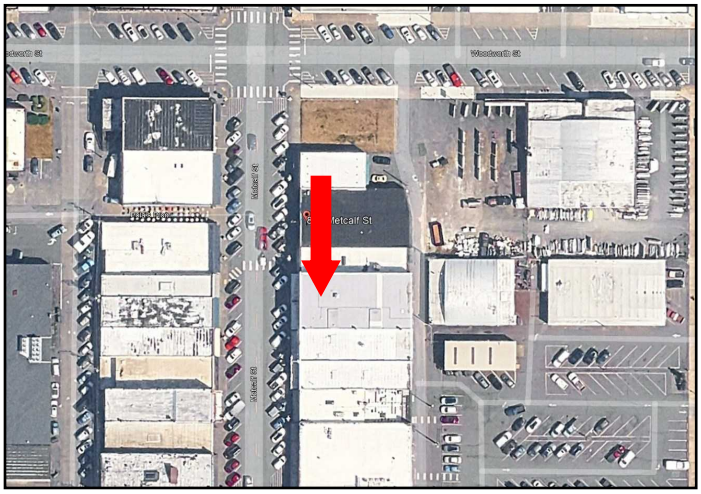
807 METCALF ST
SEDRO WOOLLEY, WA

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

CITY, STATE

Sedro-Woolley, WA

POPULATION

21,359

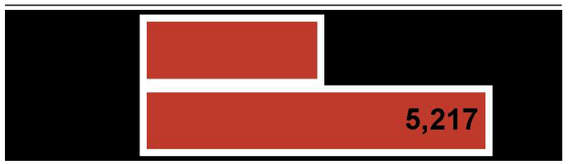
AVG. HH SIZE

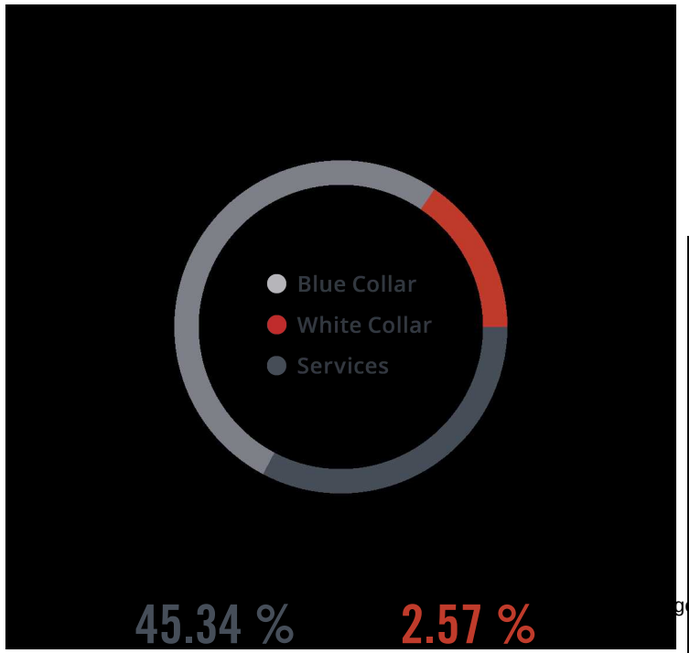
2.64

MEDIAN HH INCOME

$57,327

HOME OWNERSHIP

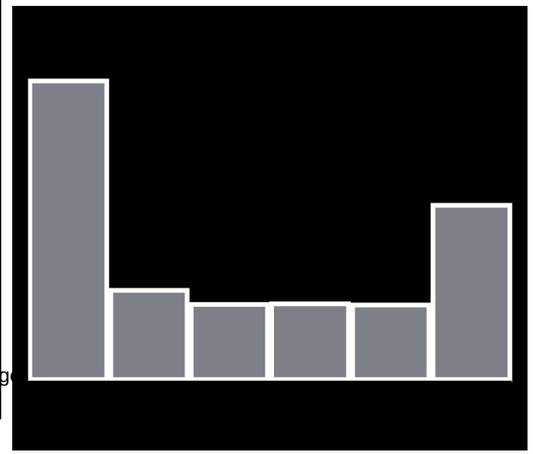




GENDER & AGE

49.71 %

50.29 %



EDUCATION

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

