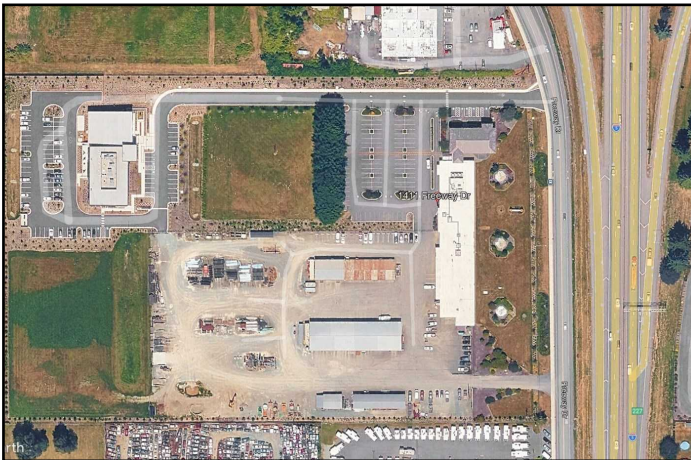


# 1411 FREEWAY DR MOUNT VERNON, WA

FOR LEASE

- 13,331 +/- sf office space in multi tenant building  
9,283 +/- sf 1st floor  
3,678 +/- sf 2nd floor  
370 +/- sf storage
- Easy access to I-5 exit 227/College Way, freeway visibility
- Zoned C-2: General Commercial
- \$19.00 psf per year full service



