

# 7205 267TH ST NW STANWOOD, WA

FOR LEASE

- 15,158 +/- sf building on 1.31 +/- acres
- Located minutes from I-5 and off SR 532
- In the vicinity of Haggen, Dollar Tree, Ace Hardware, O'Reilly Auto Parts
- Zoned GC: General Commercial
- \$19.00 psf per year NNN



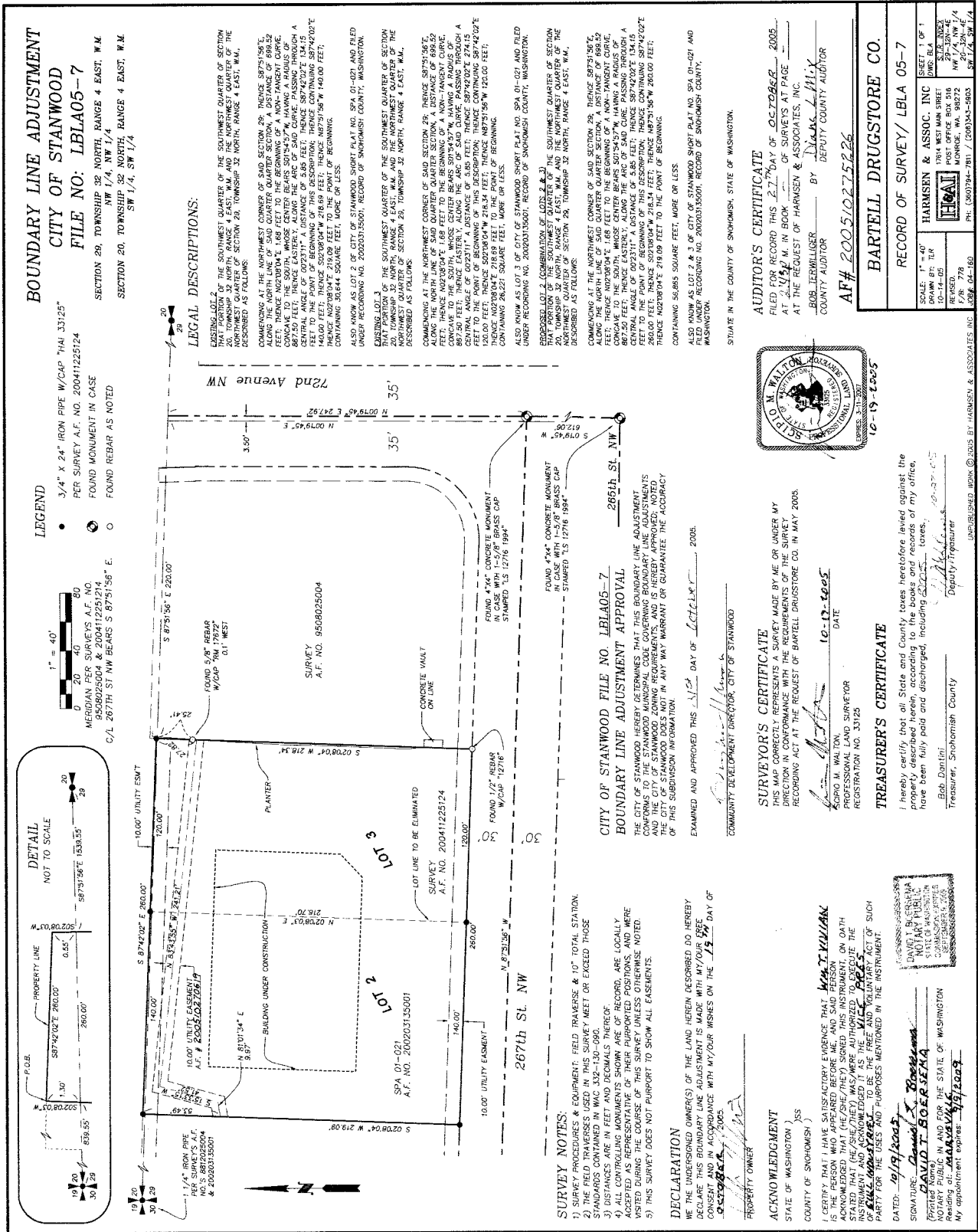
Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
clay@claylearned.com



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*



EXISTING LEGAL DESCRIPTION:  
TREV CHICAGO TITLE INSURANCE COMPANY ORDER NO. 372227 DATED  
AUGUST 10, 2001

PARCEL A:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 32 NORTH,  
RANGE 4 EAST, W.M.,  
THENCE NORTH 87°51'14" WEST ALONG THE SECTION LINE 400.00 FEET,  
THENCE SOUTH 208°46' WEST 20.00 FEET TO SOUTH MARGIN OF COUNTY  
ROAD AND POINT OF BEGINNING,  
THENCE CONTINUING SOUTH 208°46' WEST 197.00 FEET,  
THENCE SOUTH 87°51'14" EAST PARALLEL TO NORTH LINE OF SAID  
SECTION 400.00 FEET,  
THENCE NORTH 208°46' EAST 197.00 FEET TO SOUTH MARGIN OF COUNTY  
ROAD,  
THENCE NORTH 87°51'14" WEST 400.00 FEET TO POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY DEED  
RECORDED UNDER AUDITOR'S FILE NUMBER 258893, RECORDS OF  
SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

THOSE PORTIONS OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., AND  
OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION  
29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., BEING A STRIP OF LAND 25  
FEET IN WIDTH PARALLEL WITH AND ADJOINING THE NORTH BOUNDARY  
LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO GULL INDUSTRIES,  
INC. BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 890228447,  
SAID TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 32 NORTH,  
RANGE 4 EAST, W.M.,  
THENCE NORTH 87°51'14" WEST ALONG THE SECTION LINE 400.00 FEET,  
THENCE SOUTH 208°46' WEST 20.00 FEET TO SOUTH MARGIN OF COUNTY  
ROAD AND POINT OF BEGINNING,  
THENCE CONTINUING SOUTH 208°46' WEST 197.00 FEET,  
THENCE SOUTH 87°51'14" EAST PARALLEL TO NORTH LINE OF SAID  
SECTION 400.00 FEET,  
THENCE NORTH 208°46' EAST 197.00 FEET TO SOUTH MARGIN OF COUNTY  
ROAD,  
THENCE NORTH 87°51'14" WEST 400.00 FEET TO POINT OF BEGINNING.

