Income	\$24,204	\$26,052	\$28,365
2019 Per Capita Income	\$27,474	\$29,660	\$32,251
2014-2019 Annual Rate	2.57%	2.63%	2.60%

### Households by Income

Current median household income is \$57,639 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$66,085 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$72,696 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$82,257 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$28,365 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$32,251 in five years, compared to \$32,168 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	16,978	28,071	43,895
2000 Owner Occupied Housing Units	10,200	17,923	28,577
2000 Renter Occupied Housing Units	6,055	8,680	12,155
2000 Vacant Housing Units	723	1,468	3,163
2010 Total Housing Units	20,406	33,782	53,047
2010 Owner Occupied Housing Units	11,725	20,643	33,139
2010 Renter Occupied Housing Units	7,452	10,721	15,088
2010 Vacant Housing Units	1,229	2,418	4,820
2014 Total Housing Units	20,911	34,617	54,410
2014 Owner Occupied Housing Units	11,660	20,527	33,110
2014 Renter Occupied Housing Units	7,759	11,274	15,983
2014 Vacant Housing Units	1,491	2,817	5,318
2019 Total Housing Units	21,711	35,944	56,605
2019 Owner Occupied Housing Units	12,054	21,140	34,195
2019 Renter Occupied Housing Units	7,937	11,630	16,544
2019 Vacant Housing Units	1,720	3,174	5,866

Currently, 60.9% of the 54,410 housing units in the area are owner occupied; 29.4%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 53,047 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 1.13%. Median home value in the area is \$263,310, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 5.53% annually to \$344,566.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