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



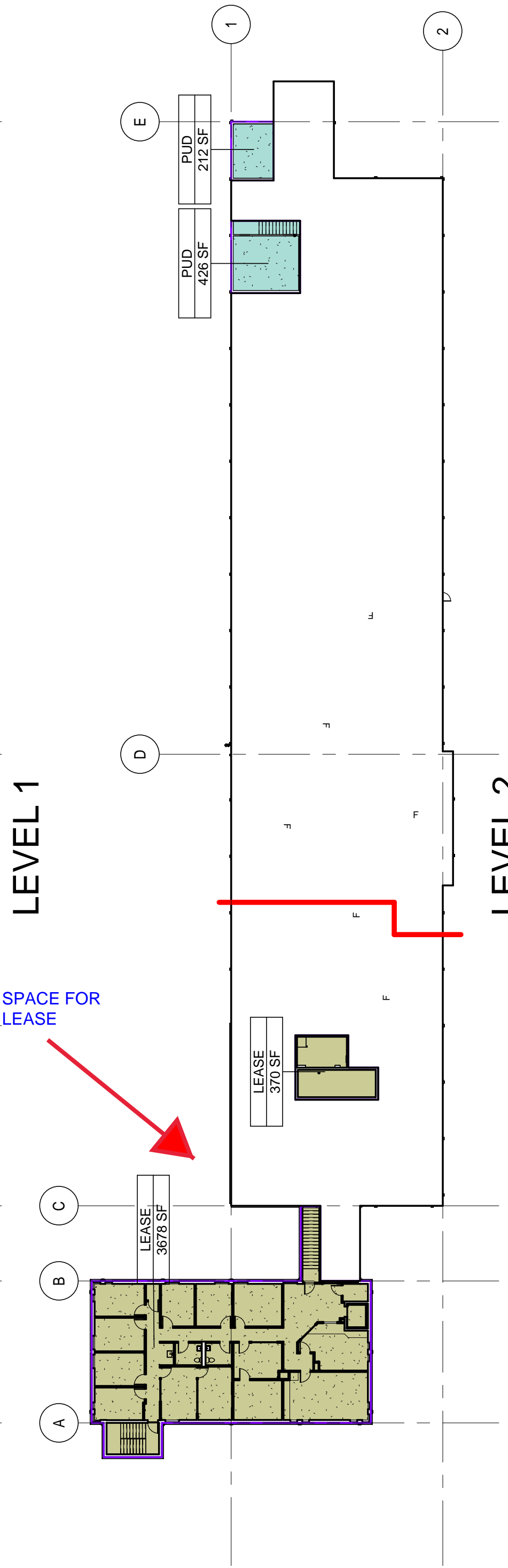
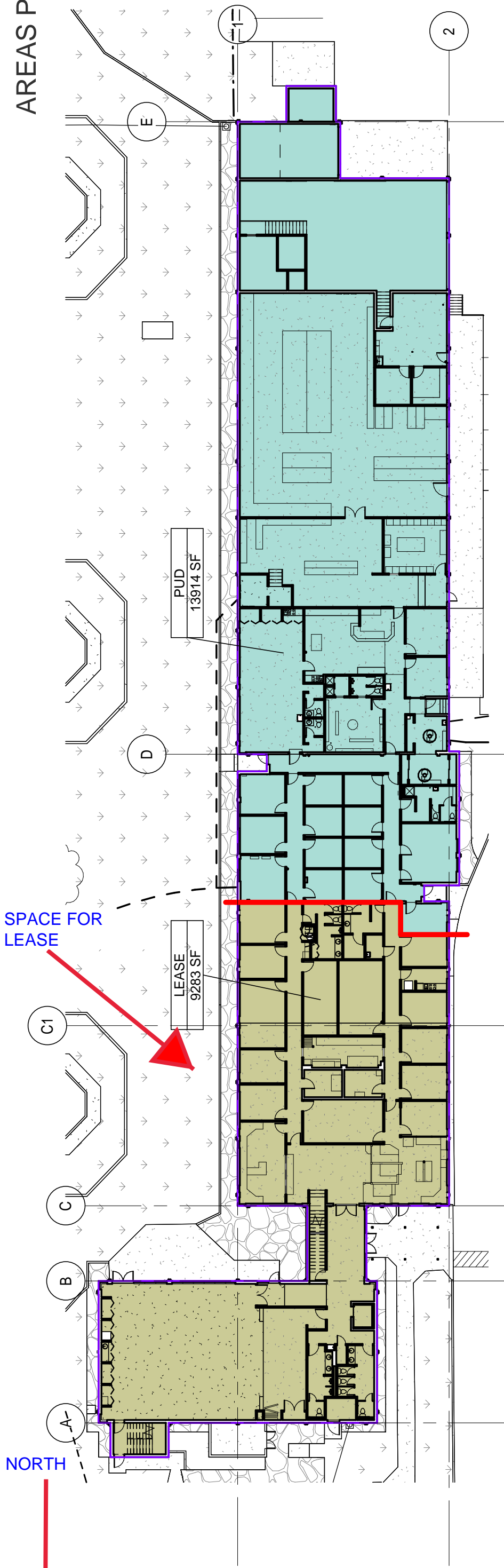
**LEARNED**  
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