EXCEPT THAT PORTION, IF ANY, WHICH LIES EASTWARD OF THE EAST LINE  
OF SAID GULL TRACT EXTENDED NORTHERLY, AND

EXCEPT THAT PORTION, IF ANY, WHICH LIES WESTWARD OF WEST LINE OF  
SAID GULL TRACT EXTENDED NORTHERLY, AND

EXCEPT THAT PORTION, IF ANY, LONG WITHIN THAT CERTAIN TRACT OF  
LAND CONVEYED TO LANDTRON DEVELOPMENT GROUP, INC. BY DEED  
RECORDED UNDER AUDITOR'S FILE NUMBER 955069267.

SITUATED IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

APPROVALS:

I HEREBY APPROVE THIS SHORT SUBDIVISION AND FIND FROM THE FILE  
THAT THE SHORT PLAT MEETS ALL APPLICABLE ZONING AND LAND USE  
CONTROLS, AND MAKES APPROPRIATE PROVISIONS FOR THE PUBLIC  
HEALTH, SAFETY AND GENERAL WELFARE. APPROVED THIS 11th  
DAY OF March, 2002

*Stephen C. Reed*  
CITY OF STANWOOD PLANNING DEPARTMENT DIRECTOR

*Bill Beckman* 3/11/02  
CITY OF STANWOOD PUBLIC WORKS DEPARTMENT DIRECTOR

TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HEREIN-DUE  
LEAD AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE  
BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND  
DISCHARGED, INCLUDING \_\_\_\_\_ TAXES.

TREASURER, SNOHOMISH COUNTY

BY DEPUTY COUNTY TREASURER

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER  
MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY  
RECORDING ACT, AT THE REQUEST OF GULL INDUSTRIES, INC.  
THIS 13th DAY OF March 2002

*Michelle Wilson* LS. NO. 17572  
REGISTERED LAND SURVEYOR

RECORDING CERTIFICATE A.F.N.O.

FILED FOR RECORD BY MICHAEL G. MCKENZIE THIS 13th DAY OF March  
2002 A.D. AT 34 MINUTES PAST 9 O'CLOCK A.M. AND RECORDED IN VOLUME  
OF SURVEYS ON PAGE \_\_\_\_\_ RECORDS OF SNOHOMISH COUNTY,  
WASHINGTON.

*Bob Tennilliger*  
COUNTY AUDITOR

*Chris*  
DEPUTY AUDITOR

DECLARATION OF SHORT SUBDIVISION AND OF COVENANTS:

I KNOW ALL PERSONS BY THESE PRESENTS, THAT I, THE UNDERSIGNED,  
HAVING AN INTEREST IN THE REAL PROPERTY DESCRIBED BY THIS  
DECLARATION, DO HEREBY DECLARE THE HEREIN DESCRIBED DIVISION  
OF LAND APPROVED AS SHORT PLAT FOR GULL INDUSTRIES ON THIS  
DAY OF \_\_\_\_\_ 2002, BY THE DEPARTMENT OF PLANNING  
FOR THE CITY OF STANWOOD, SUBJECT TO THE FOLLOWING COVENANTS  
AND CONDITIONS: (1) THE LAND DESCRIBED BY THIS DECLARATION MAY  
NOT BE FURTHER SUBDIVIDED IN ANY MANNER EXCEEDING A TOTAL OF  
FOUR PARCELS OF ANYONE WITHIN FIVE (5) YEARS OF THE ABOVE DATE  
OF APPROVAL, WITHOUT A FORMAL PLAT HAVING BEEN FILED FOR  
RECORD WITH THE AUDITOR OF SNOHOMISH COUNTY, PURSUANT TO THE  
PROVISIONS OF CHAPTER 36.17 RCW, AND THE ORDINANCES OF THE CITY  
OF STANWOOD, AND SUBJECT TO THE PENALTIES AFTERAFFIRMED THEREIN;

(2) ALL LANDSCAPED AREAS IN PUBLIC RIGHTS, IF ANY, SHALL BE  
MAINTAINED BY THE OWNER(S) OR THEIR SUCCESSOR(S) AND MUST BE  
RETAINED OR FURNISHED AT THE REQUEST OF THE CITY IF DEEMED  
NECESSARY FOR CITY ROAD PURPOSES. (3) - AN EASEMENT IS HEREBY  
RESERVED FOR AND GRANTED TO ALL UTILITIES AND THEIR RESPECTIVE  
SUCCESSORS AND ASSOCIATED SERVING THIS SHORT PLAT, UNDER AND UPON  
THE EXTERIOR 10 FEET, PARALLEL WITH AND ADJOINING THE STREET  
FRONTAGE OF ALL LOTS, IN WHICH TO INSTALL, LAY, CONSTRUCT,  
REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES,  
PIPES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT  
FOR THE PURPOSE OF SERVING THIS SHORT PLAT SUBDIVISION AND  
OTHER PROPERTY WITH ELECTRICITY, TELEPHONE AND OTHER UTILITY  
SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL  
TIMES FOR THE PURPOSES HEREIN STATED, PROVIDED THAT IF ANY  
PRIVATE RIGHTS SHOULD BECOME A PUBLIC ROAD(S) AT SOME TIME IN  
THE FUTURE, ALL EASEMENTS WITHIN THE ROAD SHALL BECOME PAVEMENT  
AND VOID AND ANY UTILITY FACILITIES WHICH PHYSICALLY CROSS  
SHALL BECOME SUBJECT TO THE FRANCHISE REQUIREMENTS OF THE CITY.

