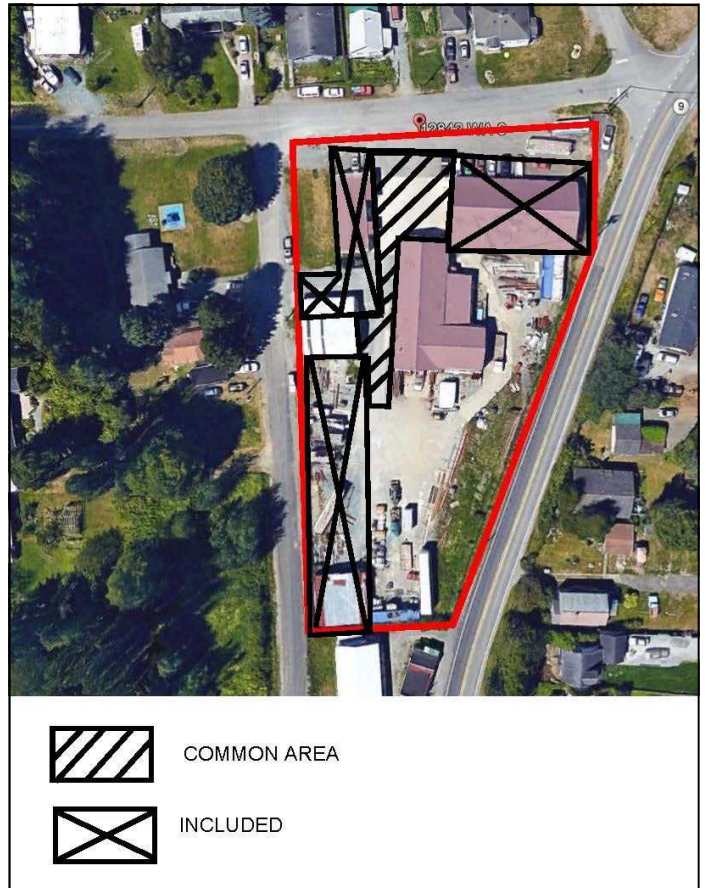


12842 STATE ROUTE 9 MOUNT VERNON, WA

FOR LEASE

- 4,800 +/- sf shop building plus two office trailers:
60x24 (1,440 sf, one restroom) and
12x40 (480 sf, no restroom)
- Located just off State Route 9 in
Clear Lake
- Buildings have 480 3-phase power
- Former metal pipe/fab shops with
associated yard and office
- Zoned: Rural Business
- \$4,000 per month NNN
- Tenant pays all utilities



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



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

12842 SR 9

Learned Commercial, Inc.

108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

**Parcel
Aerial**



12842 SR 9

12842 Hwy 9
Mount Vernon, WA 98273

Clay Learned
clay@claylearned.com
360-770-1388

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 12842 Hwy 9, Mount Vernon, WA 98273

