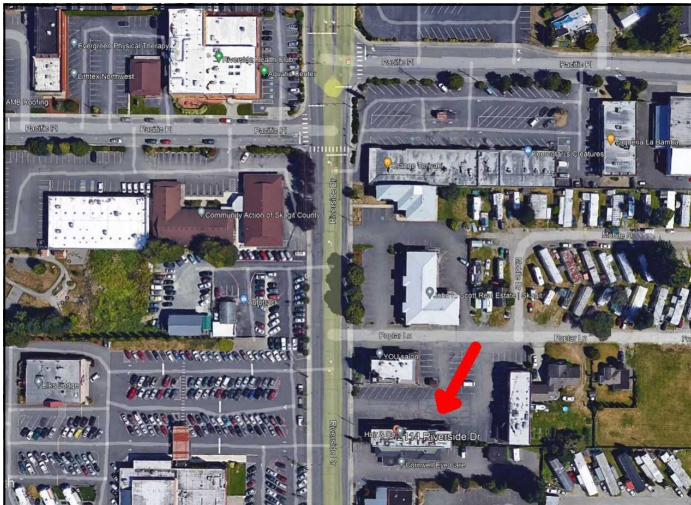


# 2114 RIVERSIDE DR STE 202/204 MOUNT VERNON, WA

## FOR LEASE

- 1,060 +/- second floor suites available in multi-tenant building
- Located on Riverside Dr
- In vicinity of Riverside Health Club, Best Western, Max Dales
- Zoned C-2: General Commercial District
- \$1,400 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.*



P104665

P104665

P104665

PACIFIC PLACE (DITY STREET)

1

2

3

P25785

P25759

P25760

P25758

RIVERSIDE AVENUE

URBAN

WEST PARKWAY

SURVEY  
AF200001270227

P25851

P104170

MOBILE DRIVE

P102726

AIKEN'S MOBILE HOME PARK

POPLAR LANE

AIKEN'S MOBILE HOME PARK

P25871

P25770

P25764

P25945

P53285

P53286

P53287

11

12

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7

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17

19

21

23

25

37

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2114-2124 Riverside Drive, Mount Vernon, WA 98273

CITY, STATE

Mount Vernon, WA

POPULATION

45,610

AVG. HH SIZE

2.68

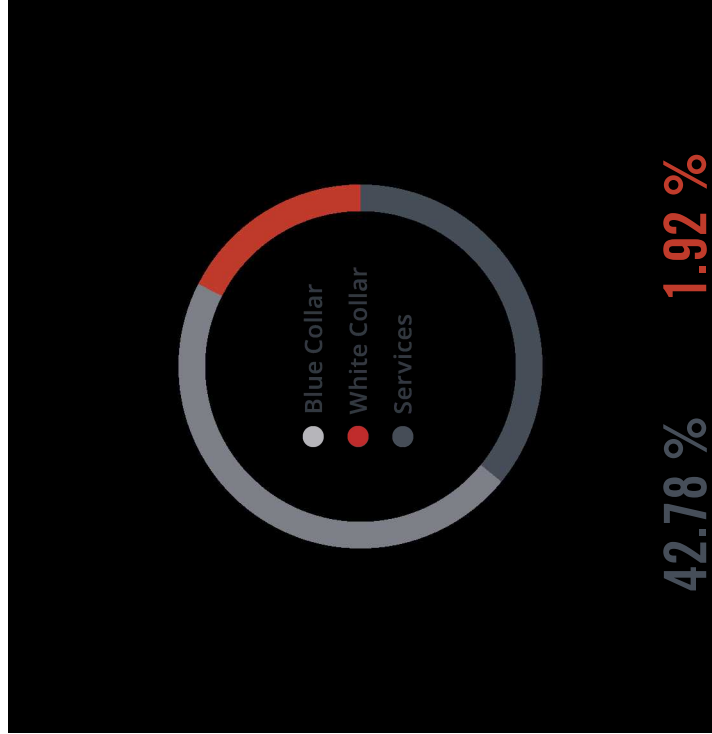
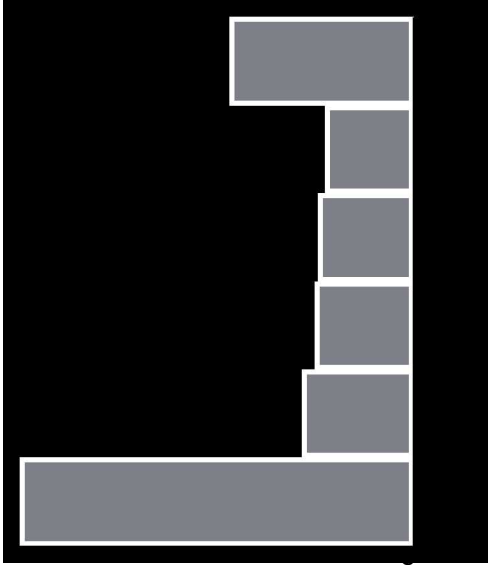
MEDIAN HH INCOME