FULLY INSTRUMENTED BY A WASHINGTON CORPORATION

*William T. Vigna* *Michelle Wilson*

*Michelle Wilson* *William T. Vigna*  
NOTARY PUBLIC *Michelle Wilson*  
NOTARY PUBLIC  
CITY OF STANWOOD

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 13th DAY  
OF February 2002

STATE OF WASHINGTON  
County of Snohomish

ON THIS 13th DAY OF February 2002  
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE  
OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
*William T. Vigna*

KNOWN TO ME TO BE: *Vice President of Gull Industries Inc.*  
AND ACKNOWLEDGES TO ME THE SAID INSTRUMENT TO BE THE FREE  
AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND  
PURPOSES THEREIN SET FORTH, AND ON THAT STATE THAT HE IS  
AUTHORIZED TO SIGN SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS  
THE COMPANY SEAL OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND  
YEAR FIRST ABOVE WRITTEN

*Michelle Wilson*  
NOTARY PUBLIC  
*Michelle Wilson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

MY COMMISSION EXPIRES 4/15/05

STATE OF WASHINGTON  
County of Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
MICHAEL G. MCKENZIE AND JAMES W. TEBBINS ARE THE PERSONS WHO  
APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY  
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE  
AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE  
INSTRUMENT.

*Michelle Wilson* DATE 4/15/02

PRINTED NAME *Michelle Wilson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

*West*  
MY COMMISSION EXPIRES 5/1/05

STATE OF WASHINGTON  
County of Snohomish

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
MICHAEL G. MCKENZIE AND JAMES W. TEBBINS ARE THE PERSONS WHO  
APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY  
SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE  
AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE  
INSTRUMENT.

*Kelly L. Hokenson* DATE 2-5-02

PRINTED NAME *Kelly L. Hokenson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

*Spokane*  
MY COMMISSION EXPIRES 3-08-03



NEW LEGAL DESCRIPTIONS:

LOT #1  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M. AND  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE  
SOUTH 87°51'14" EAST, ALONG THE NORTH LINE OF SAID QUARTER  
SECTION A DISTANCE OF 400.00 FEET,  
THENCE NORTH 02°08'04" EAST, 1.68 FEET TO THE POINT OF BEGINNING OF  
THIS DESCRIPTION AND THE BEGINNING OF A NON-TANGENT CURVE,  
CONCAVE TO THE SOUTH, WHOSE CENTER BEARS SOUTH 01°54'47" WEST,  
HAVING A RADIUS OF 367.50 FEET,  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL  
ANGLE OF 00°23'11" A DISTANCE OF 5.85 FEET,  
THENCE SOUTH 87°42'02" EAST, 134.15 FEET,  
THENCE NORTH 87°51'14" WEST, 140.00 FEET,  
THENCE NORTH 02°08'04" EAST, 219.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,701 SQUARE FEET, MORE OR LESS, OR 0.70 ACRES, MORE  
OR LESS.

LOT #2

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M. AND  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE  
SOUTH 87°51'14" EAST, ALONG THE NORTH LINE OF SAID QUARTER  
SECTION A DISTANCE OF 696.52 FEET,  
THENCE NORTH 02°08'04" EAST, 1.68 FEET TO THE BEGINNING OF A NON-  
TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE CENTER BEARS  
SOUTH 01°54'47" WEST, HAVING A RADIUS OF 367.50 FEET,  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL  
ANGLE OF 00°23'11" A DISTANCE OF 5.85 FEET,  
THENCE SOUTH 87°42'02" EAST, 134.15 FEET TO THE POINT OF BEGINNING  
OF THIS DESCRIPTION,  
THENCE CONTINUING SOUTH 87°42'02" EAST, 140.00 FEET,  
THENCE SOUTH 02°08'04" WEST, 219.00 FEET,  
THENCE NORTH 87°51'14" WEST, 140.00 FEET,  
THENCE NORTH 02°08'04" EAST, 219.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,644 SQUARE FEET, MORE OR LESS, OR 0.70 ACRES, MORE  
OR LESS.

LOT #3

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M. AND  
THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29,  
TOWNSHIP 32 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE  
SOUTH 87°51'14" EAST, ALONG THE NORTH LINE OF SAID QUARTER  
SECTION A DISTANCE OF 696.52 FEET,  
THENCE NORTH 02°08'04" EAST, 1.68 FEET TO THE BEGINNING OF A NON-  
TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE CENTER BEARS  
SOUTH 01°54'47" WEST, HAVING A RADIUS OF 367.50 FEET,  
THENCE EASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL  
ANGLE OF 00°23'11" A DISTANCE OF 5.85 FEET,  
THENCE SOUTH 87°42'02" EAST, 134.15 FEET TO THE POINT OF BEGINNING  
OF THIS DESCRIPTION,  
THENCE CONTINUING SOUTH 87°42'02" EAST, 120.00 FEET,  
THENCE SOUTH 02°08'04" WEST, 219.00 FEET,  
THENCE NORTH 87°51'14" WEST, 140.00 FEET,  
THENCE NORTH 02°08'04" EAST, 219.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 30,624 SQUARE FEET, MORE OR LESS, OR 0.69 ACRES, MORE  
OR LESS.