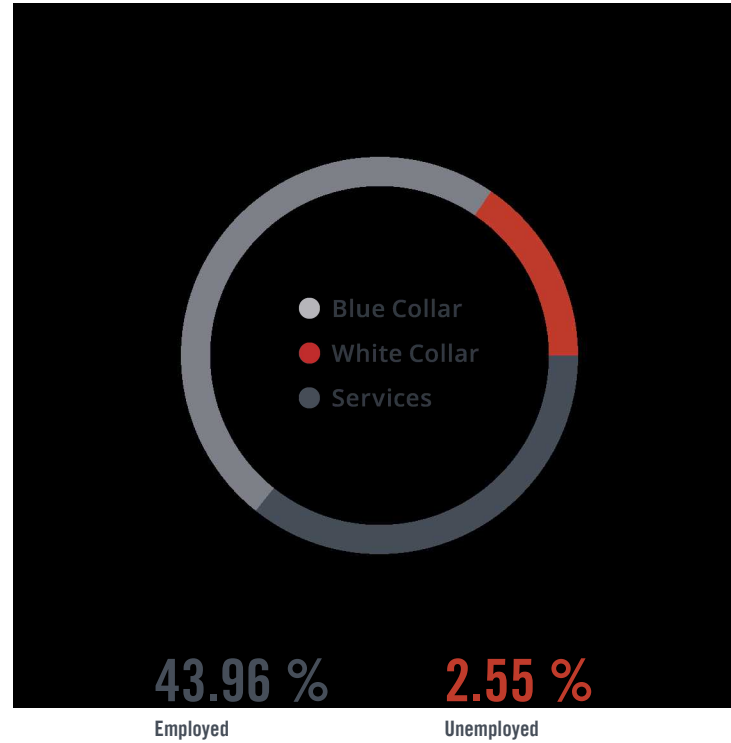
CITY, STATE
Mount Vernon, WA

POPULATION
26,057

AVG. HHSIZE
2.73

MEDIAN HH INCOME
\$54,909

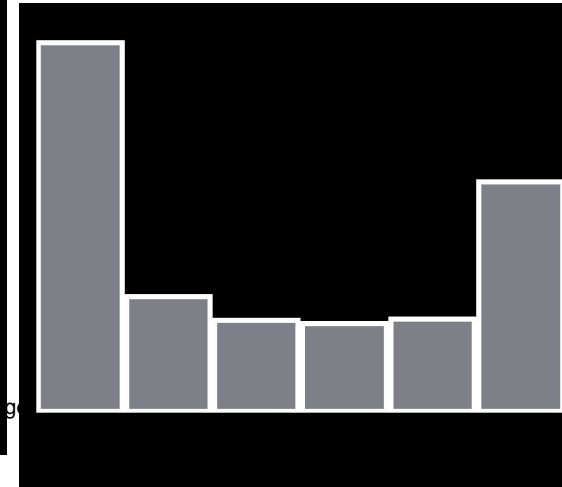
HOME OWNERSHIP



EDUCATION

High School Grad:	25.78 %
Some College:	27.47 %
Associates:	7.54 %
Bachelors:	19.32 %

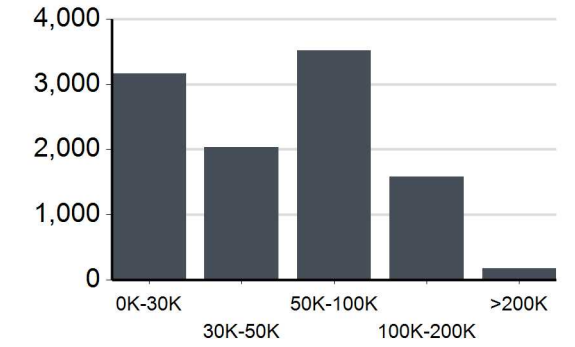
GENDER & AGE
49.53 % 50.47 %



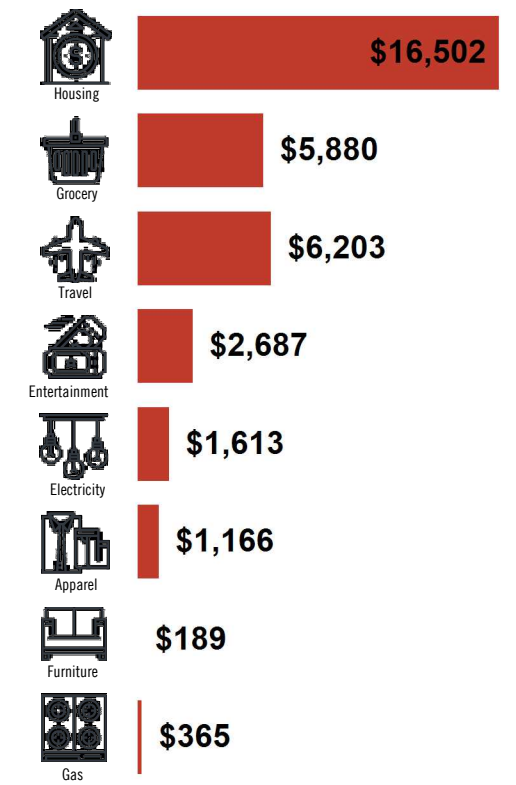
RACE & ETHNICITY

White:	83.12 %
Asian:	0.61 %
Native American:	0.08 %
Pacific Islanders:	0.00 %
African-American:	0.12 %
Hispanic:	8.46 %
Two or More Races:	7.61 %

