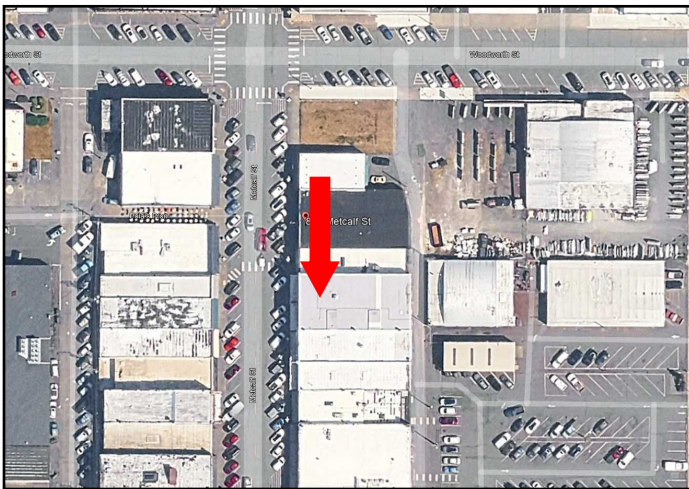


807 METCALF ST SEDRO WOOLLEY, WA

FOR LEASE

- ATM space
- Located on main street in downtown Sedro Woolley
- Zoned CBD: Commercial Business District
- \$1,000 per month 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

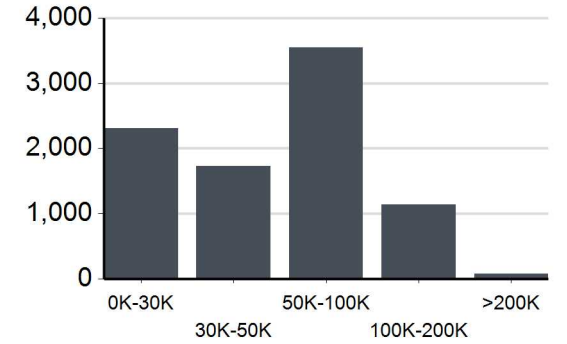
All info deemed reliable however verification recommended.

Location Facts & Demographics

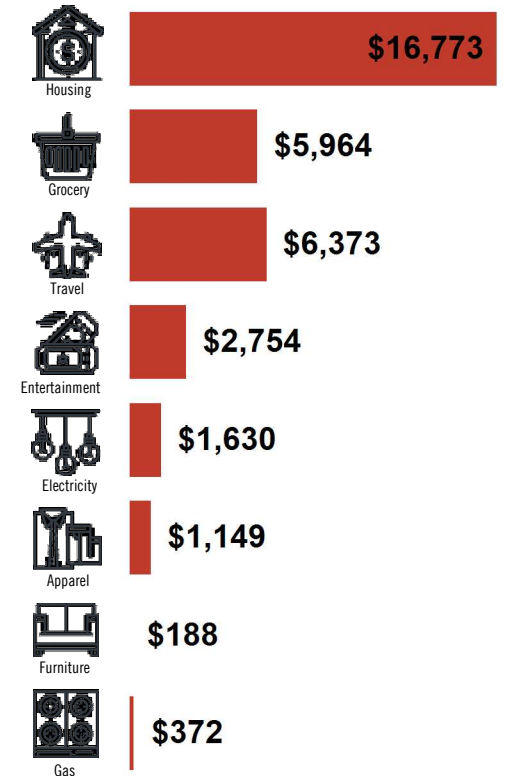
Demographics are determined by a 10 minute drive from 807-809 Metcalf St, Sedro-Woolley, WA 98284