CONDITIONS OF SHORT PLAT APPROVAL

- 1. DEVELOPMENT OF THE LOTS IN THIS SHORT PLAT ARE SUBJECT TO ENVIRONMENTAL  
AND DEVELOPMENT REGULATIONS INCLUDING, BUT NOT LIMITED TO, DRAINAGE,  
TRAFFIC, UTILITIES, AND ZONING IMPROVEMENTS, IN EFFECT AT THE TIME  
DEVELOPMENT PERMITS ARE APPLIED FOR.
- 2. IMPACT AND PLANT INVESTMENT FEES FOR THE LOTS MAY BE REQUIRED. FEES WILL  
BE BASED ON THE USE OF THE LOTS WHEN THEY ARE DEVELOPED, AND MUST BE PAID  
PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

20020313500  
CITY OF STANWOOD  
SHORT PLAT NO. SPA 01-021

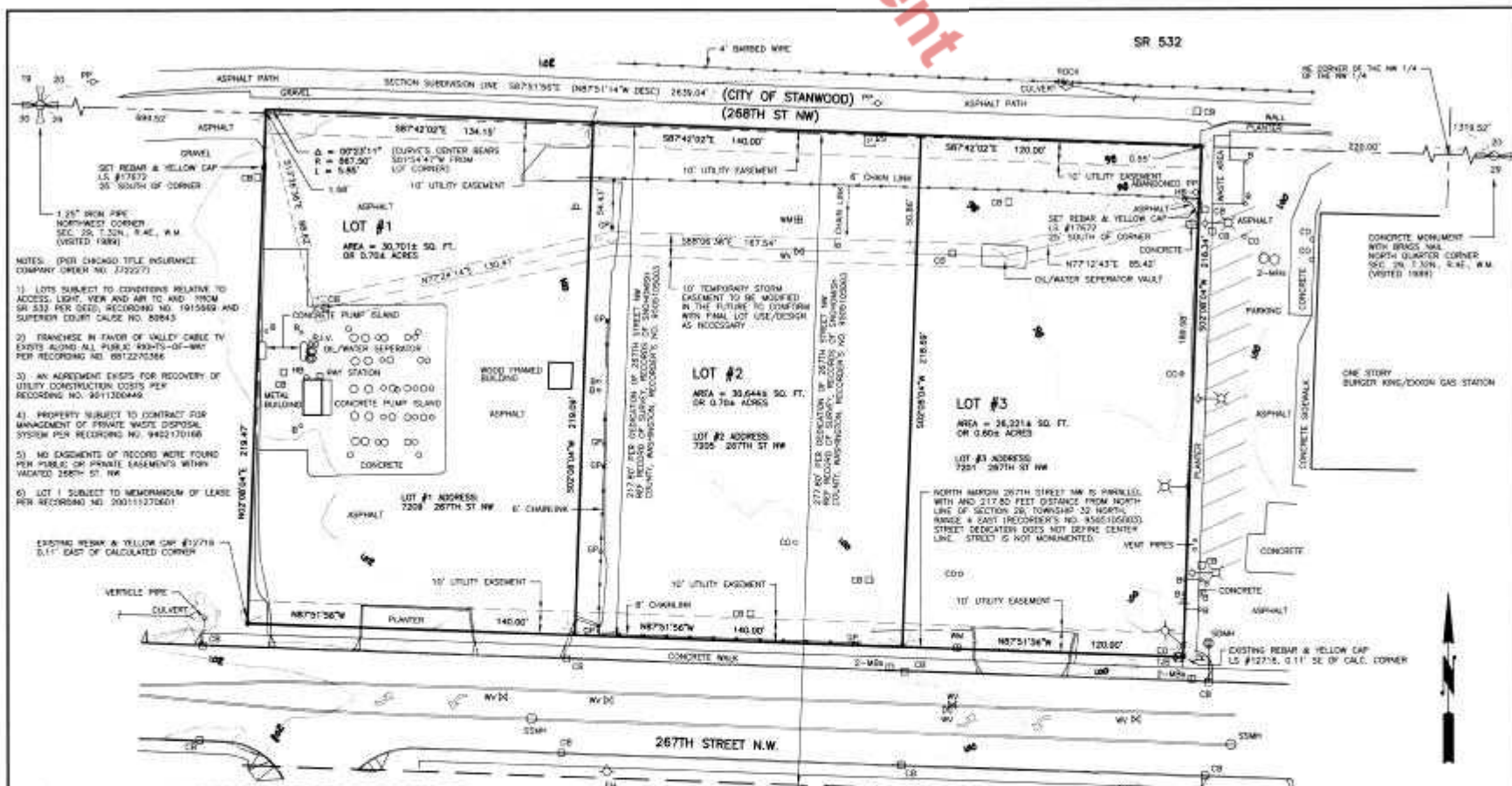
GULL INDUSTRIES, INC.

IN THE SW 1/4, SW 1/4, SECTION 20, T.32N., R.4E., W.M.  
IN THE NW 1/4, NW 1/4, SECTION 29, T.32N., R.4E., W.M.  
STANWOOD, SNOHOMISH COUNTY, WASHINGTON

Reid Middleton 726 134th Street SW Suite 200  
Des Moines, Washington 98004  
Ph: 425 741-3800  
Fax: 425 741-3800

APR	11-05-01	X	MSM	1" = 30'	22-01-036
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ment



- NOTES: (PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 172277)
- 1) LOTS SUBJECT TO COVENANTS RELATIVE TO ACCESS, LIGHT, VIEW AND AIR TO AND FROM SR 532 PER 0420, RECORDING NO. 1915469 AND SUPERIOR COUNTY CALUSE NO. 82843.
  - 2) TRANSFEREE IN FAVOR OF VALLEY CABLE TV EXITS ROUND ALL PUBLIC ROADS TO WEST PER RECORDING NO. 8972270386.
  - 3) AN AGREEMENT EXISTS FOR RECOVERY OF UTILITY CONSTRUCTION COSTS PER RECORDING NO. 9011200448.
  - 4) PROPERTY SUBJECT TO CONTRACT FOR MANAGEMENT OF PRIVATE WASTE DISPOSAL SYSTEM PER RECORDING NO. 9442170166.
  - 5) NO EASEMENTS OF RECORD WERE FOUND PER PUBLIC OR PRIVATE EASEMENTS WITHIN FACED 256TH ST NW.
  - 6) LOT 1 SUBJECT TO MEMORANDUM OF LEASE PER RECORDING NO. 200111270601.



