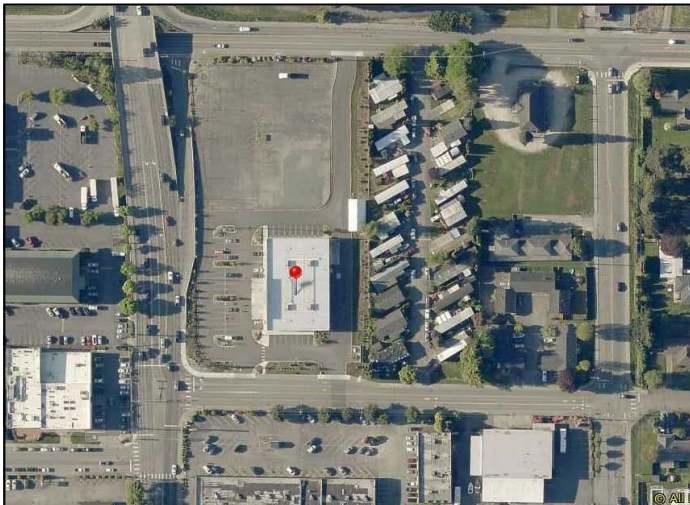


2400 RIVERSIDE DR, NORTH LOT MOUNT VERNON, WA

FOR SALE

- 1.6 +/- acres [69,696 +/- sf) lot
- Located on Riverside Dr, adjacent to Harbor Freight
- Any sale subject to being subdivided from south lot [Harbor Freight]
- Access from Pacific Pl and Hoag Rd
- Zoned C-2: General Commercial District
- \$850,000



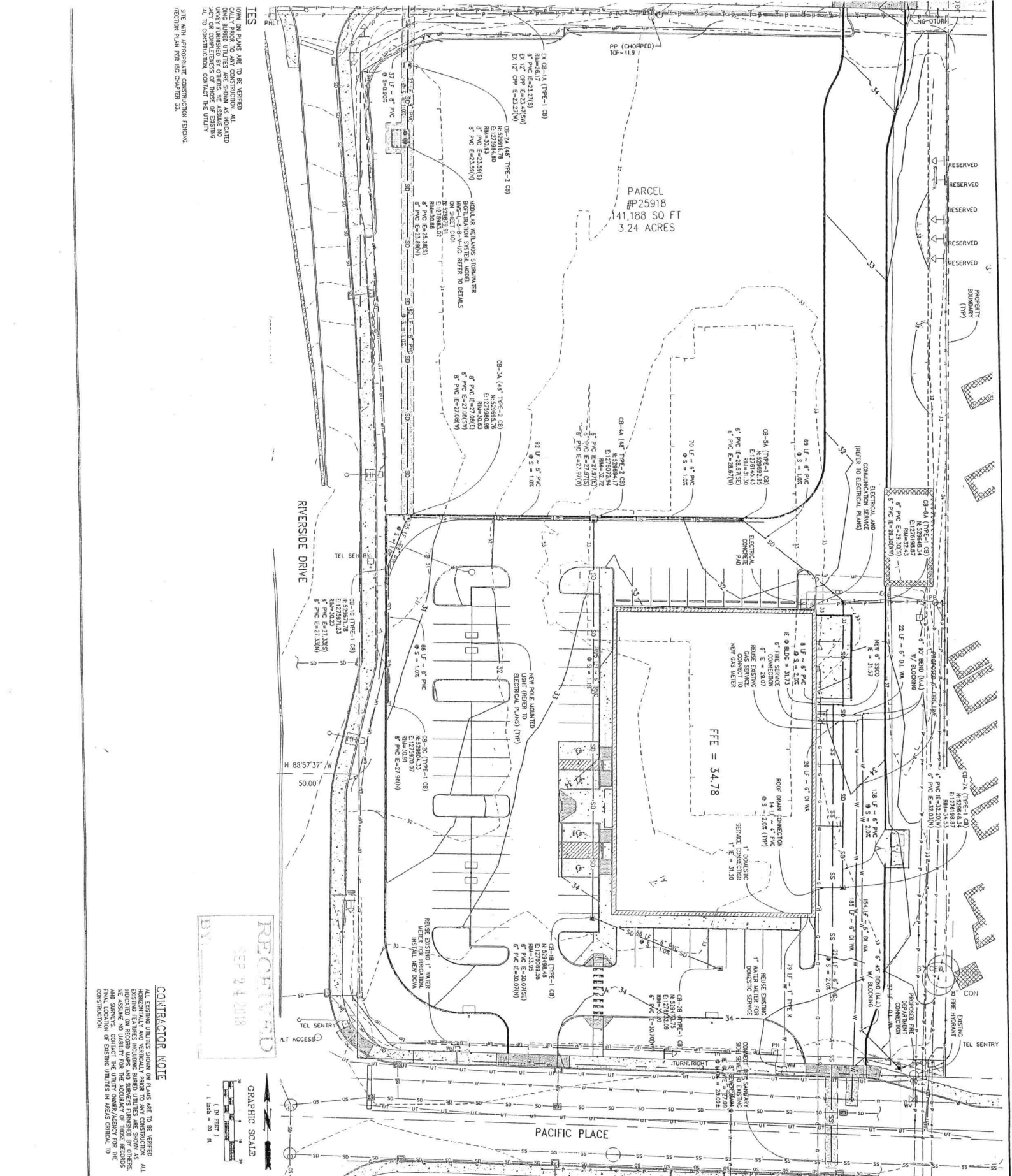
Jarrold Ball, CCIM
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
jb@learnedcommercial.com



LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.



DOWN ON PLANS ARE TO BE KEPT. ALL DIMENSIONS SHOWN ARE AS INDICATED UNLESS OTHERWISE NOTED. THE ASSUME NO LIABILITY FOR CONSTRUCTION CONTRACT THE UTILITY.

CONTRACTOR NOTE
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE KEPT. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE KEPT. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE KEPT.

GRAPHIC SCALE
 1" = 20' FT

RECEIVED
 SEP 24 2018

CONTRACTOR NOTE
 ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE KEPT. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE KEPT. ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE KEPT.

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HARBOR FREIGHT TOOLS

2400 RIVERSIDE DRIVE MT. VERNON, WA 98273

NO.	DATE	TYPE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DATE 03/07/17
 JOB NO. 16096
 STORER DRAINAGE & UTILITY PLAN
 SHEET NO. C-400

ADA ARCHITECTS, INC.
 17710 Detroit Avenue Lakewood, Ohio 44107
 Phone (216) 521-5334 Fax (216) 521-4024
 www.adaarchitects.com

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2400 Riverside Drive

Learned Commercial, Inc.

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

**Parcel
Aerial**



2400 Riverside Drive

2400 Riverside Dr
Mount Vernon, WA 98273



Jarrod Ball
jb@learnedcommercial.com
360-855-8875

MOODY'S
ANALYTICS

Catylist

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2400 Riverside Dr, Mount Vernon, WA 98273