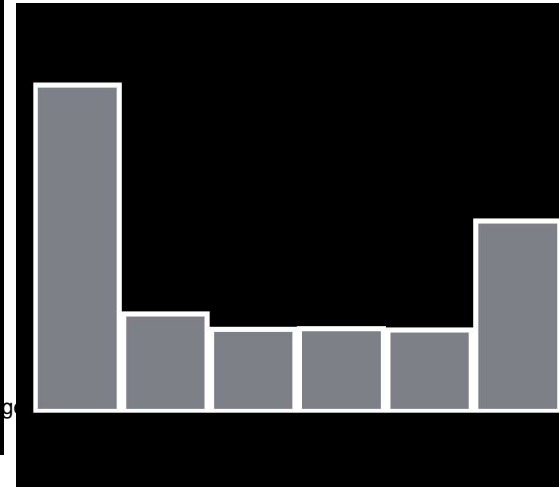
INCOME BY HOUSEHOLD



HH SPENDING



GENDER & AGE



RACE & ETHNICITY

White:	78.84 %
Asian:	0.28 %
Native American:	0.57 %
Pacific Islanders:	0.04 %
African-American:	0.03 %
Hispanic:	12.44 %
Two or More Races:	7.80 %



45.34 % **2.57 %**
Employed Unemployed

EDUCATION

High School Grad:	29.83 %
Some College:	28.16 %
Associates:	7.59 %
Bachelors:	12.86 %