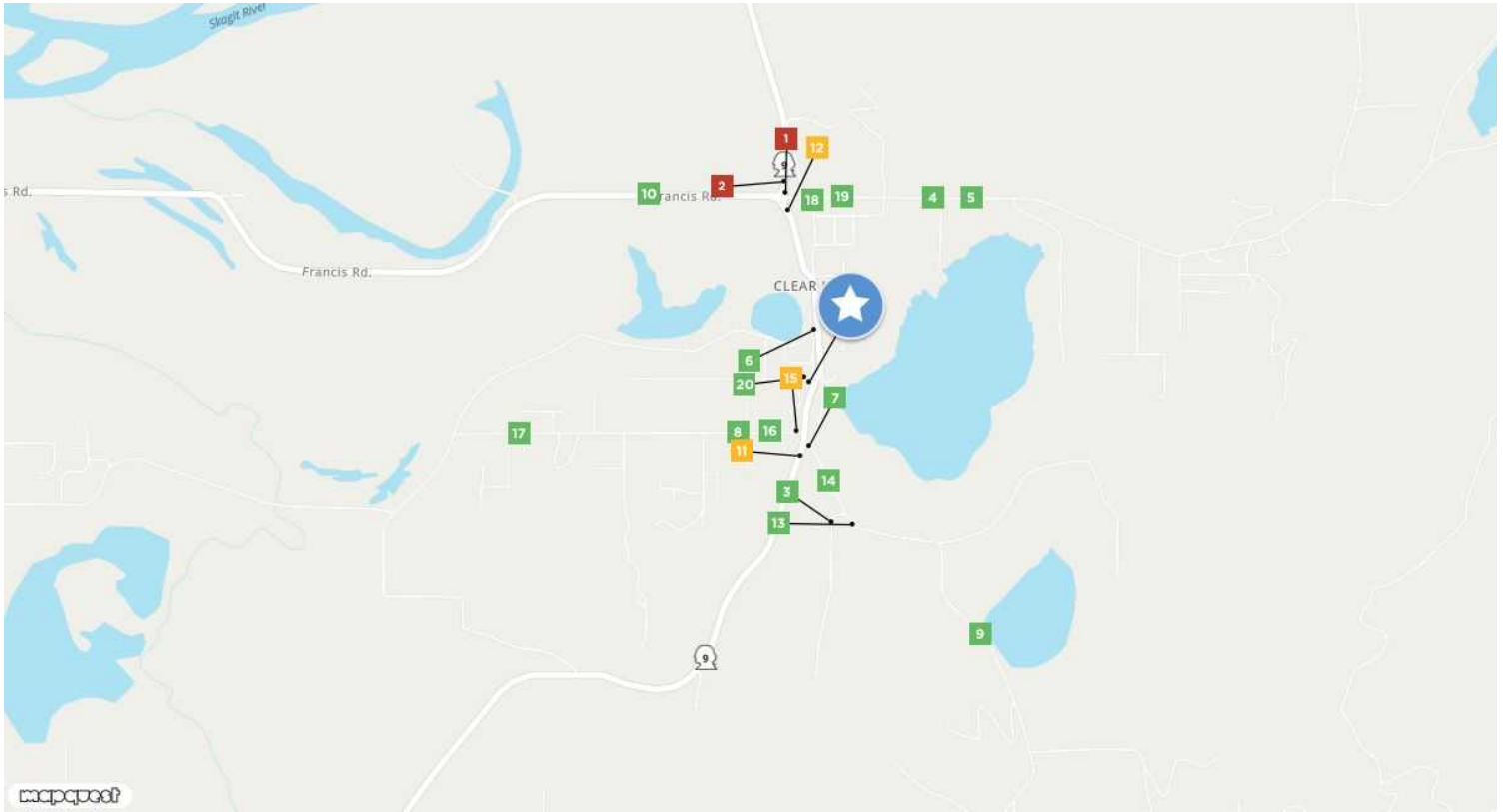
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