CITY, STATE

Mount Vernon, WA

POPULATION

43,382

AVG. HH SIZE

2.68

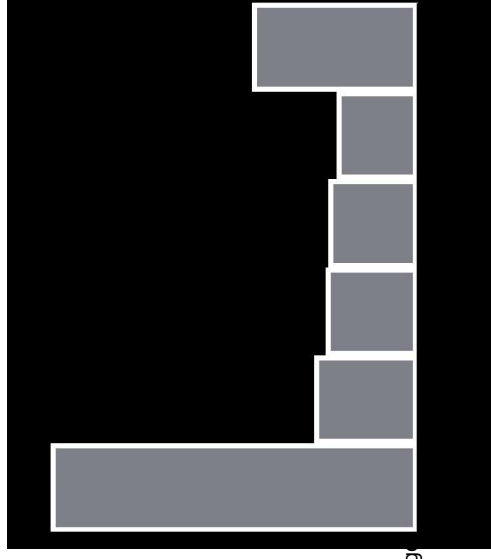
MEDIAN HH INCOME

\$54,084

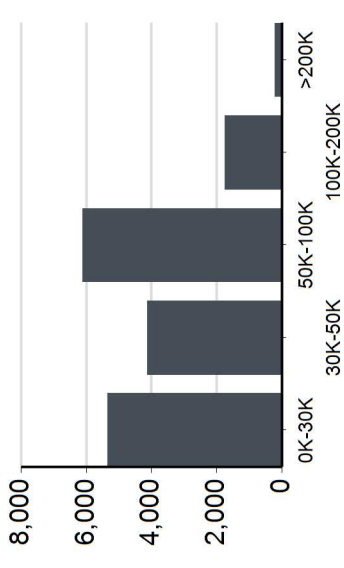
HOME OWNERSHIP

8,646

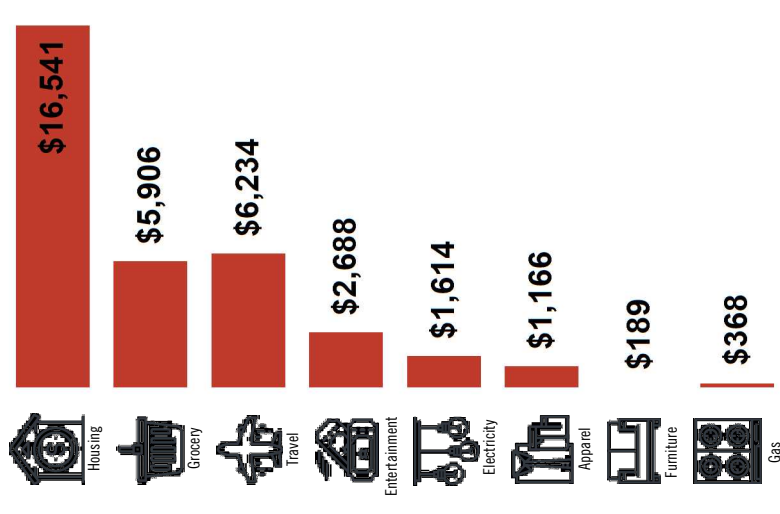
