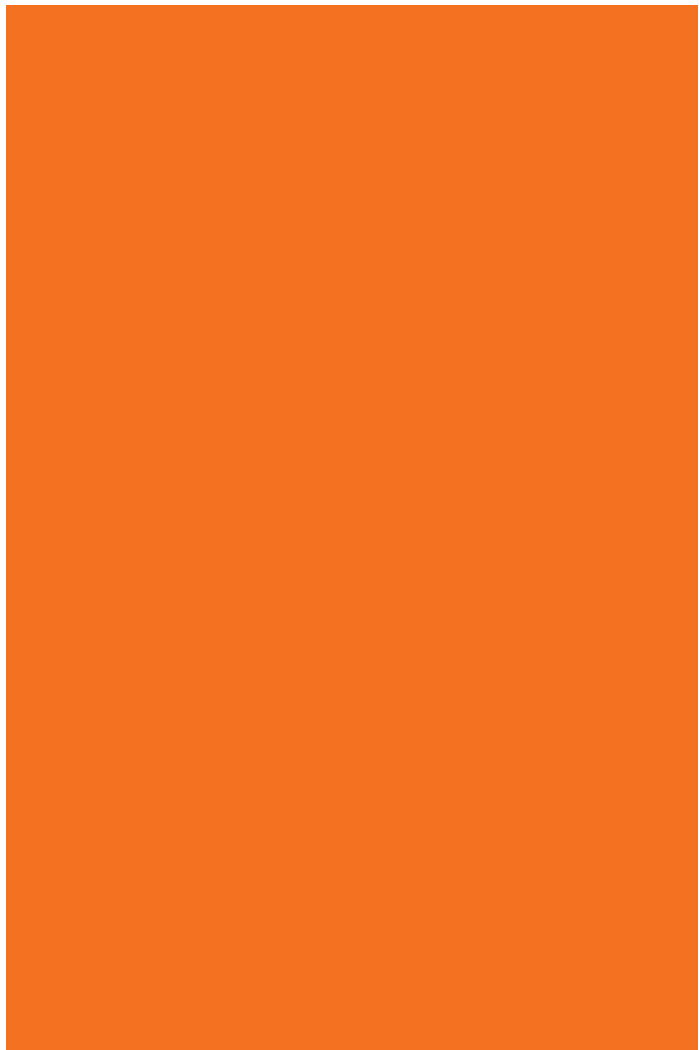
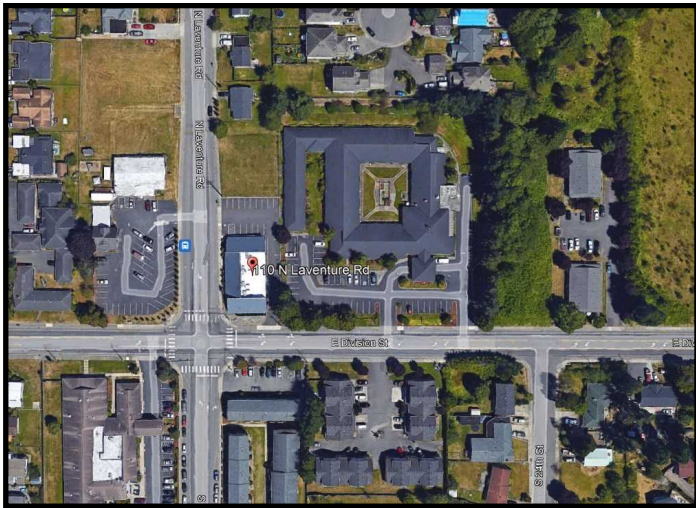