\$53,773

HOME OWNERSHIP



GENDER & AGE



Employed

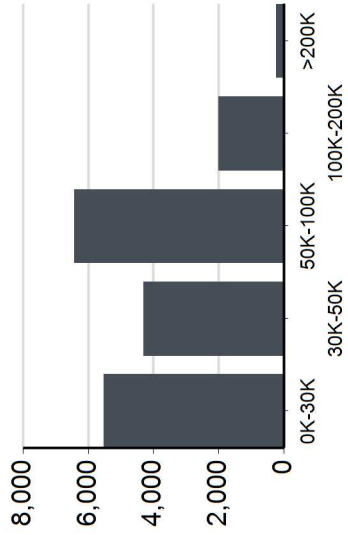
Unemployed

EDUCATION

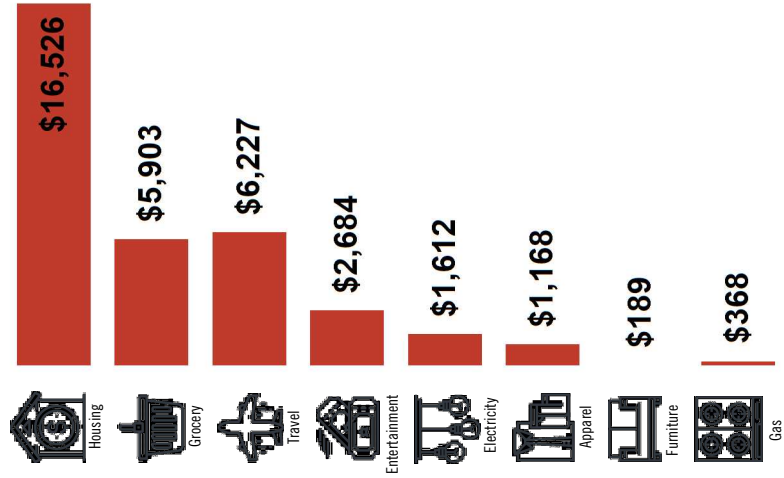
High School Grad: 23.25 %  
Some College: 29.56 %  
Associates: 7.45 %  
Bachelors: 20.61 %