GENDER & AGE



INCOME BY HOUSEHOLD



HH SPENDING



RACE & ETHNICITY



EDUCATION



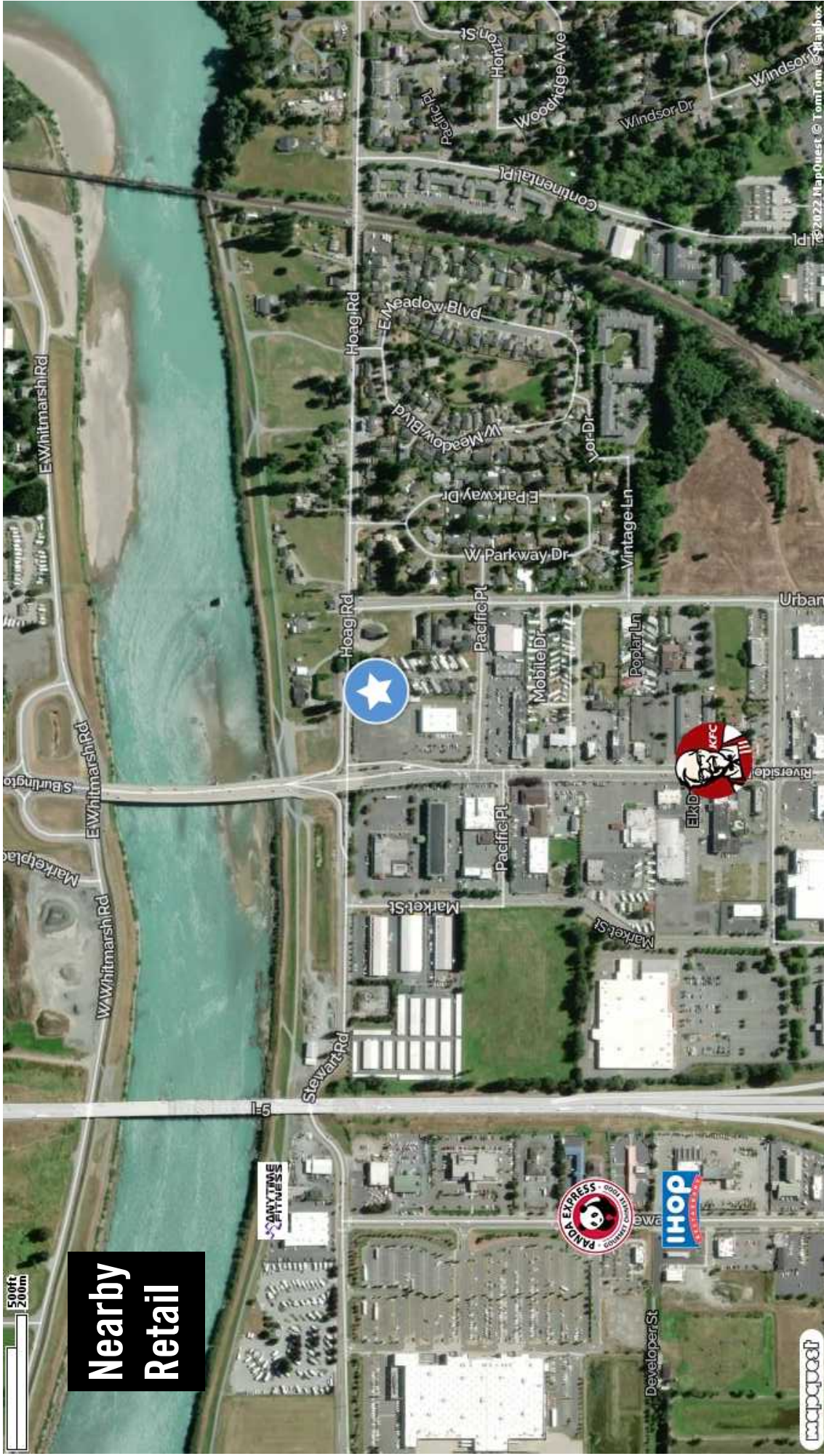
Employed

Unemployed

2400 Riverside Drive

Learned Commercial, Inc.

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