CITY, STATE

Sedro-Woolley, WA

POPULATION

21,359

AVG. HHSIZE

2.64

MEDIAN HH INCOME

\$57,327

HOME OWNERSHIP

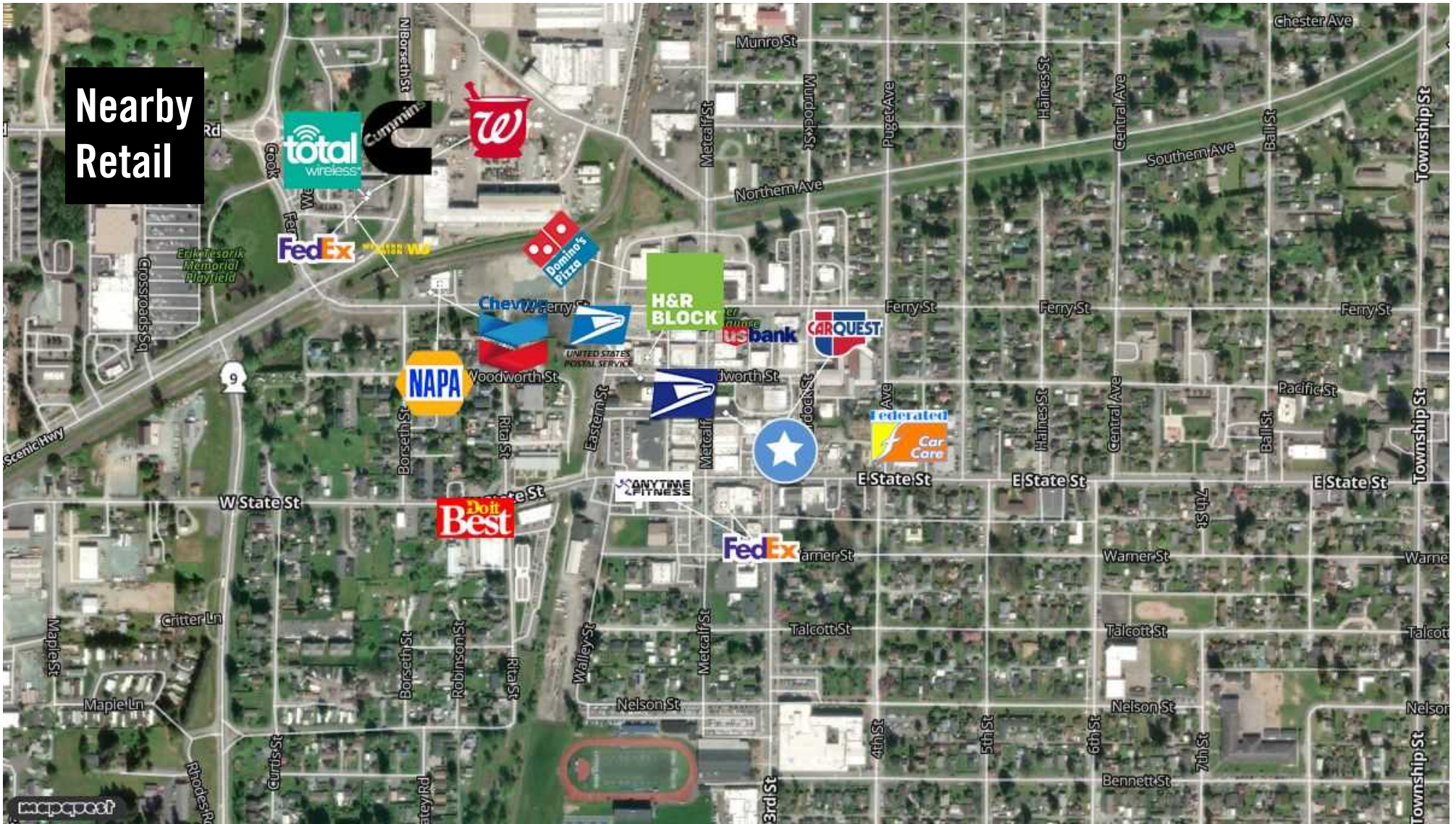
5,217

807-809 Metcalf Street

Learned Commercial, Inc.

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

Nearby Retail



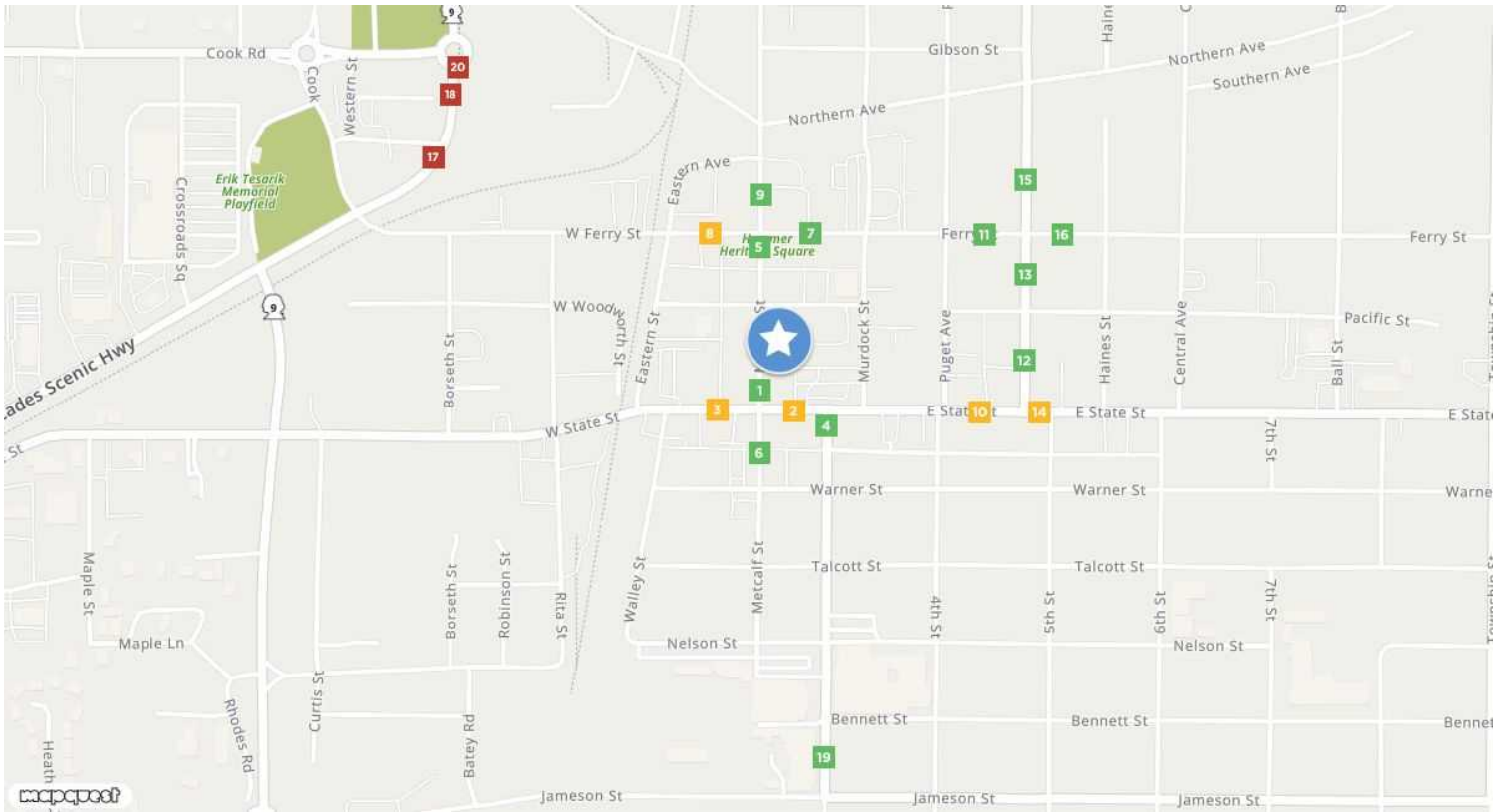
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360-770-1388