State Highway 9 1	State Rte 9 2	Austin Rd 3	Old Day Creek Rd 4	Old Day Creek Rd 5
Old Day Creek Rd	Lake St	Beaver Lake Rd	C St	C St
Year: 2021 10,430	Year: 2017 11,000	Year: 2015 57	Year: 2015 1,604	Year: 2015 1,604
Year: 2019 11,000	Year: 2012 9,700	Year: 2001 90	Year: 2007 1,261	Year: 2011 1,460
Year: 2018 11,000	Year: 2011 9,800			Year: 2009 1,746
Mud Lake Rd 6	Beaver Lake Rd 7	Buchanan Ave 8	Beaver Lake Rd 9	Francis Rd 10
Fir Ave	State Hwy9	Maple Ave	Maple Hill Ln	Debays Island Rd
Year: 2014 610	Year: 2014 729	Year: 2014 725	Year: 2014 729	Year: 2013 3,795
Year: 2011 442	Year: 2011 632	Year: 2011 526	Year: 2011 632	Year: 2005 3,275
Year: 2009 522	Year: 2009 650		Year: 2009 650	Year: 2001 3,170
State Rte 9 11	State Rte 9 12	Beaver Lake Rd 13	Beaver Lake Rd 14	Buchanan Ave 15
Beaver Lake Rd	Lake St	Austin Rd	S Front St	Cedar St
Year: 2012 5,500	Year: 2012 5,500	Year: 2011 632	Year: 2009 650	Year: 2007 6,076
	Year: 2007 6,728	Year: 2009 650	Year: 2005 1,010	Year: 2005 6,100
	Year: 2002 6,500	Year: 2005 1,010	Year: 2000 671	Year: 2004 6,000
Buchanan Ave 16	Buchanan Ave 17	N Front St 18	Old Day Creek Rd 19	Pringle St 20
Cedar St	Glenwood Dr	Old Day Creek Rd	N Mill St	Cedar St
Year: 2006 997	Year: 2006 997	Year: 2005 608	Year: 2005 1,531	Year: 2001 50
Year: 1995 470			Year: 2001 1,755	

Clay Learned
 clay@claylearned.com
 360-770-1388

MOODY'S ANALYTICS | Catylist

14.16.150 Rural Business (RB).

- (1) Purpose. The Rural [Business](#) zone is intended to provide reasonable expansion and change of [use](#) opportunities for existing isolated nonresidential [uses](#) in the rural area that provide job opportunities for rural residents and that are not consistent with the other commercial and industrial [Comprehensive Plan](#) designations and [zoning districts](#).
- (2) [Permitted Uses](#).
- (a) Continuation of an existing commercial [use](#).
 - (b) Subject to an administrative decision, a change of [use](#) from the existing [use](#) to a [use](#) which is substantially similar to the existing [use](#) in terms of the type of commercial activity performed. A substantially similar [use](#) shall continue the same basic operational characteristics as the existing [use](#), shall be of no greater intensity, density, or generate no greater environmental or traffic [impact](#) than the existing [use](#).
 - (c) A [use](#) designated Rural [Business](#) may be expanded; provided, that any expansion is limited to a maximum of 50 percent of the gross [floor area](#) existing as of June 1, 1997, or 1,500 square feet, whichever is less. The maximum [floor area](#) of allowed expansion shall be determined based on the gross [floor area](#) dedicated to the Rural [Business](#) use as of June 1, 1997. The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, must occur on the same [lot](#) upon which the existing [use](#) is located.
 - (d) [Outdoor working areas](#) may be expanded by a maximum of 50 percent; provided, that any expansion must occur on the same [lot](#) as the existing [outdoor working area](#). The area of allowed expansion shall be determined based on the [outdoor working area](#) dedicated to the Rural [Business](#) use as of June 1, 1997.
 - (e) [Habitat enhancement and/or restoration projects](#), except [mitigation banks](#) as defined by [SCC 14.04.020](#).
 - (f) [Owner operator/caretaker quarters](#) as accessory to a [business](#) use.
 - (g) [Maintenance, drainage](#).
 - (h) [Net metering system](#), solar.
 - (i) [Repair, replacement](#) and maintenance of water lines with an inside diameter of 12 inches or less.
 - (j) [Recycling drop box facility](#), accessory to a permitted public, institutional, commercial or industrial [use](#).
 - (k) [Vehicle charging station](#).
- (3) [Administrative Special Uses](#).
- (a) Expansion of existing [major public uses](#) up to 3,000 square feet.
 - (b) [Minor public uses](#).
 - (c) Minor [utility developments](#).
 - (d) [Wireless facilities](#), subject to [SCC 14.16.720](#).
 - (e) [Temporary events](#).
- (4) [Hearing Examiner Special Uses](#).
- (a) [Major public uses](#) and expansions of existing [major public uses](#), 3,000 square feet and greater.
 - (b) Major [utility developments](#).
 - (c) Storage of [unlicensed/inoperable vehicles](#).
 - (d) With an approved [Hearing Examiner](#) special [use](#) permit, a [use](#) designated Rural [Business](#) which was established prior to July 1, 1990, may be expanded beyond the 1,500-square-foot limit established in Subsection (2)(c) of this Section. For [agricultural support services](#), the expansion is not limited. For all other [uses](#), the expansion may not exceed 50 percent of the gross [floor area](#) dedicated to the Rural [Business](#) use as of July 1, 1990, up to a maximum of 5,000 square feet; and Subsections (4)(d)(i) through (vi) of this Section must be met. The [applicant](#) shall have the burden of proof to demonstrate that the [use](#) was established, and to what extent, prior to July 1, 1990. An expansion of 50 percent is not guaranteed, but instead is a maximum allowance; provided, that in no instance shall an expansion greater than 5,000 square feet of gross [floor area](#) be allowed. Compliance with the criteria below may dictate a smaller maximum expansion. Expansions greater than 1,500 square feet shall not be allowed if the following criteria cannot be met:
 - (i) The expansion, as well as all associated [development](#) including but not limited to parking areas, [driveways](#), septic systems, wells, and landscaping, will occur on the same [lot](#) upon which the existing [use](#) is located;
 - (ii) The expansion is visually compatible with the surrounding neighborhood and rural area;
 - (iii) Detrimental [impacts](#) to adjacent properties or to existing easement rights on the property will not be increased or intensified;
 - (iv) The expansion does not result in a formerly small operation dominating the area;
 - (v) The expansion will not constitute new [urban growth](#) in the rural area, except that [uses](#) may utilize [urban services](#) that are historically already available to the site; and
 - (vi) [Public services](#) and facilities are limited to those necessary to serve the isolated nonresidential [use](#) and are provided in a manner that does not permit low density [sprawl](#).