Jarrod Ball
jb@learnedcommercial.com
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MOODY'S
ANALYTICS | Catylist

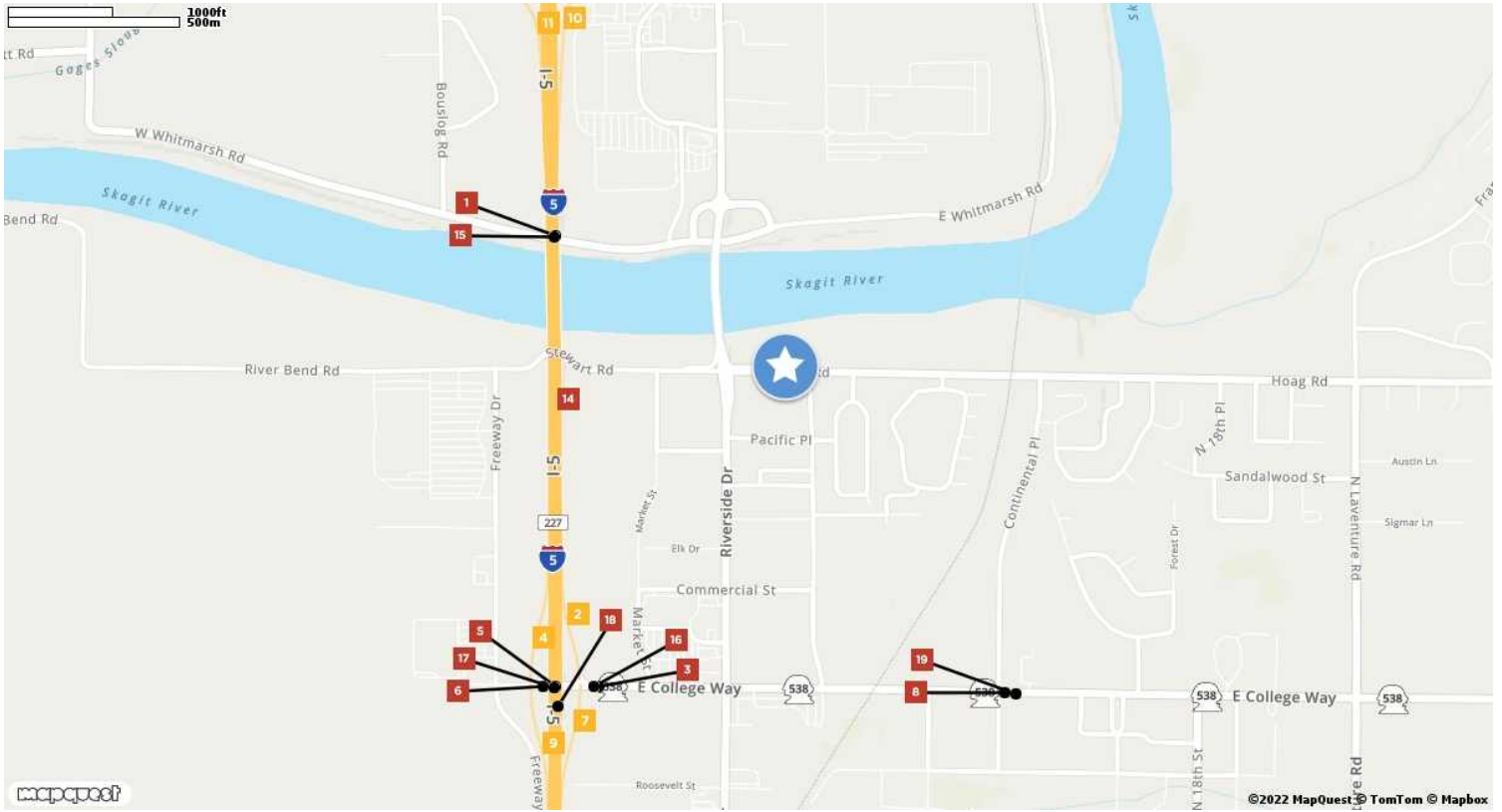
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2400 Riverside Drive