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 %

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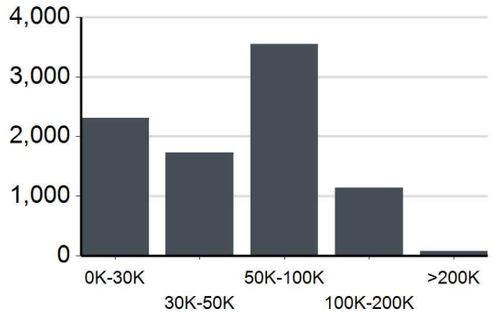
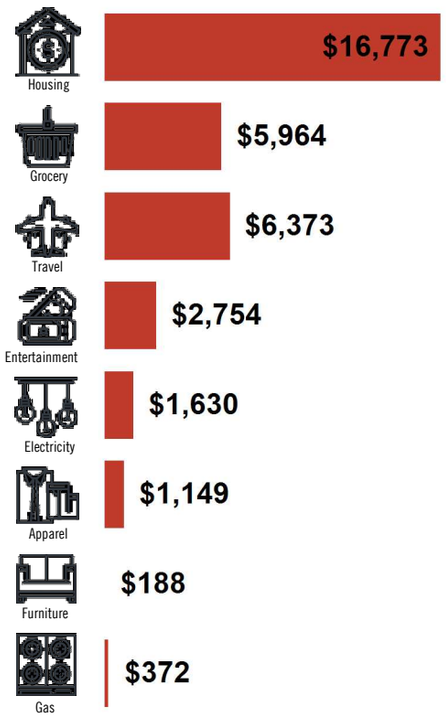
INCOME BY HOUSEHOLD



HH SPENDING



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807-809 Metcalf Street

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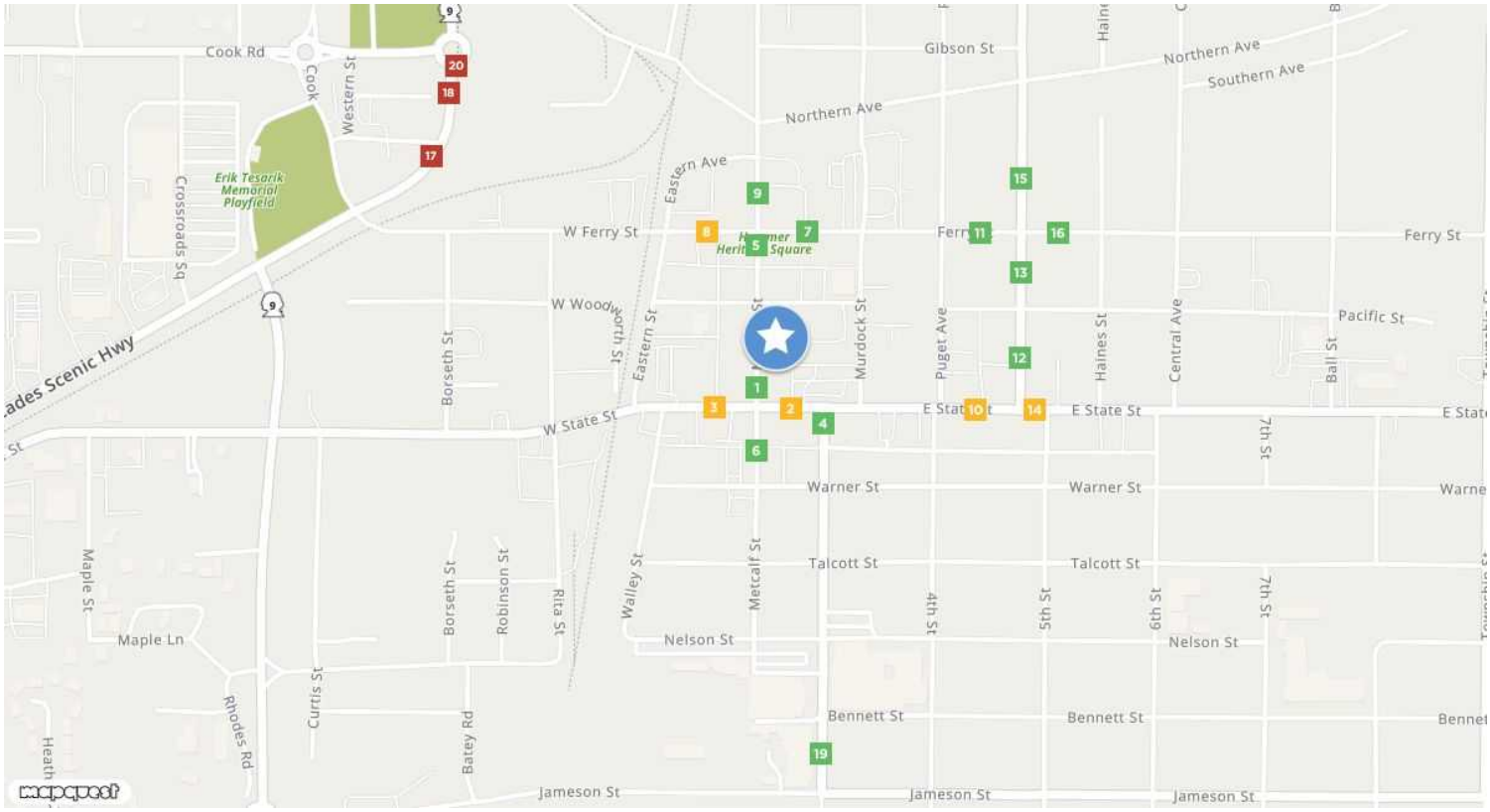
Traffic Counts