- LEGEND
- SECTION CORNER
  - QUARTER SECTION CORNER
  - REBAR & CAP
  - CE DATCH BASIN
  - YD YARD BRAN
  - SDMH STORM DRAIN MARSHOLE
  - WH MARSHOLE
  - SDMH SANITARY SEWER MARSHOLE
  - CO CLEARHOLE
  - PP POWER POLE
  - LIHT HOLE
  - POWER VAULT
  - EBE ELECTRICAL JUNCTION BOX
  - TAB TELEPHONE JUNCTION BOX
  - FH FIRE HYDRANT
  - WV WATER VALVE
  - WM WATER METER
  - HI HOSE RIB
  - SDM
  - AM MAIL BOX
  - SOLLARD
  - FENCE LINE

SCALE IN FEET  
30 0 30 60

RECORD OF BEARING: RECORD OF SURVEY VOL. 1 PG. 211 NORTH LINE SECTION 20, SOUTH 87°31'54" EAST

VERTICAL DATUM: SNOHOMISH COUNTY VERTICAL CONTROL POINT #1659 @ NE INTERSECTION SR 532 & 64TH AVE. N.W., MAGD 86, ELEVATION = 127.76'

RECORDING CERTIFICATE A.F. NO.

FILED FOR RECORD BY MICHAEL G. MICKIEWICZ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D., AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF SURVEYS ON PAGE \_\_\_\_\_ RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

200903135001

COUNTY AUDITOR: \_\_\_\_\_ DEPUTY AUDITOR: \_\_\_\_\_

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF GULL INDUSTRIES, INC. THIS 7<sup>TH</sup> DAY OF MARCH, 2002.

Michael G. Mickiewicz  
REGISTERED LAND SURVEYOR

L.S. NO. 17672



CITY OF STANWOOD  
SHORT PLAT NO. SPA 01-021

**GULL INDUSTRIES, INC.**

IN THE SW 1/4, SW 1/4, SECTION 20, T.32N., R.4E., W.M.  
IN THE NW 1/4, NW 1/4, SECTION 29, T.32N., R.4E., W.M.  
STANWOOD, SNOHOMISH COUNTY, WASHINGTON

<b>Reid Middleton</b>		726 134th Street SW Suite 200 Everett, Washington 98204 Ph. 425.741-3800
FILED BY	DATE	RECORD NO.
AMF	11-05-01	X
SCALE	1" = 30'	
PLAT NO.	826/826A	
DATE OF PREL. MAP	11-02-01	
FILE NO.	22-01-036	
SHEET	2 of 2	

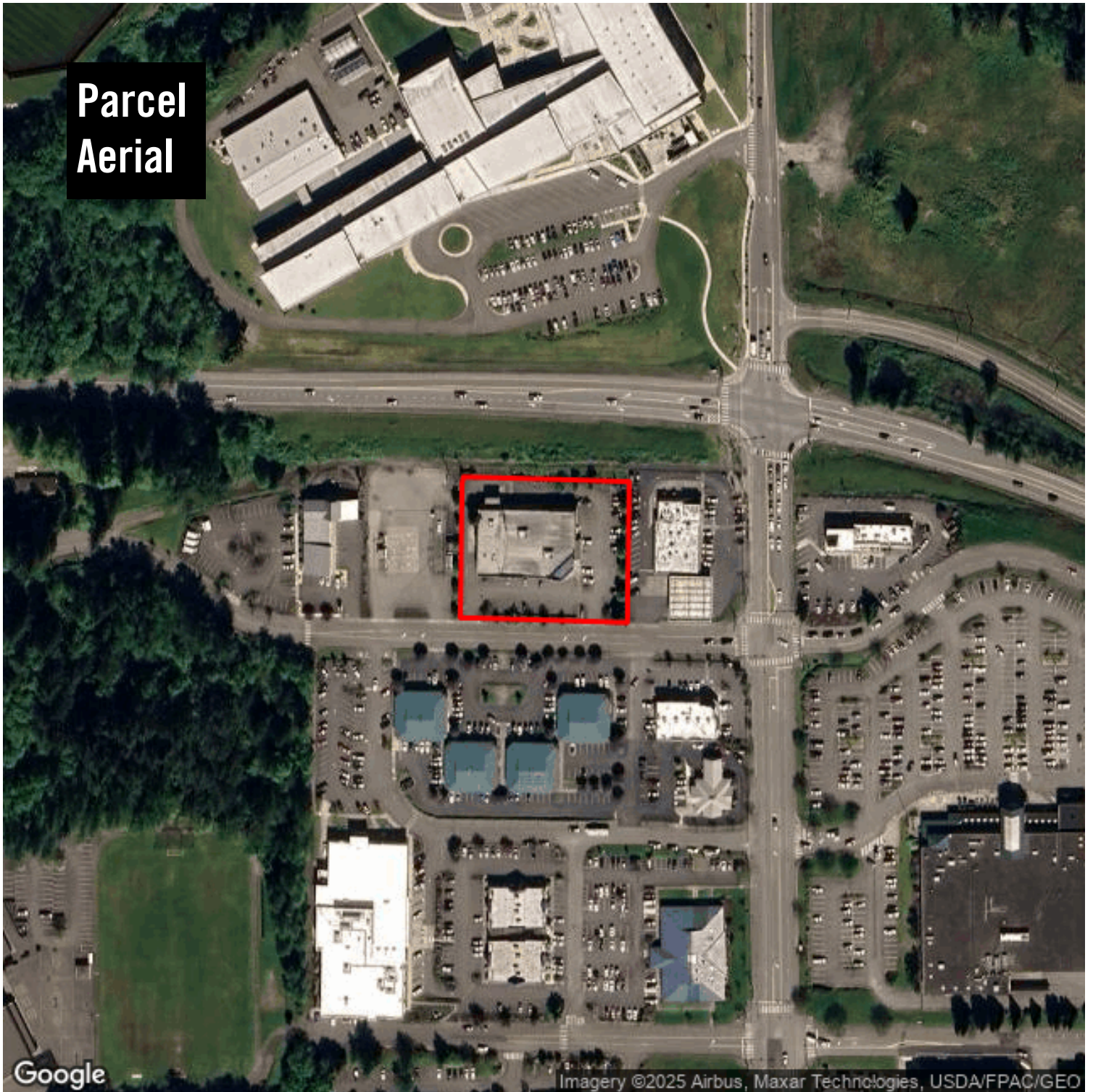
# 7205 267th St NW

# MOODY'S

Learned Commercial, Inc.