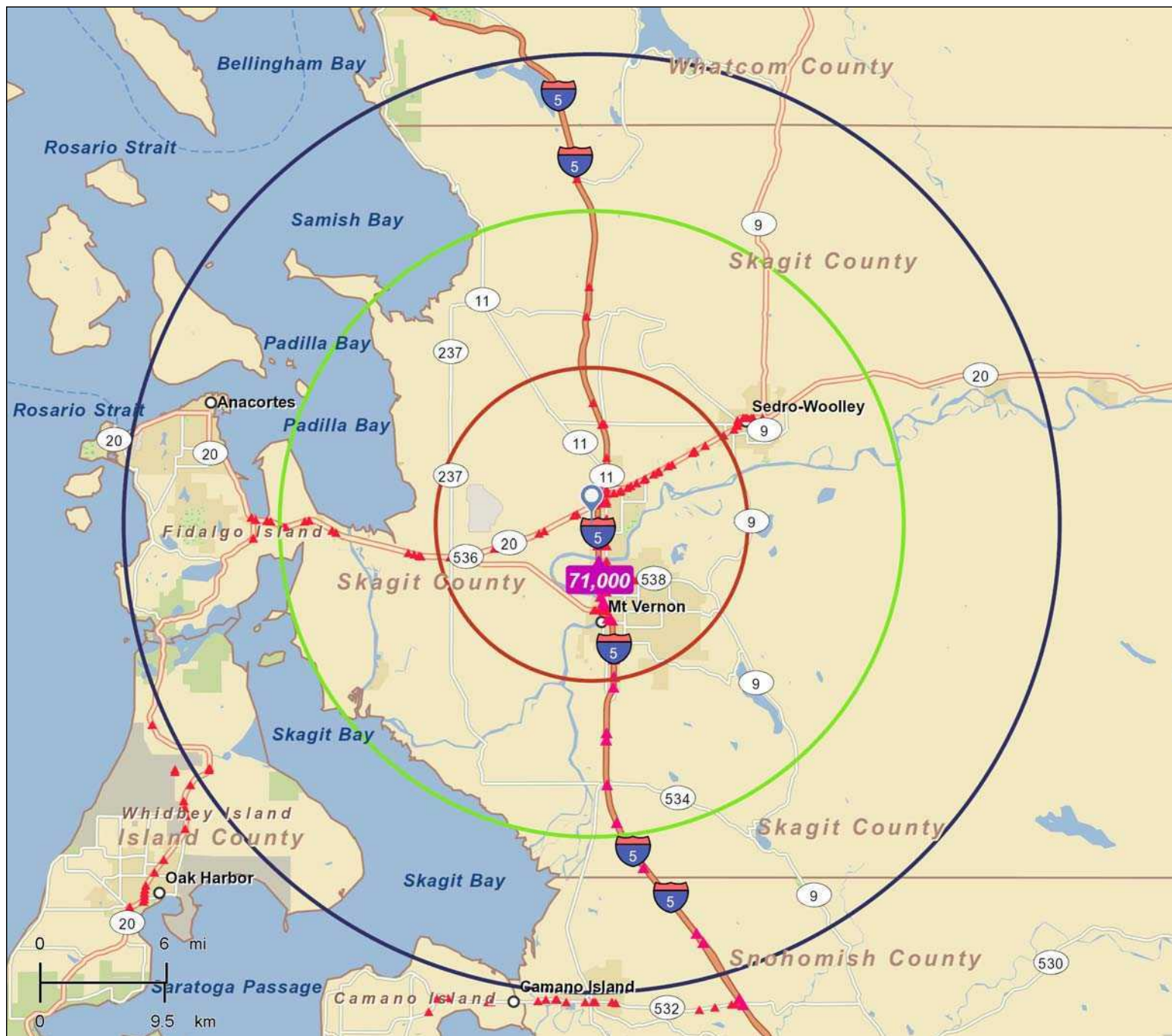
January 30, 2015



## Traffic Count Map

1266 Bouslog Rd, Burlington, Washington, 98233  
Ring: 5, 10, 15 Miles

Latitude: 48.461214  
Longitude: -122.346026



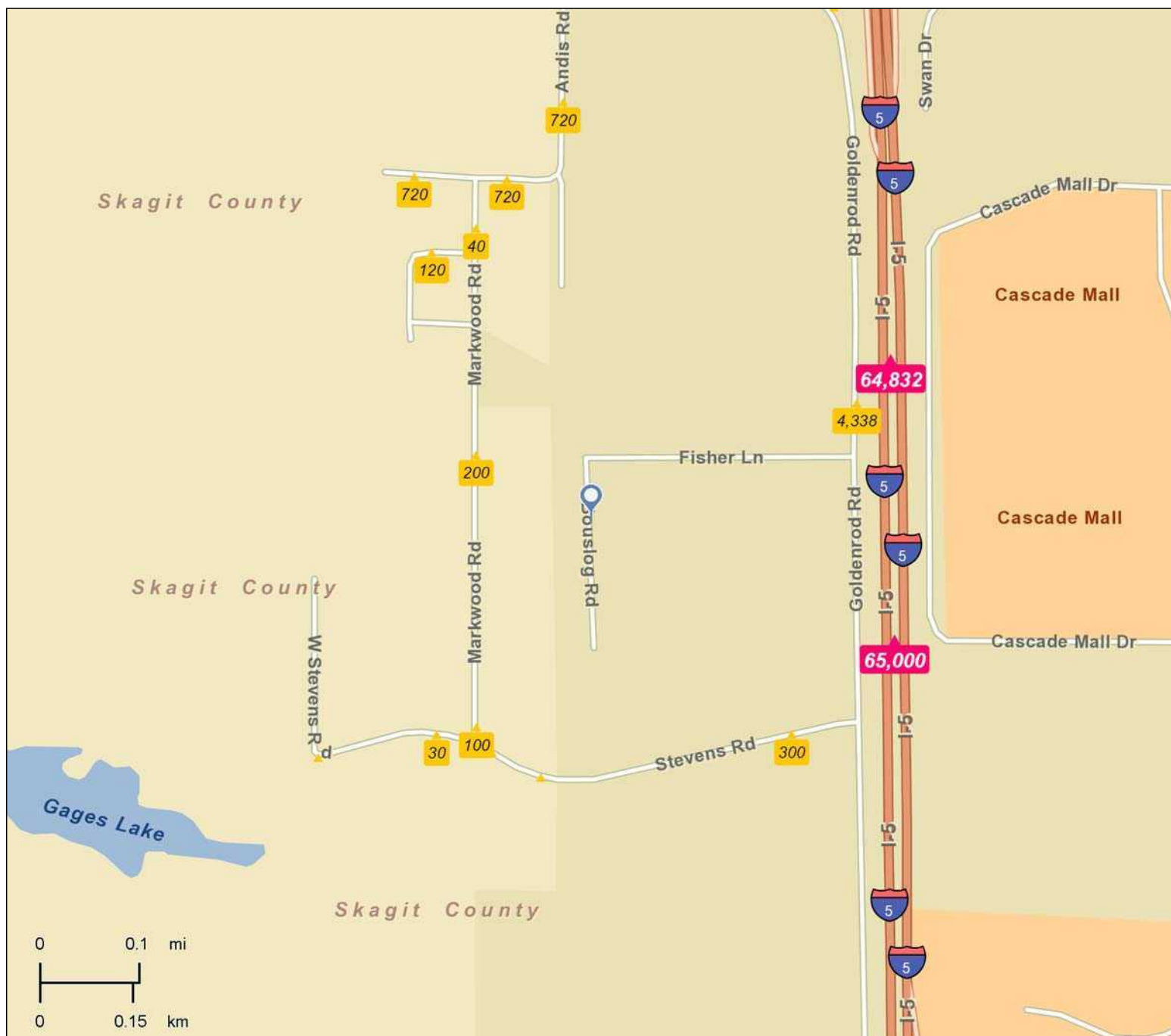
**Average Daily Traffic Volume**  
▲ Up to 6,000 vehicles per day  
▲ 6,001 - 15,000  
▲ 15,001 - 30,000  
▲ 30,001 - 50,000  
▲ 50,001 - 100,000  
▲ More than 100,000 per day



Source: ©2012 Market Planning Solutions, Inc.

January 30, 2015





**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