*All info deemed reliable however verification recommended.*



AREAS PLAN



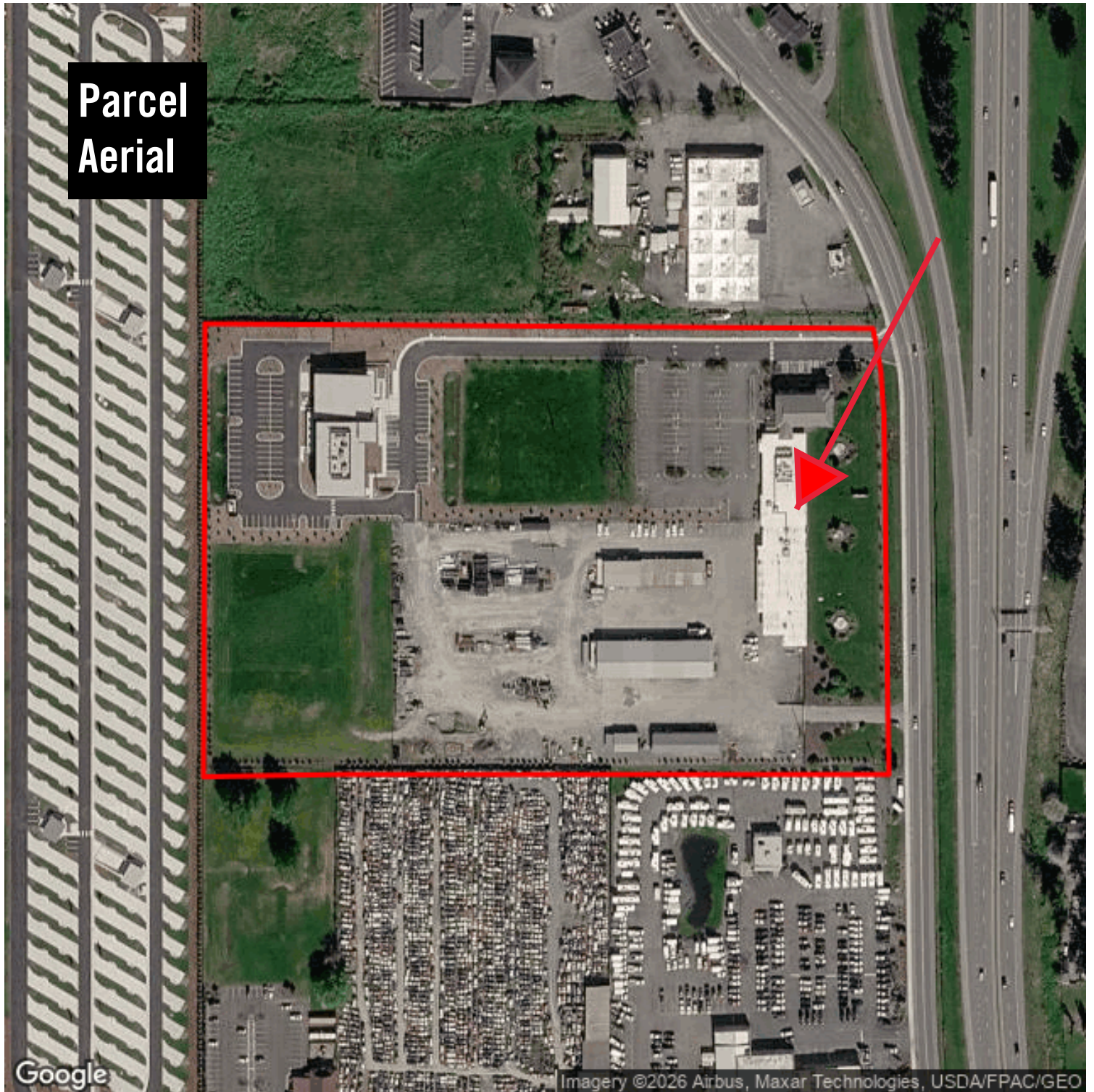


# 1415 Freeway Dr

# MOODY'S

Learned Commercial, Inc.

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



**Parcel  
Aerial**

# 1415 Freeway Dr

1415 Freeway Dr  
Mount Vernon, WA 98273

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

**MOODY'S**  
ANALYTICS

Catylist

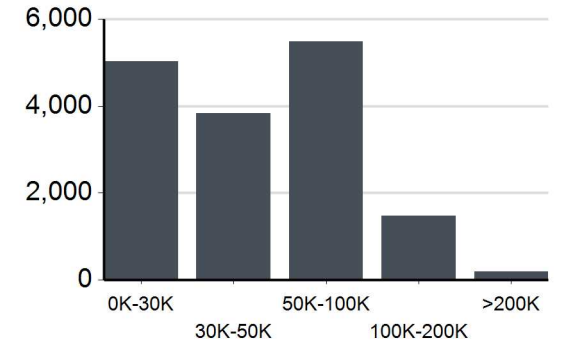
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material,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