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

**Parcel  
Aerial**



# 7205 267th St NW

7205 267th St NW  
Stanwood, WA 98292

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

**MOODY'S**  
ANALYTICS

Catylist

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other prof. advisor.

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 7205 267th St NW, Stanwood, WA 98292

CITY, STATE

**Stanwood, WA**

POPULATION

**10,501**

AVG. HHSIZE

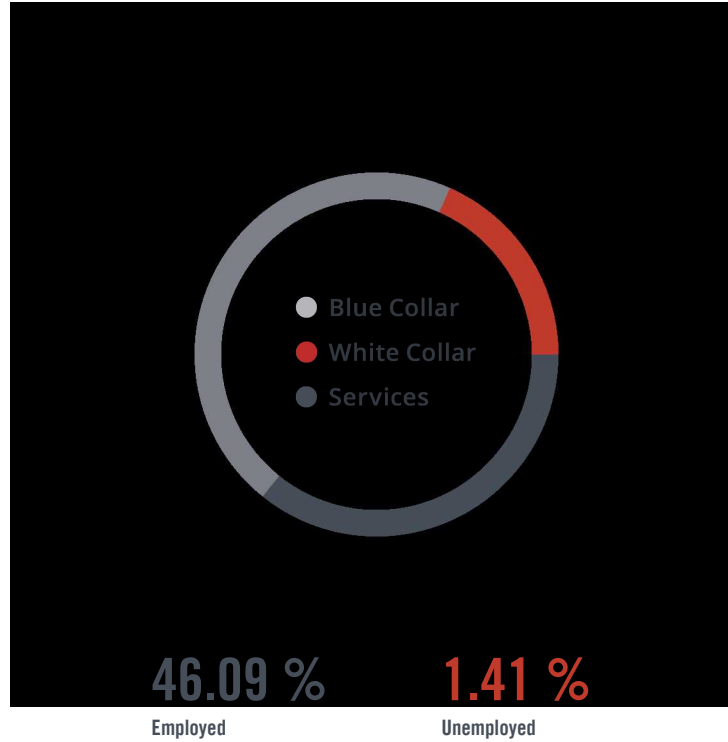
**2.61**

MEDIAN HH INCOME

**\$76,341**

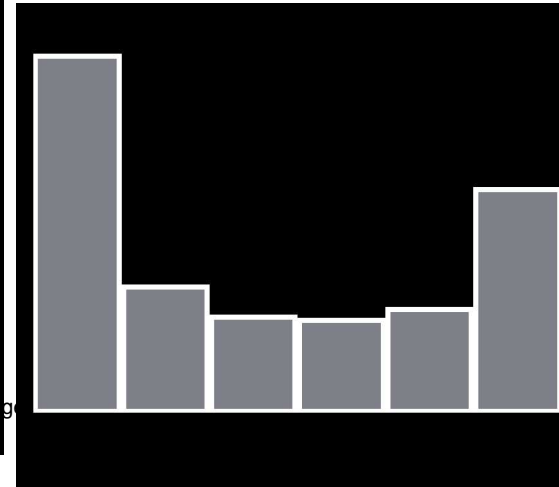
HOME OWNERSHIP

**2,792**



GENDER & AGE

49.65 % 50.35 %



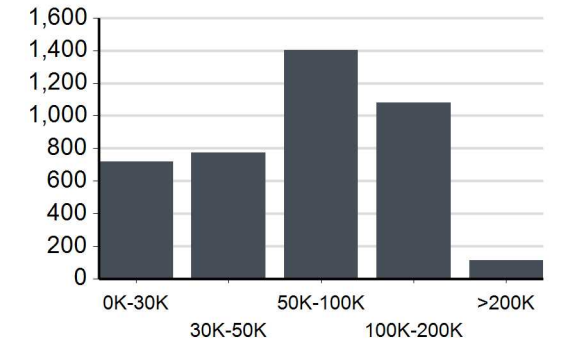
RACE & ETHNICITY

White: **85.00 %**  
 Asian: **0.61 %**  
 Native American: **0.05 %**  
 Pacific Islanders: **0.02 %**  
 African-American: **0.41 %**  
 Hispanic: **7.62 %**  
 Two or More Races: **6.29 %**

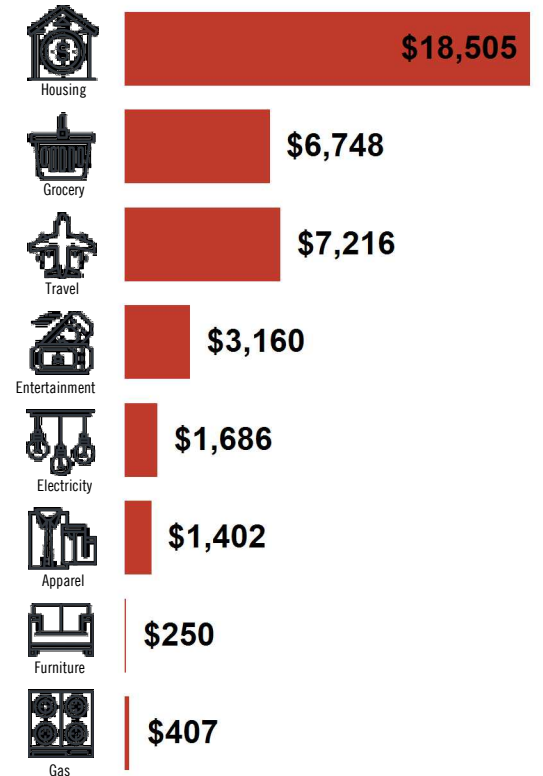
EDUCATION

High School Grad: **26.69 %**  
 Some College: **32.71 %**  
 Associates: **8.68 %**  
 Bachelors: **21.93 %**