INCOME BY HOUSEHOLD



HH SPENDING



RACE & ETHNICITY

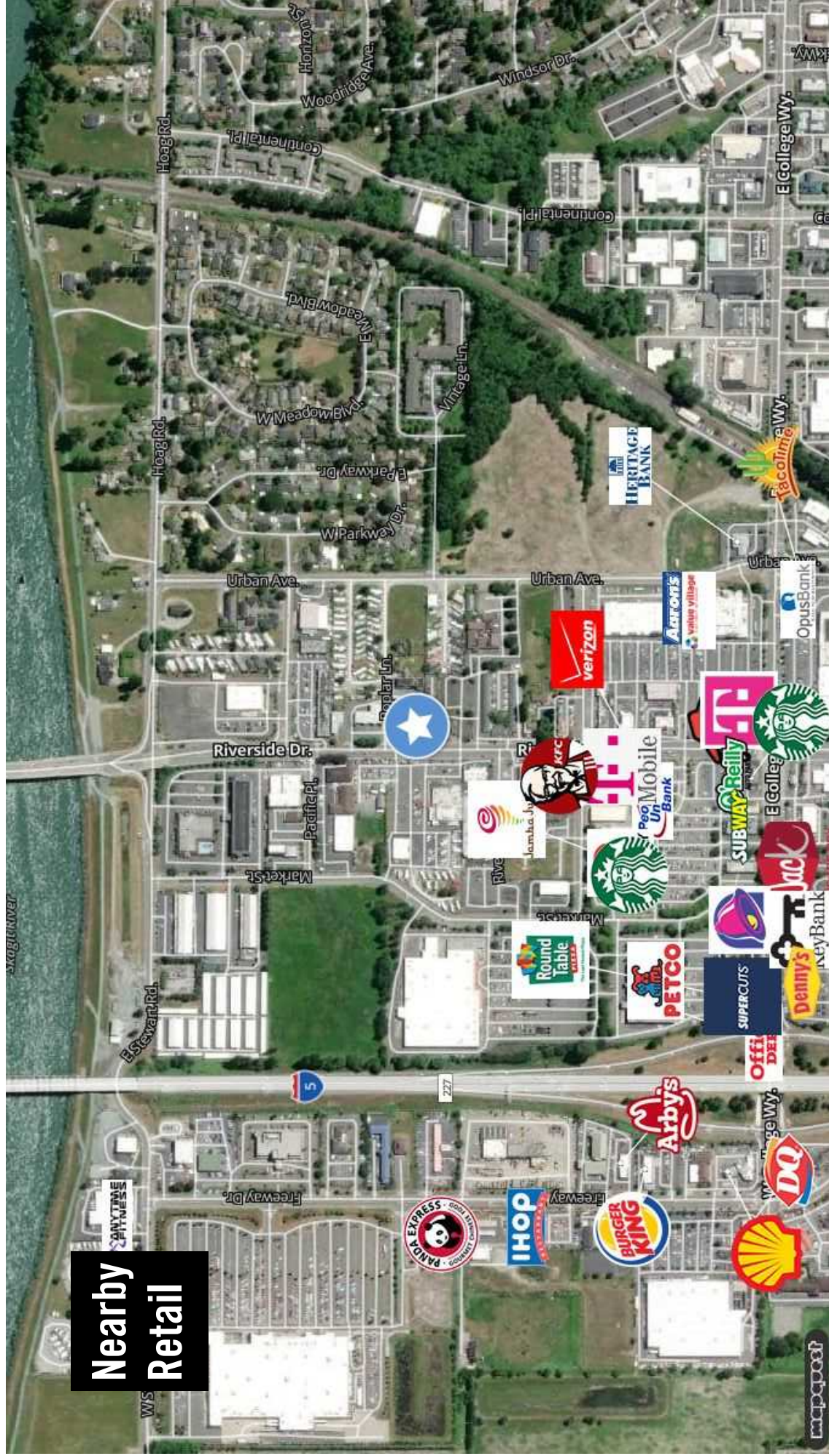
White: 53.59 %  
Asian: 1.53 %  
Native American: 0.54 %  
Pacific Islanders: 0.01 %  
African-American: 0.25 %  
Hispanic: 27.43 %  
Two or More Races: 16.66 %



# Village Square Office Suites

Learned Commercial, Inc.

