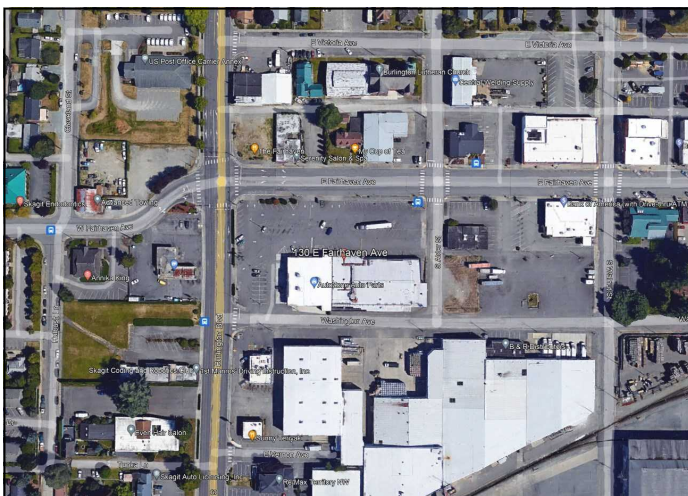


# 130 E FAIRHAVEN AVE BURLINGTON, WA

## FOR LEASE

- 21,638 +/- sf space available
- Three tenant building with two neighboring retail tenants
- Vanilla shell
- Located at intersection of Fairhaven Ave and Burlington Blvd
- Zoned MUC-1: Mixed Use Commercial
- \$18.00 psf NNN



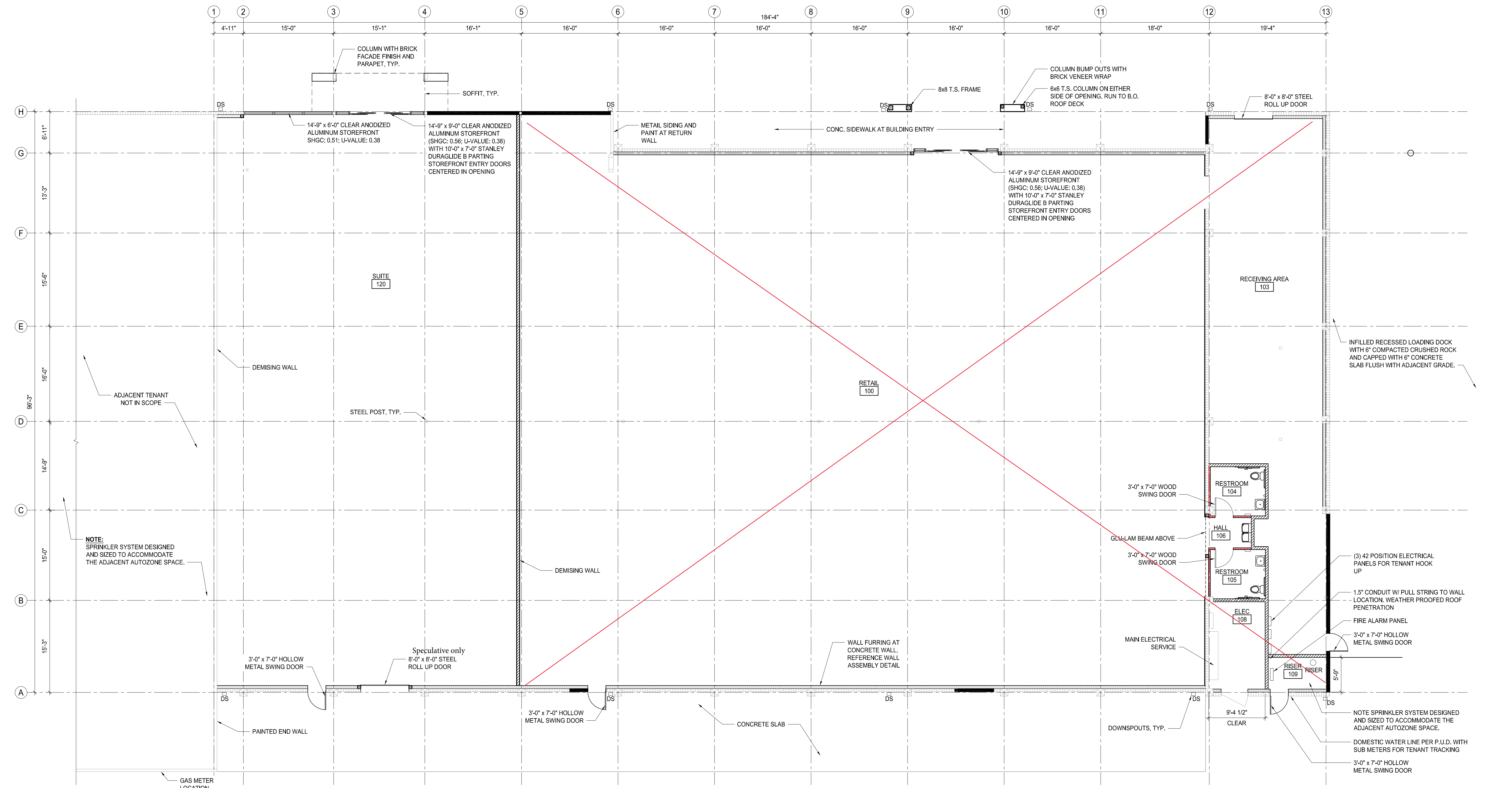
Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
clay@claylearned.com