# Location Facts & Demographics

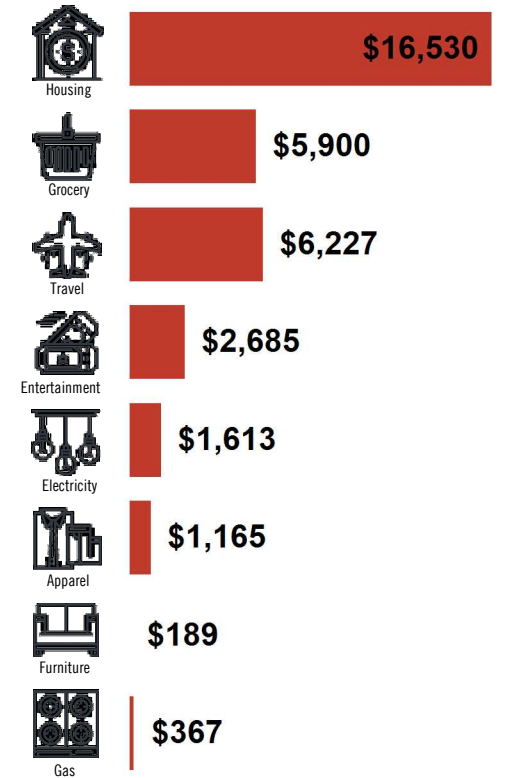
Demographics are determined by a 10 minute drive from 1415 Freeway Dr, Mount Vernon, WA 98273



## INCOME BY HOUSEHOLD



## HH SPENDING



CITY, STATE  
**Mount Vernon, WA**

POPULATION  
**39,389**

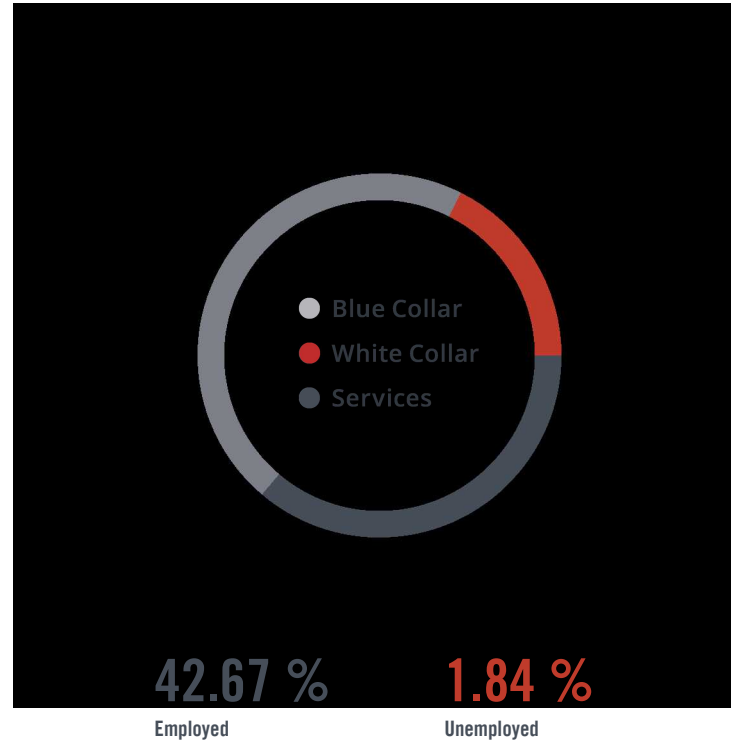
AVG. HHSIZE  
**2.67**

MEDIAN HH INCOME  
**\$52,896**

HOME OWNERSHIP

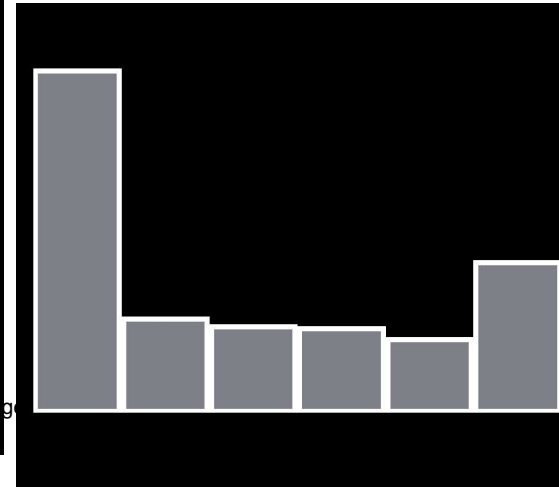
6,636

7,611



## GENDER & AGE

49.91 % 50.09 %



## RACE & ETHNICITY

White: **58.45 %**  
 Asian: **0.96 %**  
 Native American: **0.56 %**  
 Pacific Islanders: **0.01 %**  
 African-American: **0.31 %**  
 Hispanic: **25.14 %**  
 Two or More Races: **14.55 %**