807-809 Metcalf Street

Learned Commercial, Inc.

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

Traffic Counts



Metcalf St 1	State St 2	State St 3	3rd St 4	Metcalf St 5
State St	3rd St	Metcalf St	State St	Ferry St
Year: 2012 2,730	Year: 2012 7,430	Year: 2012 7,500	Year: 1998 1,938	Year: 2013 2,810
Year: 2005 3,170	Year: 2005 8,760	Year: 2005 8,720		Year: 2005 3,360
Metcalf St 6	Ferry St 7	Ferry St 8	Metcalf St 9	State St 10
Warner St	Metcalf St	Eastern Ave	Eastern Ave	Puget Ave
Year: 2012 1,780	Year: 2013 4,790	Year: 2013 6,200	Year: 2013 2,280	Year: 2013 6,190
Year: 2005 2,400	Year: 2005 5,650	Year: 2005 6,760	Year: 2005 1,930	Year: 2012 6,290
				Year: 2011 15,450
Ferry St 11	Reed Ave 12	Reed Ave 13	State St 14	Reed Ave 15
Puget Ave	Pacific St	Pacific St	5th St	Ferry St
Year: 2014 3,070	Year: 2013 190	Year: 2014 430	Year: 2013 6,090	Year: 2014 330
Year: 2012 3,040	Year: 2012 200	Year: 2012 160	Year: 2012 6,160	Year: 2012 270
Year: 2010 3,490	Year: 2011 530	Year: 2010 370	Year: 2011 15,280	Year: 2010 350
Ferry St 16	North Cascades Highway 17	Borseth Street 18	3rd St 19	WA 9;WA 20 20
Reed Ave	Borseth Street	Borseth Street	Bennett St	Borseth Street
Year: 2014 3,050	Year: 2024 15,656	Year: 2024 15,656	Year: 2012 1,090	Year: 2024 15,656
Year: 2012 2,930	Year: 2010 17,230	Year: 2022 10,755	Year: 2005 1,400	
Year: 2010 3,290		Year: 2021 10,755		

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Chapter 17.24 CENTRAL BUSINESS DISTRICT (CBD) ZONE

Sections:

- 17.24.010 Use restrictions.**
- 17.24.020 Bulk restrictions.**
- 17.24.030 Minimum lot size requirements.**
- 17.24.040 Hazardous waste.**
- 17.24.050 *Repealed.***

17.24.010 Use restrictions.

Use restrictions in the central business district shall be as follows:

A. Permitted Uses.

1. All forms of commerce; geared to the centralized provision of goods and services within easy walking distance. Commercial retail and office use on the first floor, and retail-compatible uses on the second floor;
2. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy. An exception from the buffering and fencing requirement exists for upper story residences in existing buildings in an area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south. Multifamily housing located above the first floor or at the rear of a commercial and/or retail occupancy per this subsection must also meet the following:
 - a. A minimum of seventy-five percent of the first floor area must be designated for commercial and/or retail use.
 - b. The commercial and/or retail use shall face the primary street frontage.
 - c. Private garages are considered a residential use and shall not count toward commercial and/or retail floor area.
 - d. The main entrance to the residential units shall be located at the rear of the building. If rear access is not feasible, the main entrance to the residential units may be incorporated into a maximum of ten percent of the commercial and/or retail floor area facing the primary street frontage at the planning director's discretion. If the building is located on a corner lot, the main entrance to the residential units shall be located on the side of the building facing the street with less commercial activity;
3. Multifamily housing, between two and four units per building, may be allowed independent of commercial uses outside of the area bordered by the tracks to the west, Puget Street to the east, the tracks to the north, and Warner Street to the south. Also excluded is property fronting on Metcalf Street, West Ferry Street, West State Street and property abutting the tracks between Rita Street and Walley Street (south of State Street). Multifamily housing per this subsection must also meet the following:
 - a. The front entries must be oriented towards the public right-of-way,
 - b. The development must meet the requirements of the Sedro-Woolley design standards for the CBD and multifamily development;

4. Parking lots serving any use; provided they are at the rear of a retail or commercial building, or facing a street other than Metcalf, Ferry, Woodworth, or State;
5. *Repealed by Ord. 1709-11;*
6. Public uses;
7. Public facilities.

B. Conditional Uses.

1. Alcohol serving establishments.
2. Alcohol production establishments, subject to the following conditions:
 - a. A minimum of sixty percent of the building floor area shall be designated for retail/commercial use. Outdoor seating areas are specifically excluded from floor area calculations. Any associated kitchen floor area is specifically included in the calculation for retail/commercial floor area;
 - b. The required number of parking spaces shall be calculated by using a combination of Section 17.36.030(G), "high intensity sales and service," and (M), "industry, wholesaling, warehousing, nonpassenger transportation facilities except ministorage"; and
 - c. A maximum of twenty-five percent of the building's street frontage may be designed to display the production portion of the facility or other nonretail/noncommercial uses; provided, that all other applicable design standards are met. At minimum, seventy-five percent of the building's street frontage must display a retail/commercial storefront.
3. All uses not permitted above.
4. Quasi-public uses.

C. Prohibited Uses. Adult entertainment establishments; heavy industrial uses as defined in Chapter 17.28; wireless communication towers. (Ord. 2067-24 § 1, 2024; Ord. 2044-23 § 3, 2023; Ord. 1709-11 § 2, 2011; Ord. 1696-11 § 2, 2011; Ord. 1693-10 § 1, 2010; Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 3, 2003; Ord. 1312-98 § 1 (part); 1998: Ord. 1309-98 § 7, 1998: Ord. 1013 § 2.05.01, 1985)

17.24.020 Bulk restrictions.

Bulk restrictions in the central business district (CBD) shall be as follows:

- A. Minimum setbacks: none; maximum setback: ten feet if pedestrian features are included.
- B. Maximum building height: sixty feet. (Ord. 1677-10 § 1 (part), 2010; Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 4; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.02, 1985)

17.24.030 Minimum lot size requirements.

Minimum lot size requirements in the central business district (CBD) shall be as follows:

- A. Lot area: none;
- B. Lot frontage on a street: twenty feet. (Ord. 1664-10 § 2 (Exh. B) (part), 2010; Ord. 1451-03 § 5; Ord. 1312-98 § 1 (part); 1998: Ord. 1013 § 2.05.03, 1985)

17.24.040 Hazardous waste.

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements. (Ord. 1664-10 § 2 (Exh. B) (part), 2010: Ord. 1312-98 § 1 (part); 1998: Ord. 1063 § 4 (Exh. C § 2.05.04), 1988)

17.24.050 Parking.

Repealed by Ord. 2096-25. (Ord. 1979-21 § 1 (Exh. A), 2021; Ord. 1664-10 § 2 (Exh. B) (part), 2010: Ord. 1451-03 § 6)