**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*



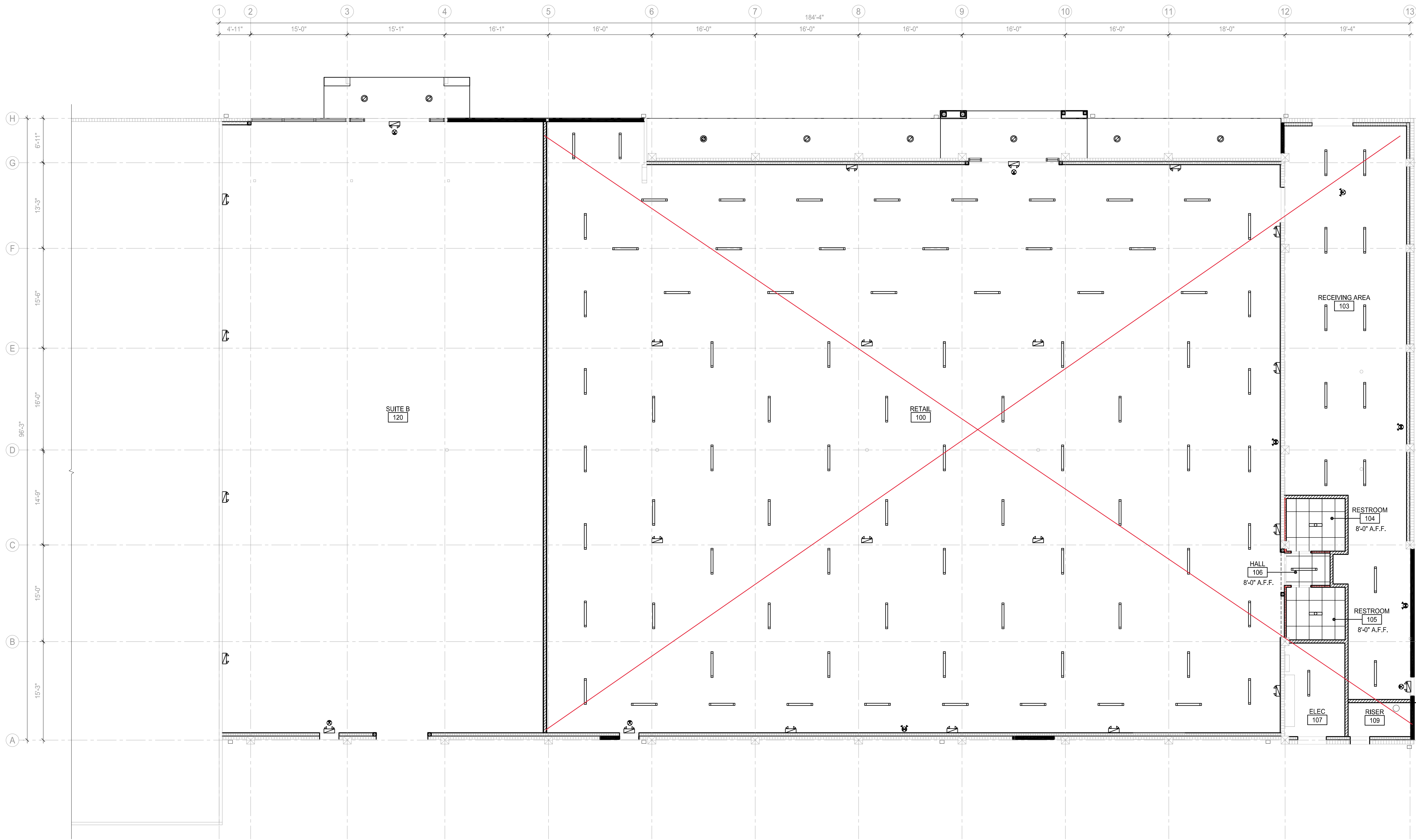
**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