Learned Commercial, Inc.

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

Traffic Counts



1	George Hopper Rd
Year: 2021	77,088 est
Year: 2019	81,000
Year: 2017	74,000

6	College Way FwyDr
Year: 2021	20,943 est
Year: 2019	22,000
Year: 2018	22,000

11	George Hopper Rd
Year: 2021	6,969 est
Year: 2019	6,900
Year: 2018	6,800

16	College Way Market St
Year: 2021	27,305 est
Year: 2018	28,000
Year: 2017	28,000

2	E College Way I-5
Year: 2021	9,564 est
Year: 2019	9,700
Year: 2018	9,700

7	E College Way I-5
Year: 2021	7,096 est
Year: 2019	7,200
Year: 2018	7,200

12	George Hopper Rd
Year: 2021	4,633 est
Year: 2019	4,700
Year: 2018	4,700

17	College Way I-5
Year: 2021	22,107 est
Year: 2018	22,000

3	East College Way Riverside Dr
Year: 2021	18,932 est
Year: 2019	28,000
Year: 2013	17,690

8	East College Way N 19th St
Year: 2021	24,078 est
Year: 2019	24,000

13	S Goldenrod Rd W McCorquedale Rd
Year: 2021	5,341 est
Year: 2019	5,400
Year: 2018	5,400

18	I-5 E College Way
Year: 2021	60,827 est
Year: 2018	62,000
Year: 2017	60,000

4	I-5 W College Way
Year: 2021	7,438 est
Year: 2019	9,100
Year: 2018	6,700

9	I-5 W College Way
Year: 2021	8,198 est
Year: 2019	6,700
Year: 2018	9,100

14	I-5 Stewart Rd
Year: 2021	83,122 est
Year: 2018	81,000

19	E College Way Continental Pl
Year: 2021	24,728 est
Year: 2018	24,000
Year: 2017	27,000

5	College Way I-5
Year: 2021	21,479 est
Year: 2019	22,000
Year: 2017	22,000

10	George Hopper Rd I-5
Year: 2021	7,708 est
Year: 2019	7,500
Year: 2018	7,500

15	W Whitmarsh Rd I-5
Year: 2021	83,122 est
Year: 2018	81,000

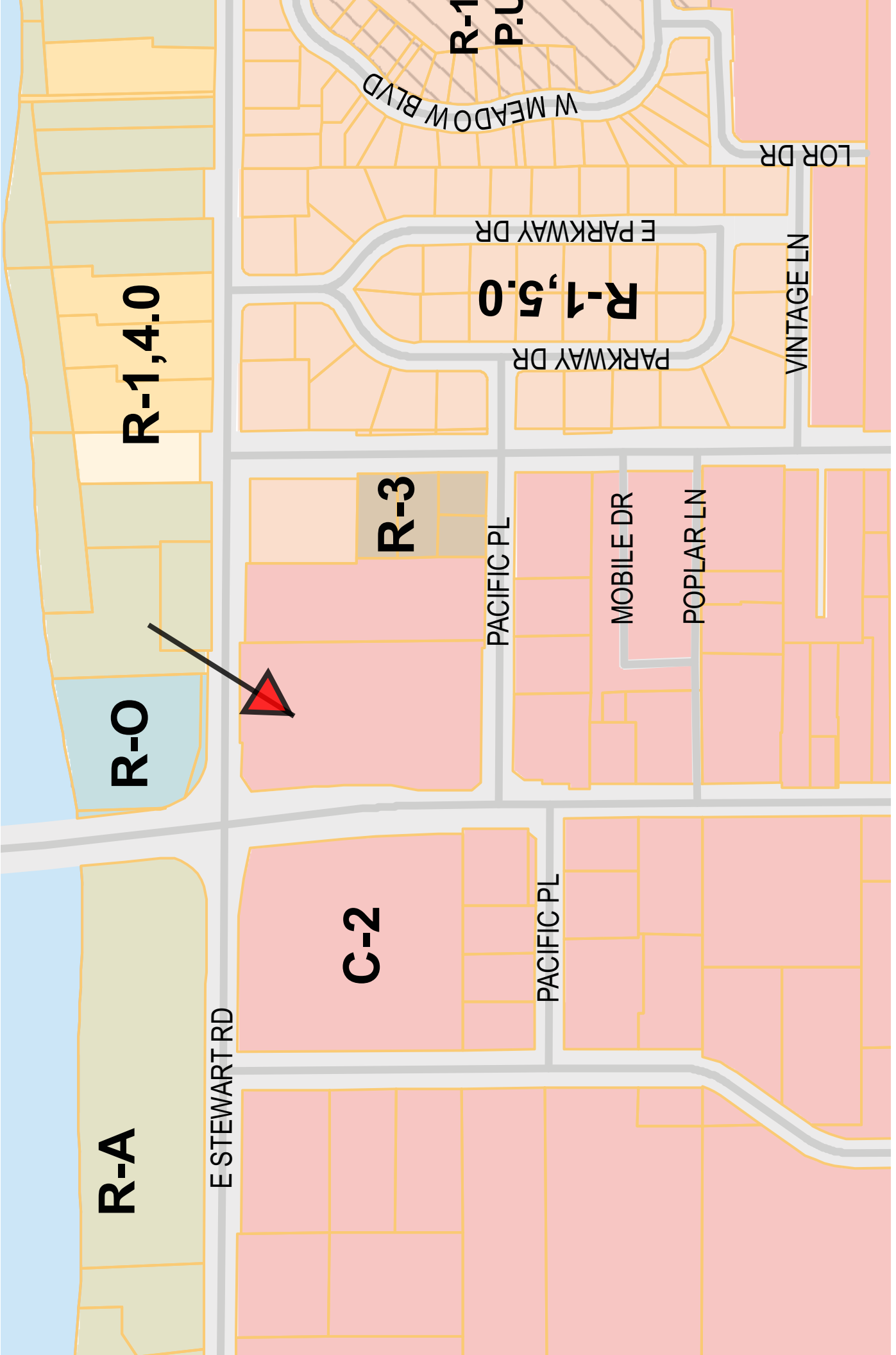
20	I-5 George Hopper Rd
Year: 2021	64,203 est
Year: 2017	64,000
Year: 2015	61,000



Jarrod Ball
 jb@learnedcommercial.com
 360-855-8875



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R-A

ESTEWART RD

R-0

R-1,4.0

C-2

R-3

R-1,5.0

PACIFIC PL

PACIFIC PL

MOBILE DR

POPLAR LN

PARKWAY DR

E PARKWAY DR

W MEADOW W BLVD

VINTAGE LN

LOR DR

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.