## EDUCATION

High School Grad: **23.26 %**  
 Some College: **30.06 %**  
 Associates: **7.42 %**  
 Bachelors: **19.43 %**

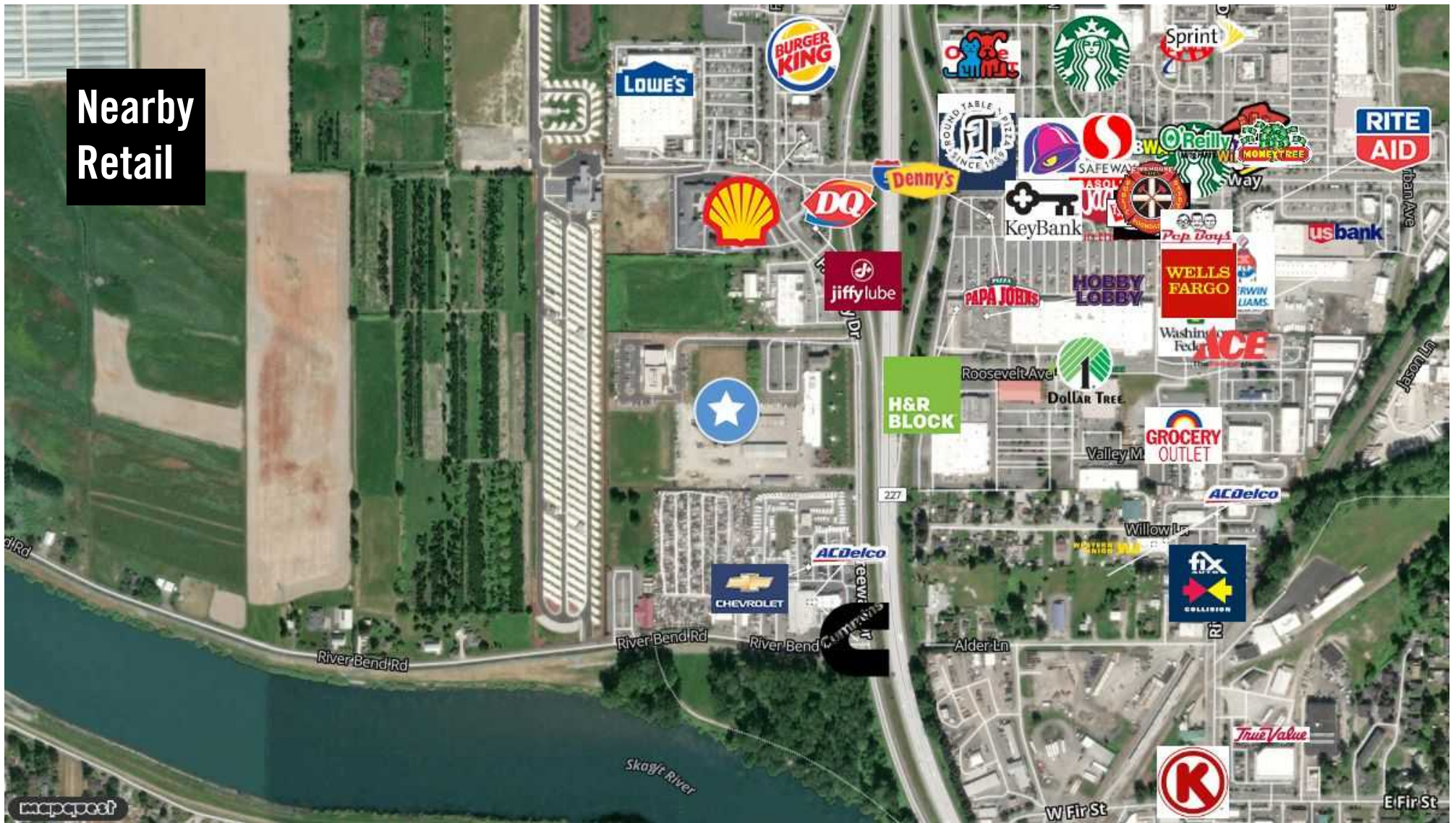
# 1415 Freeway Dr

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## Nearby Retail

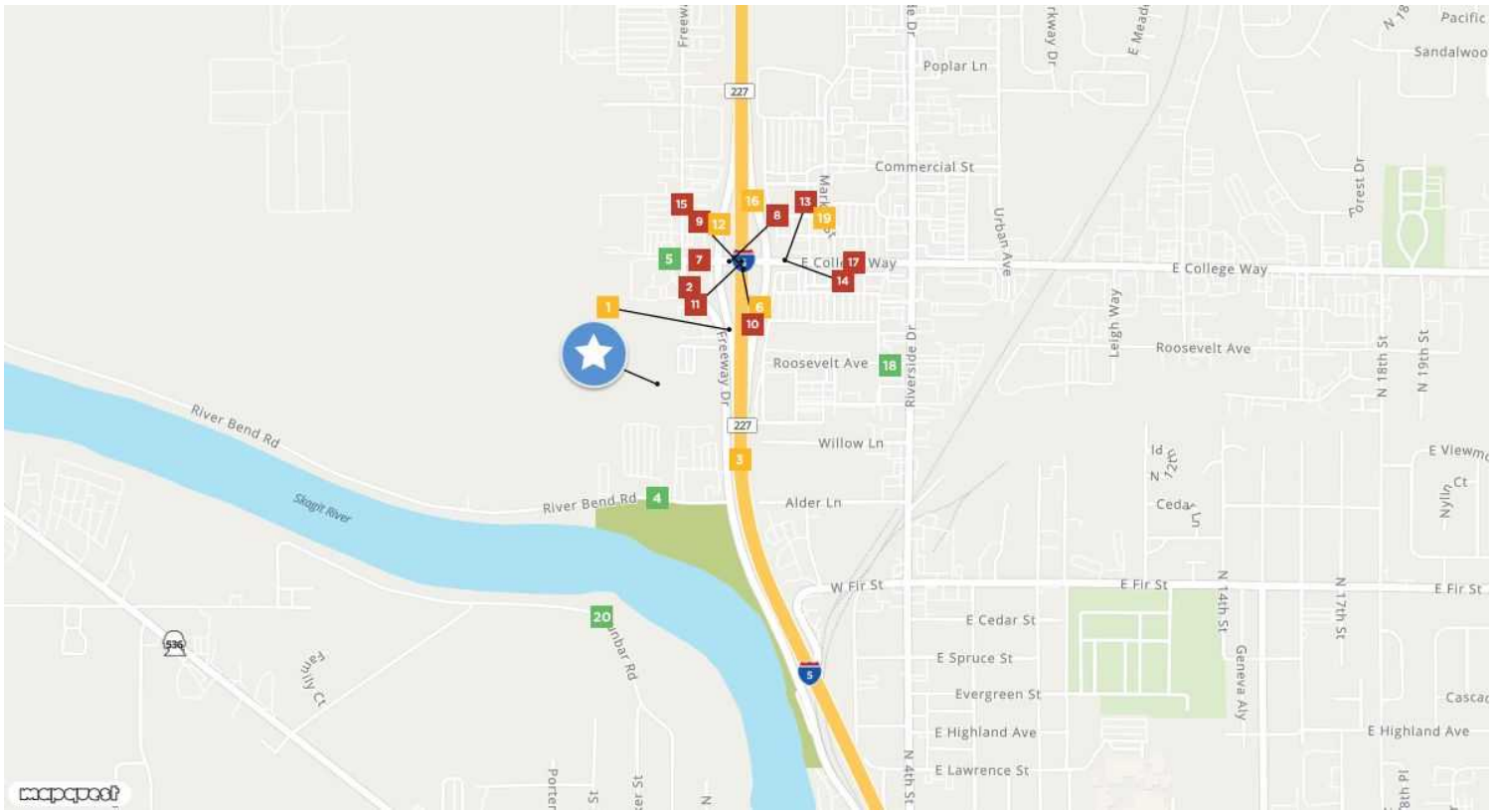


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360-770-1388

MOODY'S  
ANALYTICS | Catylist

# 1415 Freeway Dr

## Traffic Counts



<b>1</b>	<b>Freeway Dr</b>	<b>2</b>	<b>I- 5</b>	<b>3</b>	<b>S Riverbend Rd</b>	<b>4</b>	<b>W College Way</b>	<b>5</b>
W College Way	W College Way	E College Way	River Bend Rd	FwyDr	River Bend Rd	FwyDr	FwyDr	FwyDr
Year: 2022	Year: 2013	Year: 2007	Year: 1978	Year: 2013	Year: 2013	Year: 2013	Year: 2013	Year: 2013
5,130	10,173	7,582	400	1,800	1,800	1,800	1,800	1,800
Year: 2021	Year: 2012	Year: 2005						
5,130	9,683	9,300						
Year: 2019								
6,700								
<b>6</b>	<b>W College Way</b>	<b>College Way</b>	<b>College Way</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>10</b>