**WALL LEGEND:**

|          |   |
|----------|---|
| EXTERIOR | CONCRETE/C.M.U. WALL WITH FURRING<br>HAT CHANNEL AND METAL SIDING, AT EXTERIOR  |
| INTERIOR | CONCRETE/C.M.U. WALL<br>CONTINUOUS VAPOR BARRIER<br>R-21 BATT INSULATION<br>6" METAL STUD<br>5/8" GYPSUM WALL BOARD, PAINTED  |
| EXTERIOR | EXTERIOR INFILL WALL (MATCH ADJACENT WALL THICKNESS)<br>HAT CHANNEL AND METAL SIDING, AT EXTERIOR   |
| INTERIOR | TYVEK COMMERCIAL WRAP<br>CONTINUOUS VAPOR BARRIER<br>1/2" SHEATHING<br>R-21 BATT INSULATION<br>METAL STUD<br>5/8" GYPSUM WALL BOARD, PAINTED  |
|          | INTERIOR 6" METAL STUD WALL TO ROOF DECK<br>6" METAL STUD<br>5/8" TYPE 'X' GYPSUM WALL BOARD (BOTH SIDES), FIRE TAPED AND PAINTED   |
|          | INTERIOR 3-5/8" METAL STUD WALL<br>3-5/8" METAL STUD<br>5/8" GYPSUM WALL BOARD (BOTH SIDES), PAINTED,<br>WATER-RESISTANT GYPSUM WALL BOARD ON RESTROOM SIDE<br>NOTE: END FINISH 6" ABOVE ADJACENT CEILING, BRACE TO STRUCTURE AS REQUIRED |
|          | INTERIOR CONCRETE/C.M.U. WITH HAT CHANNEL<br>HAT CHANNEL WITH PAINTED GYPSUM WALL BOARD   |

| NO. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| 1   | 03/15/2025 | PRICING SET         |
| 2   | 04/21/2025 | UPDATED PLAN SHEETS |

PROJECT NO: 25023  
 PROJECT MGR: MC  
 DRAWN BY: AB  
 CHECKED BY: KP



**1 REFLECTED CEILING PLAN**  
 SCALE: 1/8" = 1'-0"

**LIGHTING LEGEND:**

- SOFFIT RECESSED DOWNLIGHT, WEATHER-TIGHT
- 2FT LED SURFACE MOUNTED FIXTURE.  
MANUFACTURER: ETI; MODEL: ST-2-20-840-MV-N
- 4FT LED SURFACE MOUNTED FIXTURE  
MANUFACTURER: ETI; MODEL: LST4FT36W-50K
- ILLUMINATED (DIRECTIONAL) EXIT LIGHT/EXIT SIGN COMBO WITH BATTERY BACKUP  
MANUFACTURER: ETI; MODEL: EM-ELC-R
- EMERGENCY EGRESS LIGHT, DUAL HEAD WITH BATTERY BACKUP  
MANUFACTURER: ETI; MODEL: EM-EL

| NO. | DATE       | DESCRIPTION         |
|-----|------------|---------------------|
| -   | 03/15/2025 | PRICING SET         |
| -   | 04/21/2025 | UPDATED PLAN SHEETS |

PROJECT NO: 25023  
 PROJECT MGR: MC  
 DRAWN BY: AB  
 CHECKED BY: KP

REFLECTED CEILING  
 PLAN

**A2.11**

# Thrifty Foods Burlington

Learned Commercial, Inc.

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



# Thrifty Foods Burlington

130 East Fairhaven Avenue

Burlington, WA 98233

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

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 130 East Fairhaven Avenue, Burlington, WA 98233