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



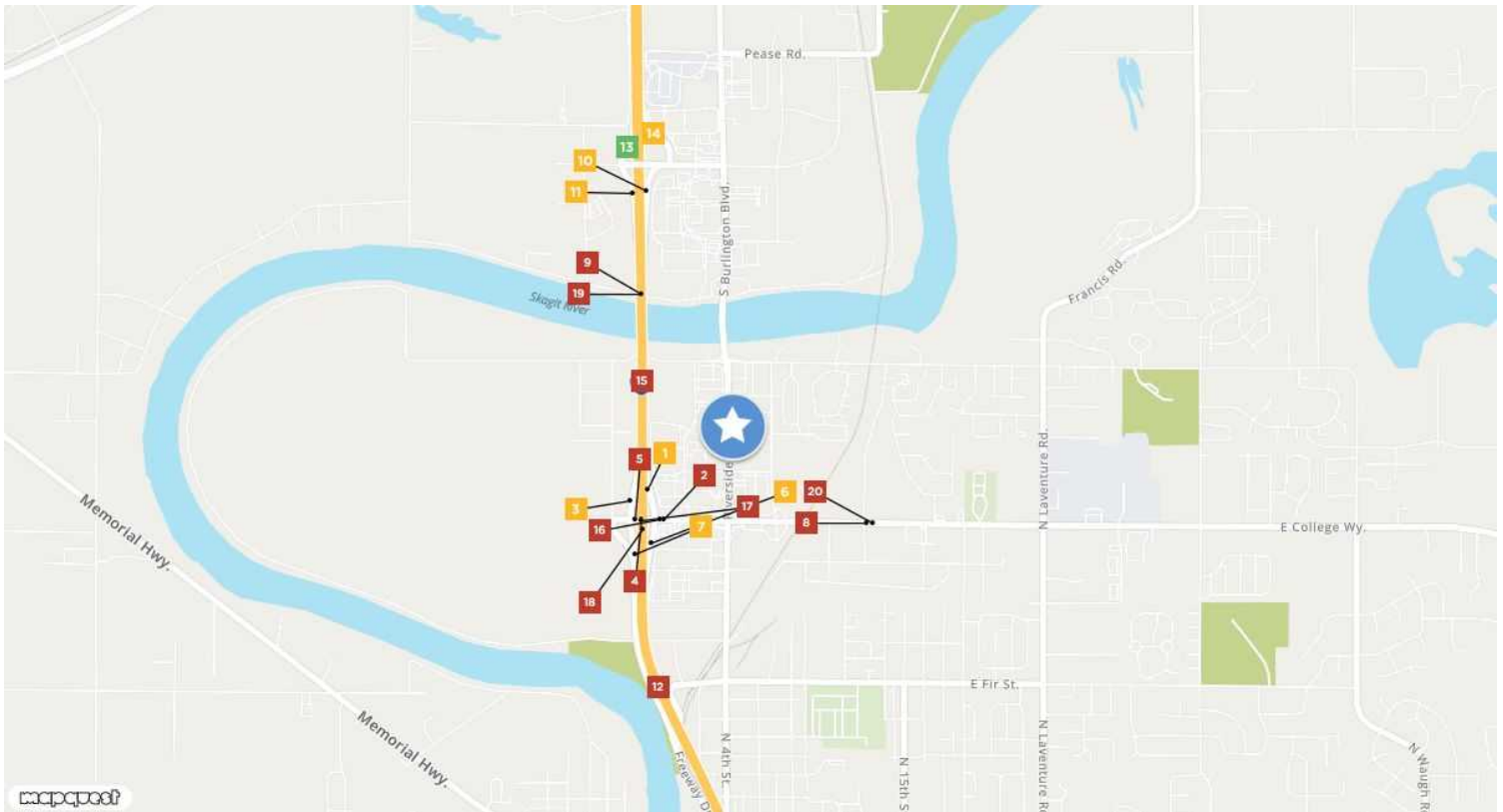
Clay Learned  
clay@claylearned.com  
360-770-1388

# Village Square Office Suites

Learned Commercial, Inc.