I- 5	FwyDr	FwyDr	FwyDr	FwyDr	E College Way	E College Way	E College Way	I- 5
Year: 2022	Year: 2013	Year: 2022	Year: 2022	Year: 2013	Year: 2022	Year: 2022	Year: 2018	Year: 2018
6,137	13,360	21,147	59,518	13,360	21,147	59,518	22,000	22,000
Year: 2021	Year: 2005	Year: 2021	Year: 2021	Year: 2005	Year: 2021	Year: 2021		
6,137	12,900	21,147	59,518	12,900	21,147	59,518		
Year: 2019		Year: 2019	Year: 2018		Year: 2019	Year: 2018		
7,200		22,000	62,000		22,000	62,000		
<b>11</b>	<b>12</b>	<b>East College Way</b>	<b>East College Way</b>	<b>13</b>	<b>14</b>	<b>14</b>	<b>15</b>	<b>15</b>
I- 5	W College Way	Riverside Dr	Market St	Riverside Dr	Market St	Market St	W College Way	W College Way
Year: 2022	Year: 2022	Year: 2019	Year: 2022	Year: 2019	Year: 2022	Year: 2022	Year: 2013	Year: 2013
21,147	6,716	28,000	27,258	28,000	27,258	27,258	11,543	11,543
Year: 2021	Year: 2021	Year: 2013	Year: 2021	Year: 2013	Year: 2021	Year: 2021	Year: 2012	Year: 2012
21,147	6,716	17,690	27,258	17,690	27,258	27,258	14,395	14,395
Year: 2019	Year: 2019	Year: 2005	Year: 2018	Year: 2005	Year: 2018	Year: 2018	Year: 2005	Year: 2005
22,000	9,100	20,300	28,000	20,300	28,000	28,000	8,400	8,400
<b>16</b>	<b>College Way</b>	<b>Roosevelt St</b>	<b>Market St</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>20</b>
I- 5	Market St	Roosevelt Ave	College Way	Market St	Roosevelt St	College Way	Dunbar Rd	Dunbar Rd
Year: 2022	Year: 2013	Year: 2013	Year: 2013	Year: 2013	Year: 2013	Year: 2013	Year: 1993	Year: 1993
8,291	16,250	1,940	5,094	1,940	5,094	5,094	275	275
Year: 2021			Year: 2012	Year: 2021	Year: 2012	Year: 2012		
8,291			4,291	8,291	4,291	4,291		
Year: 2019			Year: 2005	Year: 2019	Year: 2005	Year: 2005		
9,700			7,300	9,700	7,300	7,300		

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 360-770-1388

MOODY'S  
 ANALYTICS

Catylist

## **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).