CITY, STATE  
**Burlington, WA**

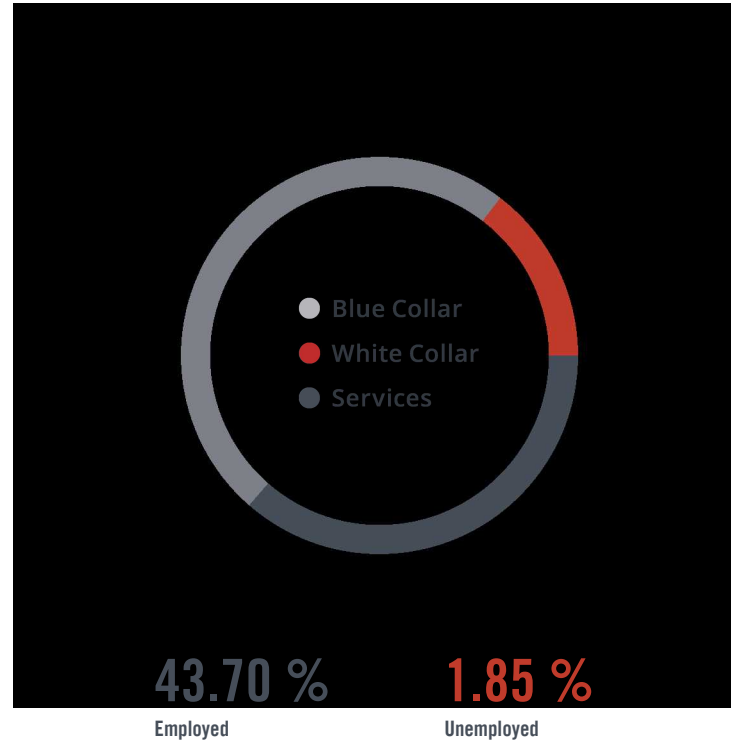
POPULATION  
**21,987**

AVG. HHSIZE  
**2.59**

MEDIAN HH INCOME  
**\$51,201**

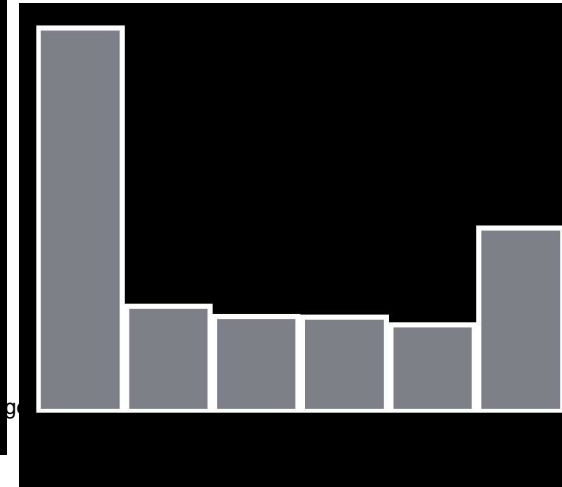
HOME OWNERSHIP

**4,764**



Employed Unemployed

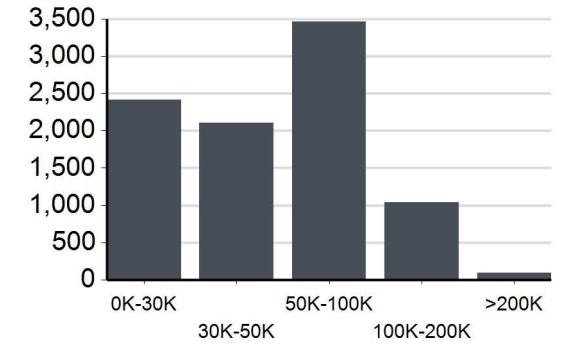
GENDER & AGE  
50.55 % 49.45 %



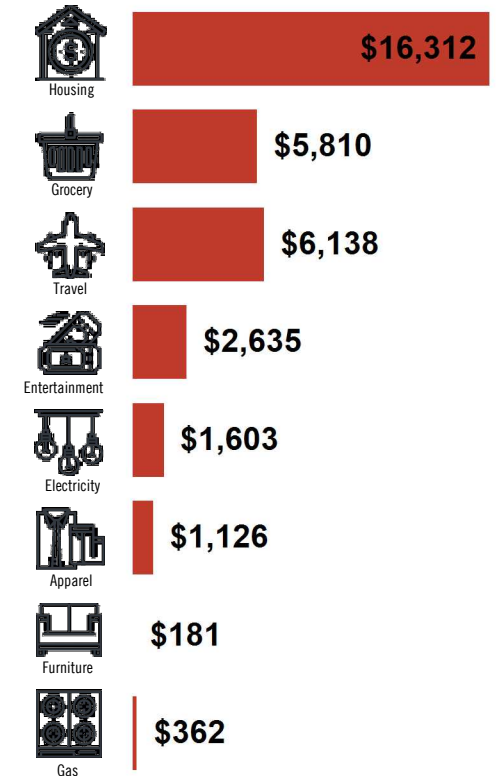
## RACE & ETHNICITY

White: **51.82 %**  
 Asian: **1.06 %**  
 Native American: **0.80 %**  
 Pacific Islanders: **0.06 %**  
 African-American: **0.45 %**  
 Hispanic: **27.49 %**  
 Two or More Races: **18.31 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