INCOME BY HOUSEHOLD



HH SPENDING

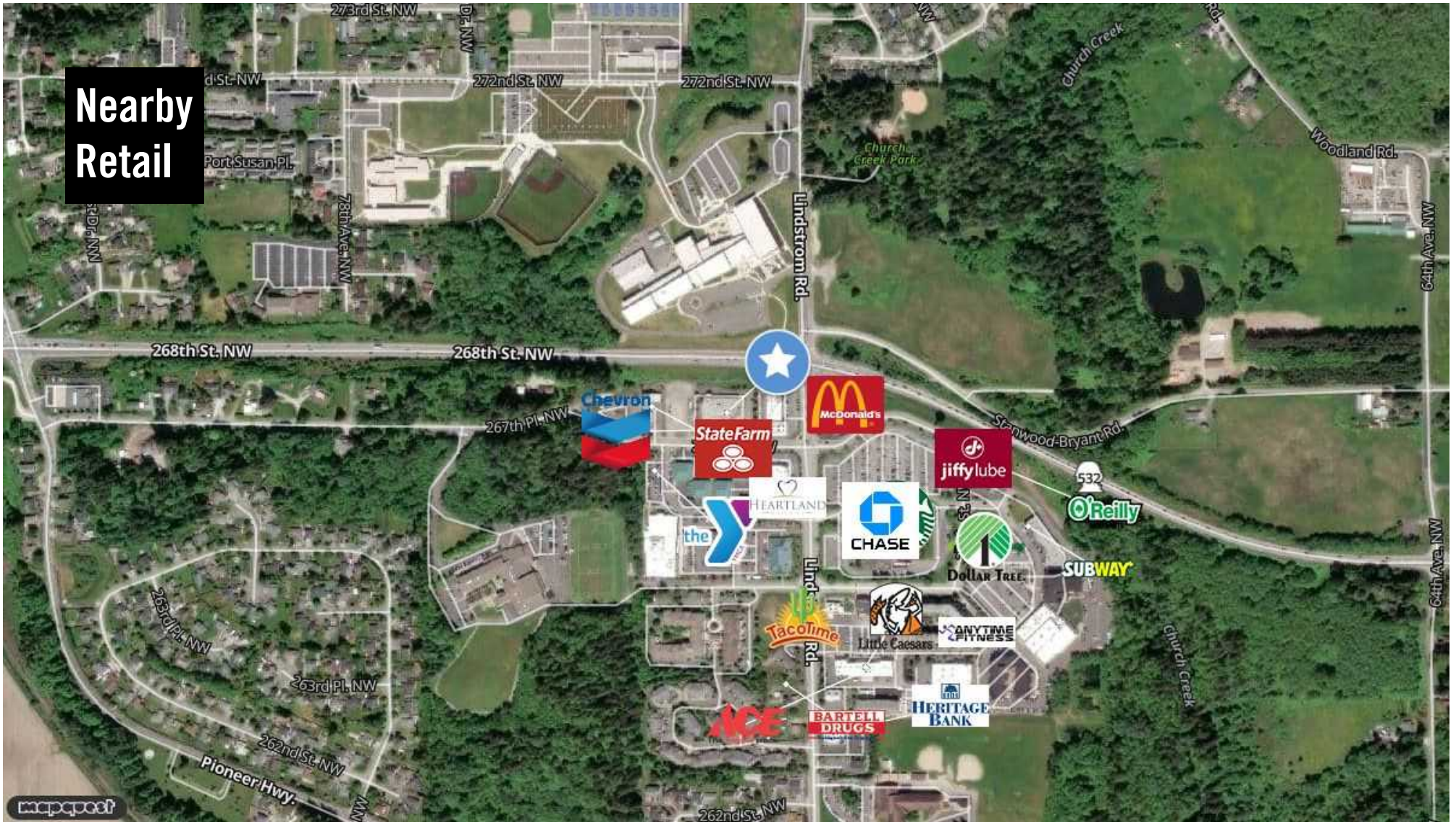


# 7205 267th St NW

Learned Commercial, Inc.