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

## Traffic Counts



<b>E College Way</b> 1	<b>East College Way</b> 2	<b>I- 5</b> 3	<b>College Way</b> 4	<b>College Way</b> 5
I- 5	Riverside Dr	W College Way	I- 5	FwyDr
Year: 2021 9,564 est	Year: 2021 18,932 est	Year: 2021 7,438 est	Year: 2021 21,479 est	Year: 2021 20,943 est
Year: 2019 9,700	Year: 2019 28,000	Year: 2019 9,100	Year: 2019 22,000	Year: 2019 22,000
Year: 2018 9,700	Year: 2013 17,690	Year: 2018 6,700	Year: 2017 22,000	Year: 2018 22,000
<b>E College Way</b> 6	<b>I- 5</b> 7	<b>East College Way</b> 8	<b>College Way</b> 9	<b>College Way</b> 10
I- 5	W College Way	N 19th St	George Hopper Rd	George Hopper Rd
Year: 2021 7,096 est	Year: 2021 8,198 est	Year: 2021 24,078 est	Year: 2021 77,088 est	Year: 2021 7,708 est
Year: 2019 7,200	Year: 2019 6,700	Year: 2019 24,000	Year: 2019 81,000	Year: 2019 7,500
Year: 2018 7,200	Year: 2018 9,100		Year: 2017 74,000	Year: 2018 7,500
<b>George Hopper Rd</b> 11	<b>I- 5</b> 12	<b>George Hopper Rd</b> 13	<b>S Goldenrod Rd</b> 14	<b>I- 5</b> 15
Year: 2021 6,969 est	Year: 2021 77,605 est	Year: 2021 4,633 est	Year: 2021 5,341 est	Year: 2021 83,122 est
Year: 2019 6,900	Year: 2019 76,000	Year: 2019 4,700	Year: 2019 5,400	Year: 2018 81,000
Year: 2018 6,800	Year: 2018 76,000	Year: 2018 4,700	Year: 2018 5,400	
<b>College Way</b> 16	<b>College Way</b> 17	<b>I- 5</b> 18	<b>W Whitmarsh Rd</b> 19	<b>E College Way</b> 20
Market St	I- 5	E College Way	I- 5	Continental Pl
Year: 2021 27,305 est	Year: 2021 22,107 est	Year: 2021 60,827 est	Year: 2021 83,122 est	Year: 2021 24,728 est
Year: 2018 28,000	Year: 2018 22,000	Year: 2018 62,000	Year: 2018 81,000	Year: 2018 24,000
Year: 2017 28,000		Year: 2017 60,000		Year: 2017 27,000

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## **Chapter 17.48**

### **C-2 GENERAL COMMERCIAL DISTRICT**

Sections:

**17.48.010 Intent.**

**17.48.020 Permitted uses.**

**17.48.025 Accessory uses.**

**17.48.030 Prohibited uses.**

**17.48.040 Conditional uses.**

**17.48.050 Lot area and width.**

**17.48.060 Setbacks.**

**17.48.070 Building height.**

**17.48.080 Landscaping.**

**17.48.090 Parking.**

**17.48.100 Signs.**

**17.48.110 Site plan review.**

**17.48.120 Design review.**

#### **17.48.010 Intent.**

The intent of this chapter is to establish and preserve general commercial areas having a variety of uses and accessible primarily by automobile. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.48.020 Permitted uses.**

Permitted primary uses in the C-2 district are as follows:

##### **A. Commercial Uses.**

1. Retail stores;
2. Personal services;

3. Offices, banks, and financial institutions;
4. Hotels, motels and lodging houses;
5. Eating and drinking establishments;
6. Theaters, bowling alleys, skating rinks and other entertainment uses;
7. Laundry and dry cleaning pickup stations;
8. Outside sales of vehicles, boats, mobile homes or equipment;
9. Drive-in banks and eating establishments;
10. Gasoline service stations and automobile repair garages;
11. *Repealed by Ord. 3714;*
12. Day nurseries;

B. Public and Quasi-Public Uses.

1. Governmental buildings, including fire and police stations and administrative offices; and
2. Museums, art galleries, libraries, clubs or fraternal societies and memorial buildings;

C. Other Uses Specifically Permitted.

1. Printing operations;
2. Upholstery and furniture repair shops;

D. On-site hazardous waste treatment and storage facilities as an accessory use to a permitted use provided such facilities comply with the State Hazardous Waste Siting Standards and Mount Vernon and State Environmental Policy Act requirements;