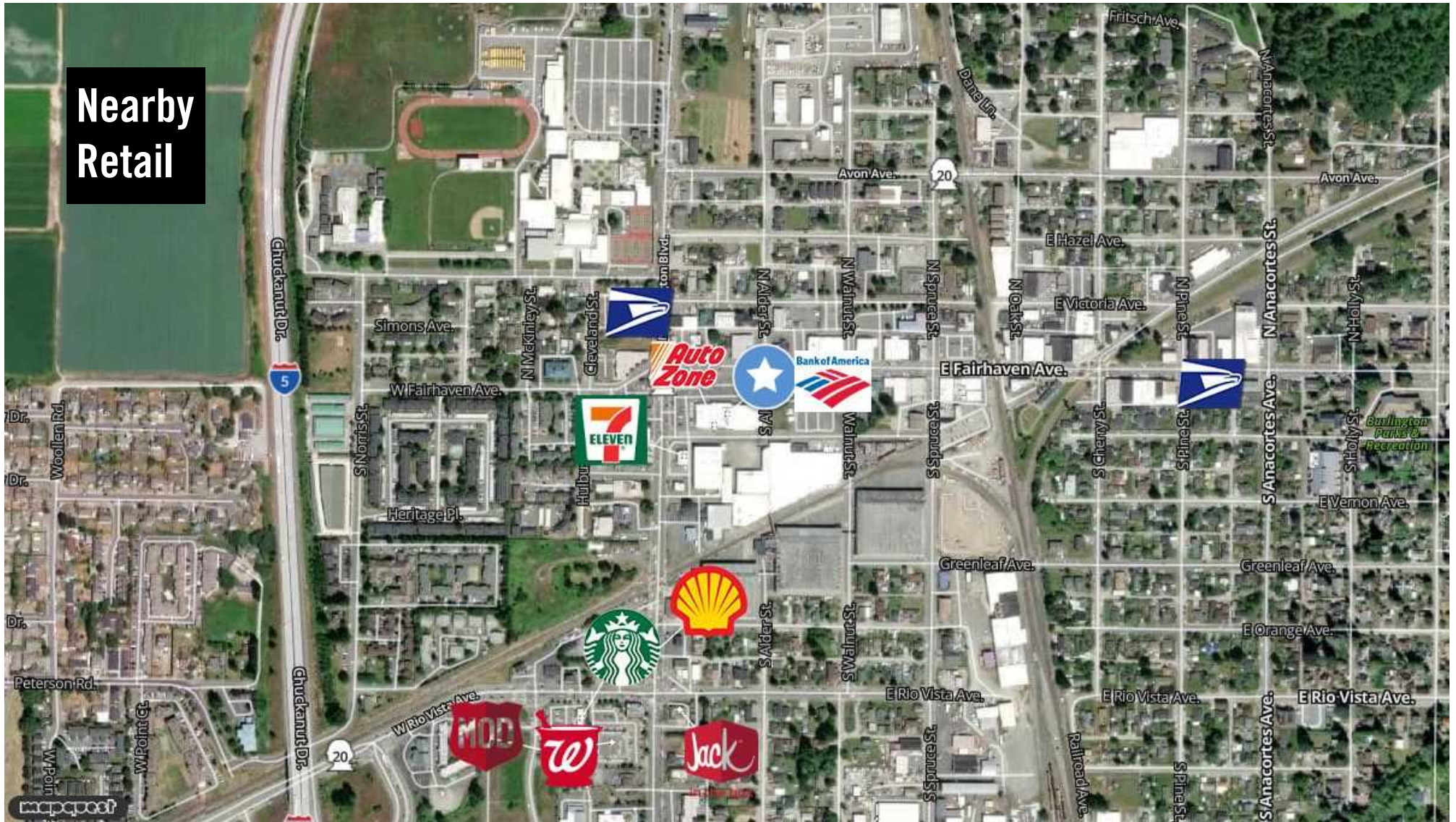


# Thrifty Foods Burlington

Learned Commercial, Inc.