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

**Nearby  
Retail**



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

MOODY'S | Catylist  
ANALYTICS

## Traffic Counts



<b>268th Street Northwest</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">1</span>	<b>268th Street Northwest</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">2</span>	<b>268th St NW</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">3</span>	<b>64th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">4</span>	<b>64th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">5</span>
72nd Ave NW	Pioneer Hwy	Pioneer Hwy	268th St NW	State Hwy532
Year: 2022 17,098	Year: 2019 18,000	Year: 2018 18,000	Year: 2018 1,638	Year: 2018 425
Year: 2021 17,098	Year: 2017 17,000		Year: 2013 1,385	
Year: 2004 16,000	Year: 2015 17,000			
<b>64th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">6</span>	<b>Marine Dr</b> <span style="background-color: #FFA500; color: white; padding: 2px 5px;">7</span>	<b>88th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">8</span>	<b>Woodland Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">9</span>	<b>64th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">10</span>
64 Ave NW	Rydjord Rd	268th St NW	64th Ave NW	268th St NW
Year: 2018 425	Year: 2015 5,730	Year: 2015 3,003	Year: 2014 1,160	Year: 2014 1,170
Year: 2013 359	Year: 2011 4,315	Year: 2012 2,900		
Year: 2012 375	Year: 1997 4,144	Year: 2011 2,120		
<b>88th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">11</span>	<b>Pioneer Hwy</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">12</span>	<b>Pioneer Hwy</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">13</span>	<b>64 Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">14</span>	<b>84th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">15</span>
268th St NW	72nd Ave NW	64th Ave NW	64th Ave NW	98th Ave NW
Year: 2013 2,960	Year: 2012 1,869	Year: 2012 1,817	Year: 2012 375	Year: 2011 4,325
Year: 2002 5,980				
<b>State Rte 532</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">16</span>	<b>Jensen Rd</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">17</span>	<b>68th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">18</span>	<b>268th St NW</b> <span style="background-color: #800000; color: white; padding: 2px 5px;">19</span>	<b>70th Ave NW</b> <span style="background-color: #008000; color: white; padding: 2px 5px;">20</span>
72nd Ave NW	68th Ave NW	Jensen Rd	Pioneer Hwy	280th St NW
Year: 2010 17,000	Year: 2005 130	Year: 2005 2,076	Year: 2004 19,000	Year: 2003 2,203
Year: 2004 15,000	Year: 2003 144	Year: 2003 1,923	Year: 2002 19,000	Year: 1997 1,984
	Year: 1999 194	Year: 1998 1,614	Year: 2001 18,000	Year: 1996 1,394

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 ANALYTICS

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(6) *NB (Neighborhood Business) Zone*. This designation shall comprise retail and service businesses which serve the limited convenience shopping and personal service needs of the immediate surrounding neighborhood.

(7) *TN (Traditional Neighborhood) Zone*. The purpose of the traditional neighborhood land use designation is to provide an alternative to typical residential developments. Developments in the traditional neighborhood designation are intended to develop in a higher density, mixed-use fashion more typical of older neighborhoods. It features requirements for common open space, through streets and a mix of housing types. This designation shall provide for residential development at densities of 10 to 20 dwelling units per acre. An allowance for commercial development may also be allowed.

(8) *DMU (Downtown Mixed-Use) Zone*. The intent of the downtown mixed-use land use designation is to create a dense, mixed-use, pedestrian-friendly shopping environment reminiscent in design and uses to a turn-of-the-century downtown. This designation generally applies to downtown Stanwood. The purpose of the downtown mixed-use zoning is to permit a complementary mix of residential and commercial uses in a single district creating a walkable community. This district allows a combination vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other. Mixed-use buildings, with residential above or behind commercial/retail space, shall be allowed along the city's primary streets in downtown (270th Street, 271st Street, 92nd Avenue, and 88th Avenue); whereas standalone residential buildings may be permitted on the secondary streets with no direct access to the primary streets. Developments should be designed so that shoppers are less dependent on the automobile. In general, zero lot line development shall be maintained with storefronts and common walls. Parking shall be located on the street or to the rear of buildings. On-street parking will be on both sides of the street, and diagonal in the east end. Public parking areas may be necessary to assist people in leaving their cars and traveling on foot. Within the historic downtown commercial areas, the city will allow flexible interpretations of standards to encourage re-investment in, re-use and maintenance of structures that display historic period architectural character and scale. The architectural styles representative of commercial and residential buildings that existed from 1890 through the 1920s should be maintained.

(9) *GC (General Commercial) Zone*. This designation comprises more intensive retail and service uses than described in the downtown mixed-use zone. General commercial uses typically require outdoor display and/or storage of merchandise that tend to generate noise as part of the operation. Such uses include, but are not limited to, grocery stores, pet stores, drug stores, medical clinics, recreational facilities, vehicle sale lots, tire and muffler shops, and equipment rental. Many of the businesses allowed in the DMU district are also allowed in this district. This designation is also meant to include the development of high-density multifamily housing including both:

- (a) Vertical mixed-use with commercial/retail space on the bottom floor and residential above; or
- (b) Horizontal mixed-use buildings where commercial building(s) face the street frontage and standalone multifamily buildings are located behind and set back from the commercial/retail buildings.

(10) *PI (Planned Industrial) Zone*. The intent of the planned industrial land use designation is to create a district that permits activities involved in the manufacture, repair, or service of goods, or products that are conducted with minimal adverse impact on the environment and the general community, as well as retail and office uses. The PI zone is intended to accommodate a variety of commercial and industrial uses that complement typical planned

industrial complexes. Industrial, commercial, commercial or retail business uses desiring to locate in the PI zone must meet the architectural and performance standards for this district. The PI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods.

(11) *GI (General Industrial) Zone*. This designation comprises more intensive industrial type uses than those permitted in the planned industrial zone. Uses in the GI zone require equipment, devices or technology for the control of odors, dust, fumes, smoke, noise, or other wastes and/or by-products from affecting adjacent properties. The GI uses shall not adversely affect the health and safety of adjacent non-industrial and residential neighborhoods. Examples of general industrial uses include large indoor manufacturing facilities, automotive repair, construction yards or material storage and the water and wastewater treatment plant.

(12) *POS (Parks and Open Space) Zone*. The parks and open space zoning designation is applied to lands which are to be maintained as park space or natural open spaces in perpetuity by the city. Many of these lands have underlying contractual agreements with either the Washington State Recreation and Conservation Office, conservation futures easements, or critical area easements. The POS designation should be applied to public park properties identified in the city's parks, recreation and open space plan.

(13) *PF (Public Facilities) Zone*. This designation is applied to lands that are used as public lands and facilities, including utilities, schools, railroad, and the wastewater treatment plant. (Ord. 1538 § 1 (Exh. A), 2024; Ord. 1492 § 1 (Exh. A), 2021; Ord. 1294 § 2, 2011).

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**The Stanwood Municipal Code is current through Ordinance 1545, passed January 23, 2025.**

Disclaimer: The city clerk's office has the official version of the Stanwood Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: stanwoodwa.org](http://stanwoodwa.org)

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