Metcalf St	1
State St	
Year: 2012	2,730
Year: 2005	3,170

State St	2
3rd St	
Year: 2012	7,430
Year: 2005	8,760

State St	3
Metcalf St	
Year: 2012	7,500
Year: 2005	8,720

3rd St	4
State St	
Year: 1998	1,938

Metcalf St	5
Ferry St	
Year: 2013	2,810
Year: 2005	3,360

Metcalf St	6
Warner St	
Year: 2012	1,780
Year: 2005	2,400

Ferry St	7
Metcalf St	
Year: 2013	4,790
Year: 2005	5,650

Ferry St	8
Eastern Ave	
Year: 2013	6,200
Year: 2005	6,760

Metcalf St	9
Eastern Ave	
Year: 2013	2,280
Year: 2005	1,930

State St	10
Puget Ave	
Year: 2013	6,190
Year: 2012	6,290
Year: 2011	15,450

Ferry St	11
Puget Ave	
Year: 2014	3,070
Year: 2012	3,040
Year: 2010	3,490

Reed Ave	12
Pacific St	
Year: 2013	190
Year: 2012	200
Year: 2011	530

Reed Ave	13
Pacific St	
Year: 2014	430
Year: 2012	160
Year: 2010	370

State St	14
5th St	
Year: 2013	6,090
Year: 2012	6,160
Year: 2011	15,280

Reed Ave	15
Ferry St	
Year: 2014	330
Year: 2012	270
Year: 2010	350

Ferry St	16
Reed Ave	
Year: 2014	3,050
Year: 2012	2,930
Year: 2010	3,290

North Cascades Highway	17
Borseth Street	
Year: 2024	15,656
Year: 2010	17,230

Borseth Street	18
Borseth Street	
Year: 2024	15,656
Year: 2022	10,755
Year: 2021	10,755

3rd St	19
Bennett St	
Year: 2012	1,090
Year: 2005	1,400

WA 9;WA 20	20
Borseth Street	
Year: 2024	15,656

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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)