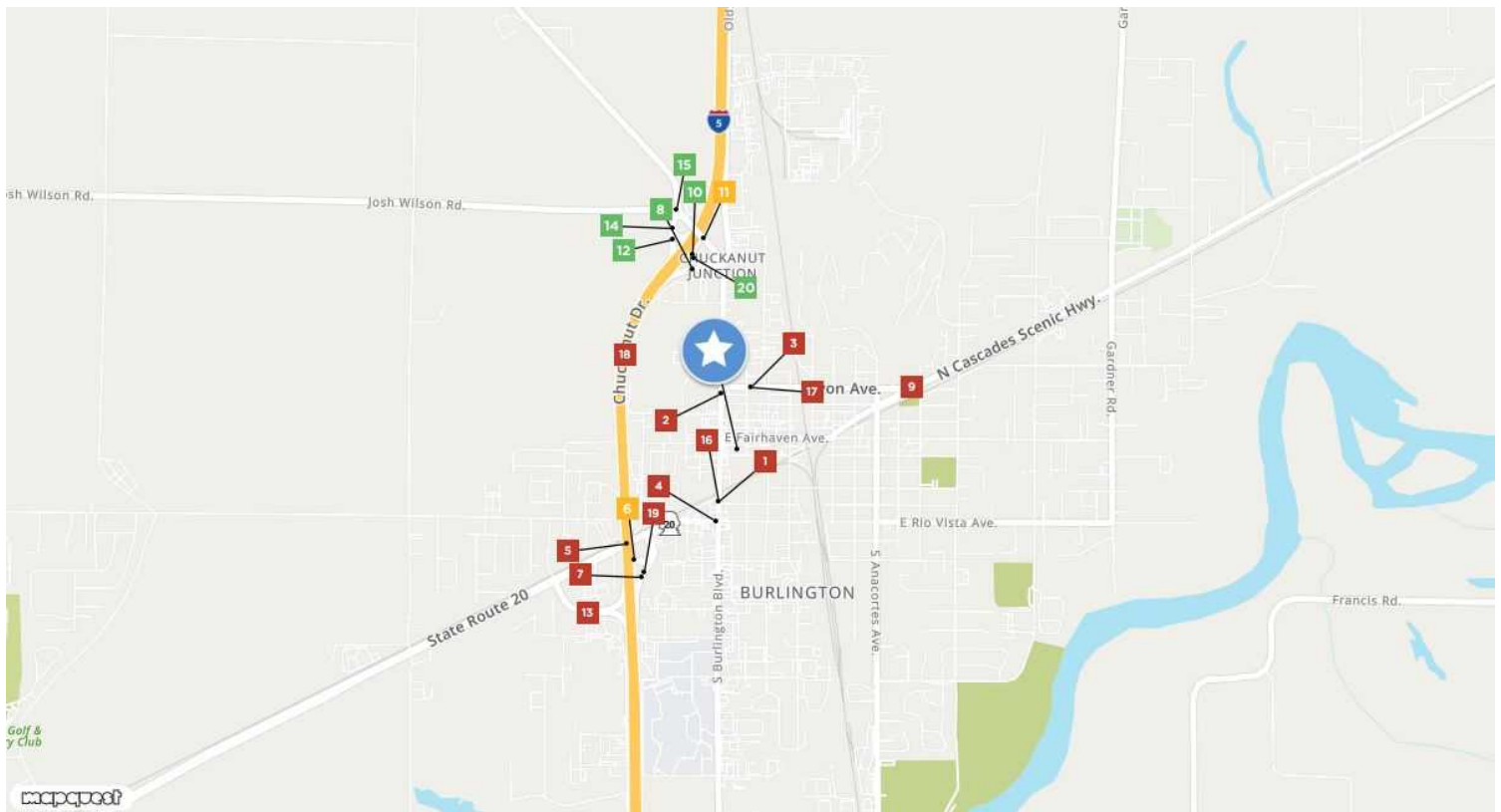
108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

## Nearby Retail



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

## Traffic Counts



|   |  |  |  |   |
|---|--|--|--|---|
| <b>South Burlington Boulevard 1</b><br>Rio Vista Ave<br>Year: 2021 20,674 est<br>Year: 2019 21,000<br>Year: 2017 21,000 | <b>North Burlington Boulevard 2</b><br>Avon Ave<br>Year: 2021 18,085 est<br>Year: 2019 18,000<br>Year: 2018 18,000 | <b>Avon Avenue 3</b><br>N Alder St<br>Year: 2021 14,024 est<br>Year: 2019 15,000<br>Year: 2017 13,000      | <b>West Rio Vista Avenue 4</b><br>Avon Cutoff<br>Year: 2021 17,577 est<br>Year: 2019 18,000<br>Year: 2018 17,000 | <b>Stewart Rd 5</b><br>Year: 2021 79,200 est<br>Year: 2019 28,000<br>Year: 2017 79,000          |
| <b>I- 5 6</b><br>Avon Cutoff<br>Year: 2021 4,833 est<br>Year: 2019 5,200<br>Year: 2018 5,200                            | <b>Chuckanut Dr 7</b><br>Avon Cutoff<br>Year: 2021 11,651 est<br>Year: 2019 12,000<br>Year: 2008 9,127             | <b>Chuckanut Dr 8</b><br>N Burlington Blvd<br>Year: 2021 4,191 est<br>Year: 2019 4,300<br>Year: 2018 4,300 | <b>Avon Ave 9</b><br>Year: 2021 20,107 est<br>Year: 2019 20,000<br>Year: 2018 20,000                             | <b>Chuckanut Dr 10</b><br>I- 5<br>Year: 2021 2,494 est<br>Year: 2019 2,100<br>Year: 2012 3,100  |
| <b>State Highway 11 11</b><br>I- 5<br>Year: 2021 10,039 est<br>Year: 2019 10,000<br>Year: 2018 10,000                   | <b>I- 5 12</b><br>Chuckanut Dr<br>Year: 2021 4,422 est<br>Year: 2019 4,600<br>Year: 2018 4,600                     | <b>Avon Cutoff 13</b><br>Year: 2021 10,259 est<br>Year: 2019 11,000<br>Year: 2017 10,000                   | <b>Chuckanut Dr 14</b><br>Year: 2021 1,881 est<br>Year: 2019 2,000<br>Year: 2018 2,000                           | <b>WA 11 15</b><br>Chuckanut Dr<br>Year: 2021 4,919 est<br>Year: 2019 4,900<br>Year: 2018 4,900 |
| <b>South Burlington Boulevard 16</b><br>E Orange Ave<br>Year: 2021 20,117 est<br>Year: 2018 20,000                      | <b>Avon Avenue 17</b><br>N Alder St<br>Year: 2021 15,088 est<br>Year: 2018 15,000                                  | <b>I- 5 18</b><br>Chuckanut Dr<br>Year: 2021 59,279 est<br>Year: 2018 60,000<br>Year: 2017 58,000          | <b>I- 5 19</b><br>Year: 2021 11,708 est<br>Year: 2018 12,000<br>Year: 2017 12,000                                | <b>I- 5 20</b><br>Chuckanut Dr<br>Year: 2021 1,947 est<br>Year: 2018 2,100<br>Year: 2017 1,700  |