(e) A Hearing Examiner special use permit is required to change from one use to another use when Subsection (2)(b) of this Section does not apply. The Hearing Examiner shall not grant a special use permit if he/she determines that the change of use would:

- (i) Result in a substantially increased impact on any 1 of the following criteria; or
- (ii) Result in smaller impacts across a number of criteria that combined, result in a substantially increased overall impact. Information in parentheses defines “substantial impact” for that particular measure.
 - (A) Traffic generation (more than 10% increase in vehicle trips per day equals substantial increase).
 - (B) Parking requirements (the need to expand existing parking facilities or the likelihood that parking would flow over to adjacent roads or properties equals substantial increase).
 - (C) Hours of operation (10% increase in hours of operation, or any measurable increase in evening and weekend hours equals substantial increase).
 - (D) Visitors/customers visiting the site (10% increase in visitors to the site equals substantial increase).
 - (E) Need for expanded septic, sewer, water, power, or other services.
 - (F) Need for increased infrastructure, such as road widening or access improvements.
 - (G) Noise, light, glare and related impacts from business operations on adjacent properties.
 - (H) Detrimental impacts on productive use of surrounding natural resource lands.
 - (I) Detrimental impacts to surrounding critical areas.
 - (J) Change to the visual character of the structure or property that would significantly and negatively affect the visual character of the surrounding rural area.
 - (K) Be inconsistent with an applicable community development plan, if one has been adopted.
- (iii) Any use requiring the installation or extension of urban services, including sewer and stormwater, would be considered an urban use rather than a rural use and would be disqualified.
- (iv) A new use may take advantage of the one-time expansion opportunity provided to existing RB uses, provided it satisfies the expansion criteria in the Comprehensive Plan and development regulations. However, a change to a new use does not create any new expansion opportunities or rights.

(5) Dimensional Standards.

(a) Setbacks.

- (i) Front: 35 feet, where parking is located in front of structure or on sides, 55 feet.
- (ii) Side and rear: 35 feet.
- (iii) Accessory.
 - (A) Front: 35 feet.
 - (B) Side and rear: 35 feet.
- (iv) Setbacks from NRL lands shall be provided per SCC 14.16.810(7).

(b) Maximum height: 40 feet.

- (i) Height Exemptions. Flagpoles, ham radio antennas, church steeples, water towers, meteorological towers, and fire towers are exempt. The height of wireless facilities is regulated in SCC 14.16.720.

(c) Maximum lot coverage: 50%.

(6) Additional requirements related to this zone are found in SCC 14.16.600 through 14.16.900 and the rest of the Skagit County Code. (Ord. O20230007 § 1 (Att. 1); Ord. O20200005 § 1 (Att. 2); Ord. O20170006 § 1 (Att. 1); Ord. O20160004 § 6 (Att. 6); Ord. O20110007 Attch. 1 (part); Ord. O20090010 Attch. 1 (part); Ord. O20080012 (part); Ord. O20070009 (part); Ord. 17938 Attch. F (part), 2000)