E. Emergency shelter for the homeless; provided, an emergency shelter for the homeless shall not be located within a 1,000-foot radius of any other emergency shelter for the homeless and an existing shelter shall not expand the existing square footage of their facility to accommodate the homeless, except that the hearing examiner may approve a location within a lesser distance or an increase in square footage of the existing facility to serve additional homeless if the applicant can demonstrate that such location will not be materially detrimental to neighboring properties due to excessive noise, lighting, or other interference with the peaceful use and possession of said neighboring properties; and provided further, an emergency shelter for the homeless shall have 100 square feet of gross floor area per resident as defined by the city building code (MVMC Title 15); and provided further, an emergency shelter for the homeless shall have any and all licenses as required by state and local law;

F. Expansion of Existing Mini-Storage Facilities. Proposed new mini-storage facilities when adjacent to

existing mini-storage facilities under the same ownership. (Ord. 3714 § 8(B), 2017; Ord. 3429 § 96, 2008).

### **17.48.025 Accessory uses.**

Permitted accessory uses in the C-2 district include:

A. Residence for watchman, custodian, manager or property owner of permitted use provided it is located within the same building as the principal use.

B. Each primary structure is permitted to have one accessory structure that can be used as a shed to store tools or other items as long as it complies with the following requirements:

1. The total building area of the accessory structure shall be no more than 120 square feet.
2. The accessory structure is required to be a single story and is not allowed to be taller than the primary structure on the site.
3. The accessory structure shall be located in the rear yard and is required to maintain a minimum five-foot setback from all property lines and all other structures.
4. The accessory structure shall not have a permanent heat source.
5. The accessory structure is intended to be for storage of tools or other household items and is not to be a space that is slept in.
6. The accessory structure is not allowed in critical areas or their associated buffers regulated under Chapter 15.40 MVMC.

C. Mini-storage facilities.

D. Commercial or public parking garages and/or commercial or public surface parking.

E. Card room. (Ord. 3802 § 31, 2019).

### **17.48.030 Prohibited uses.**

Uses specifically prohibited in the C-2 district are:

A. Sales of inoperable vehicles or used parts;

B. Junkyards;

C. Auto wrecking yards. (Ord. 3315, 2006; Ord. 2352, 1989).



### **17.48.040 Conditional uses.**

Uses permitted by conditional use permit, and classified as a Type III permit in the C-2 district, are as follows:

A. Restricted limited manufacturing uses involving the processing or fabrication of commodities or products subject to all the following restrictions, development and performance standards:

1. All manufacturing activities including storage and warehousing shall be confined to enclosed buildings on the property.
2. The use does not inflict upon the surrounding permitted land uses in the district smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare, or safety of the public occupying or visiting such areas.
3. The design of all buildings and related improvements shall employ design standards to support and maintain the commercial character of the area.

B. Churches; provided, that their principal access is from a collector street or greater and they shall conform to all the development standards and requirements of the public (P) zone and concurrent with approval the city shall require both the comprehensive plan and zoning designations to be changed to public (P) during the city's next comprehensive plan amendment cycle. (Ord. 3447 § 2, 2009).

### **17.48.050 Lot area and width.**

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

### **17.48.060 Setbacks.**

Minimum setback requirements in the C-2 district are as follows:

A. Front yard: 10 feet. Buildings on corner lots and through lots shall observe the minimum setback on both streets. For properties that front on an arterial, the minimum setback from the right-of-way shall be 25 feet. The community and economic development and public works directors can through a Type I decision process administratively reduce, for good cause shown, this setback.

B. Side yard and rear yard: none, except along any property line adjoining a residentially zoned district, with no intervening street or alley, there shall be a setback of at least five feet. (Ord. 3405 § 3, 2008).

### **17.48.070 Building height.**

Building height in the C-2 district is unrestricted except for fire safety considerations, and building code considerations. (Ord. 3315, 2006; Ord. 3072 § 10, 2001).

#### **17.48.080 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.48.090 Parking.**

Parking shall be provided pursuant to the terms of Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.48.100 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.48.110 Site plan review.**

All developments in this district shall be subject to site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

#### **17.48.120 Design review.**

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 23, 2018).