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 clay@claylearned.com  
 360-770-1388

## Chapter 17.45

### MUC-1 – Mixed Use Commercial Zone

Sections:

- 17.45.010 Title.
- 17.45.020 Application.
- 17.45.030 Purpose.
- 17.45.040 Authority.
- 17.45.050 Permitted primary uses.
- 17.45.060 Permitted accessory uses.
- 17.45.070 Conditional uses.
- 17.45.080 Additional regulations.
- 17.45.090 Development standards.

**17.45.010 Title.**

This chapter shall be called “MUC-1 Mixed Use Commercial Zone”.

**17.45.020 Application.**

This chapter shall apply to all areas zoned MUC-1.

**17.45.030 Purpose.**

MUC-1 zone is intended to implement the MUC comprehensive plan designation by accommodating a dense mix of small scale, pedestrian oriented commercial activities and residential uses such as stores, eating and drinking establishments, offices, art galleries, and smaller multiunit residential buildings. Uses permitted in this zone typically rely on a high degree of visibility and easy pedestrian access. The regulations in this chapter are intended to create and maintain a traditional small town streetscape with urban characteristics, including buildings located at the street-line, smaller scale buildings, and entrances and windows that face the street. Parking is provided by on-street spaces, off-street public parking lots, or in small lots located behind buildings and accessed from alleyways. Uses that detract from, or do not contribute to, a traditional small town streetscape, such as gas stations, outdoor storage yards, and drive-through uses shall be prohibited.

**17.45.040 Authority.**

This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63, 36.70A and 36.70B RCW and other applicable laws. (Ord. 1857 § 2 (Exh. B), 2018).

**17.45.050 Permitted primary uses.**

Hereafter all buildings, structures, or parcels of land shall only be used for the following, unless otherwise provided for in this title:

- A. Offices, all types;
- B. Multiunit buildings, all sizes, and dwellings located in mixed use buildings;
- C. Retail, small and medium scale;
- D. Hotels;
- E. Health care facilities, all sizes;
- F. Eating and drinking establishments, all sizes;
- G. Specialized instruction;
- H. Theaters;

- I. Commercial child day care center, all sizes;
- J. Meeting facilities, all sizes;
- K. Horizontally attached dwellings;
- L. Private schools, all sizes;
- M. Utilities, small;
- N. Personal services;
- O. Nursing homes, all sizes;
- P. Veterinary clinics;
- Q. Emergency housing.

**17.45.060 Permitted accessory uses.**

The following buildings, structures, and uses are permitted accessory uses in the MUC-1 zone. Accessory uses shall only be permitted when associated with, and incidental and subordinate to, a legally established primary use.

A. Normal commercial and residential appurtenances. The following uses and structures may be authorized as an accessory use in conjunction with a permitted use: recreation, exercise, or community rooms, manager’s office, storage shed or buildings, noncommercial gardens and greenhouses, swimming pools, laundry rooms and facilities, decks, patios, driveways, on-site utilities and utility connections, fences, solar panels, and signs;

B. Automobile parking facilities and vehicle charging stations;

C. Macro telecommunication facilities, subject to the following standards:

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 director 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 blends 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. 1857 § 2 (Exh. B), 2018).

D. Caretaker dwellings and employee or student housing;

**17.45.070 Conditional uses.**

The following uses shall be considered conditional uses and shall require a conditional use permit:

A. Duplexes, subject to the following:

1. The lot is not large enough to accommodate a more intensive residential use or the duplex is part of a larger development with a gross site density of at least 25 dwelling units per acre; and
2. The lot does not have frontage on Fairhaven Avenue.

B. Indoor commercial entertainment, minor;

C. Utilities, medium;

D. Craft industries, subject to the following:

1. A display area for selling products and crafts manufactured onsite shall be included and must be visible and accessible from adjacent streets;
2. Outside storage shall not be permitted;
3. Garage doors and loading areas shall not be visible from adjoining streets.

E. Retail, large scale;

F. Laboratories and research facilities;

G. Indoor commercial entertainment, small scale;

H. Buildings with a footprint greater than 6,000 square feet, subject to the following:

1. Street facing facades shall incorporate modulations at intervals of 60 feet or less. Each modulation shall have a minimum width of 15 feet and a minimum depth of 2 feet;
2. For the purpose of breaking up the vertical mass of buildings, the first floor of a multistory building shall be distinguished from the upper floors through the use of at least one of the following design elements:
  - a. Change in materials;
  - b. Change in color;
  - c. Awning, molding, or other horizontally distinguishing transition trim, treatment, or embellishment.
3. A minimum of 50 percent of any ground floor façade facing a street shall be comprised of transparent windows or entrances. Reflective glass or film or opaque window treatments shall not be used to satisfy this requirement.

**17.45.080 Additional regulations.**

A. Off-street parking and loading areas shall not be located between buildings and streets.

B. All uses shall be conducted entirely within a building or structure except:

1. Automobile parking lots and vehicle charging stations;
2. Display or sales of goods that do not extend eight feet past the front of the building, do not block entrances or interfere with pedestrian travel, do not interfere with the parking areas and do not encroach upon public property;
3. Outdoor seating associated with an eating and drinking establishment, theater, or other entertainment;
4. Temporary uses consistent with approval criteria in Chapter 14A BMC;
5. Unloading and loading areas;
6. Utility substations;
7. Refuse and recycling containers, provided they are fully screened from view in accordance with any applicable standards set forth in this title;

8. Play areas for child day care centers and schools.

C. Any on-premises repair work shall be incidental only, and limited to repairing the types of merchandise sold on the premises. The floor area devoted to such repair work shall not exceed 30 percent of the total floor area occupied by the primary use, except that the limitations of this subsection shall not apply to electronic devices, shoe, radio, television, or other small appliance repair services.

D. Storage shall be limited to accessory storage of commodities sold at retail on the premises or materials used in the limited fabrication of commodities sold at retail on the premises. No outside storage is permitted.

E. Operations conducted on the premises shall not be objectionable beyond the property boundary lines by reason of noise, odor, fumes, gases, smoke, vibration, hazard, or other causes.

F. 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. (Ord. 1857 § 2 (Exh. B), 2018).

G. Buildings with frontage on an arterial street may not include dwellings unless at least 50 percent of the ground floor street frontage is devoted to a permitted nonresidential use listed in section 17.45.050.

**17.45.090 Development standards.**

A. Lot Area and Dimension.

1. Minimum lot size: none.
2. Minimum lot width: none.
3. Minimum lot depth: none.

B. Maximum building footprint: 6,000 square feet. Larger buildings may be authorized through a conditional use permit subject to BMC 17.45.070.H.

C. Maximum impervious surface coverage.

1. Downtown: none
2. All other locations: 80 percent

D. Minimum Setbacks.

1. Front: none;
2. Side: none;
3. Street: none;
4. Rear: none.

E. Maximum front and street setbacks:

1. Along Fairhaven Avenue: 0 feet
2. All other locations: 10 feet
3. Exceptions: Exceptions may be granted in the following situations, provided that in all cases new buildings and additions shall be constructed as close as possible to adjoining streets.
  - a. To accommodate a wider sidewalk; or
  - b. To comply with the façade modulation requirements of this chapter; or

c. To accommodate a recessed entry, provided the entry is recessed no more than four feet from the adjoining street; or

d. The presences of utility easement makes compliance with the maximum setback impossible; or

e. The expansion or modification of an existing building where compliance with the maximum setback is not feasible due to the location of the existing building and the size of the proposed expansion. In such cases the expansion shall be constructed forward of the existing building line and closer to the street.

F. Maximum setback requirement in all other locations: 10 feet from the property line on the front and street side. The maximum setback shall apply to each lot line adjacent to a street.

G. Maximum building height: 45 feet.

H. Fences. See Chapter 17.70 BMC.

I. Parking. See Chapter 17.85 BMC.

J. Landscaping. See Chapter 17.81 BMC.

K. Signs. See Chapter 17.95 BMC. (Ord. 1857 § 2 (Exh. B), 2018).

L. Lighting. See Chapter 17.70 BMC