# 110 N LAVENTURE RD A-B MOUNT VERNON WA

FOR SALE

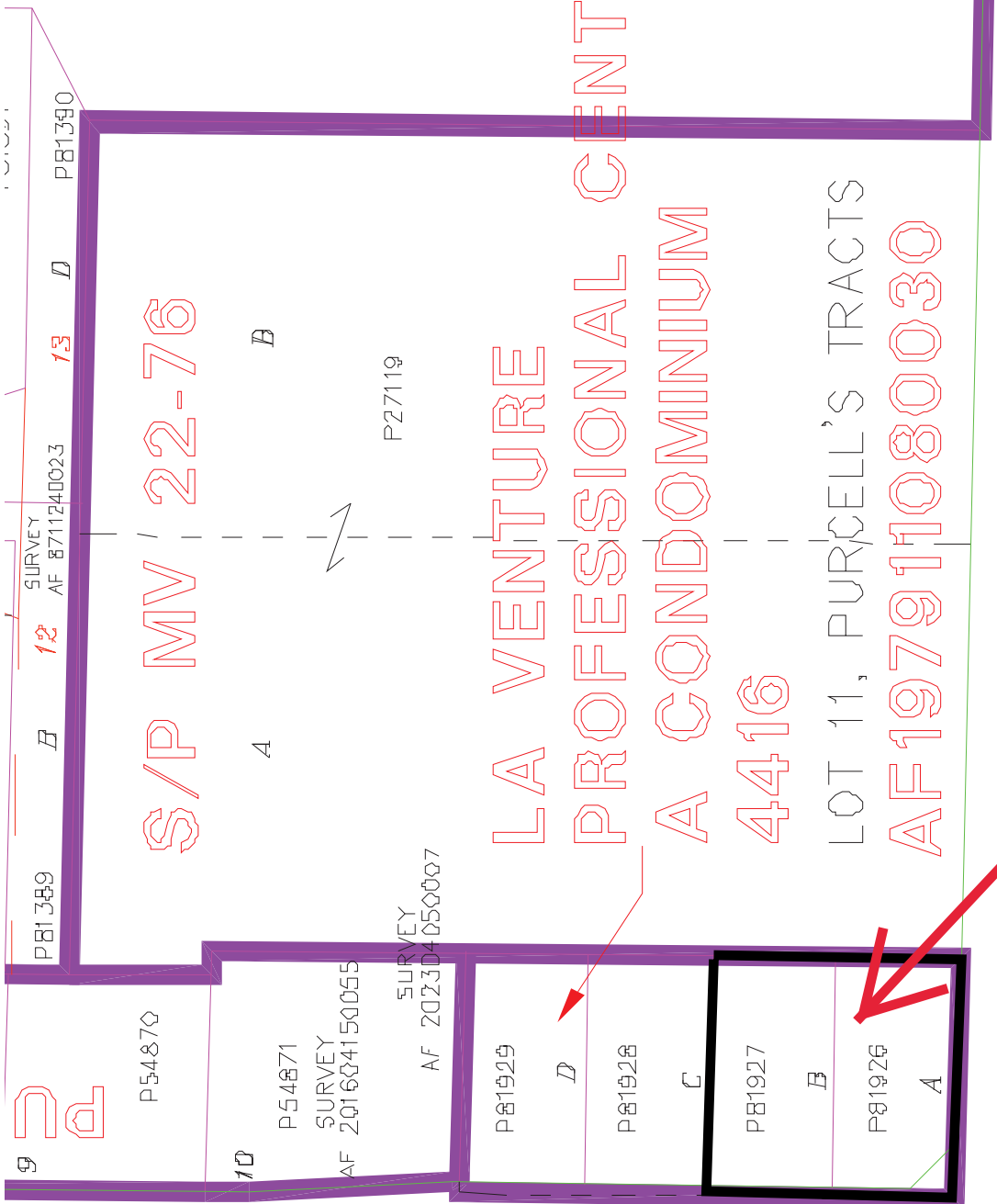
- 
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**LEARNED**  
COMMERCIAL, INC.

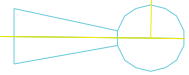
Providing Select Commercial Real Estate Services

H E R O N



EAST

W



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 110 LaVenture, Mount Vernon, WA 98273

CITY, STATE  
**Mount Vernon, WA**

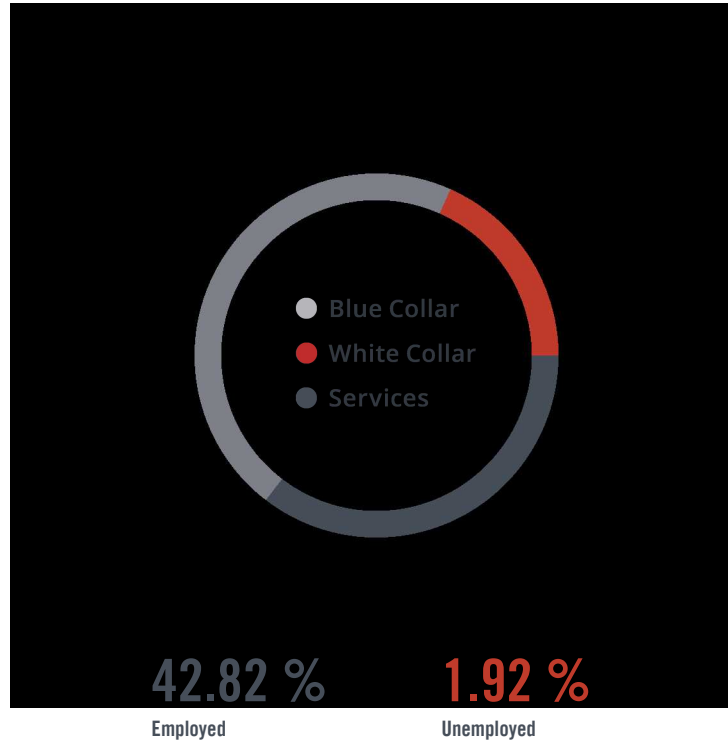
POPULATION  
**41,580**

AVG. HHSIZE  
**2.67**

MEDIAN HH INCOME  
**\$51,145**

HOME OWNERSHIP

**8,945**

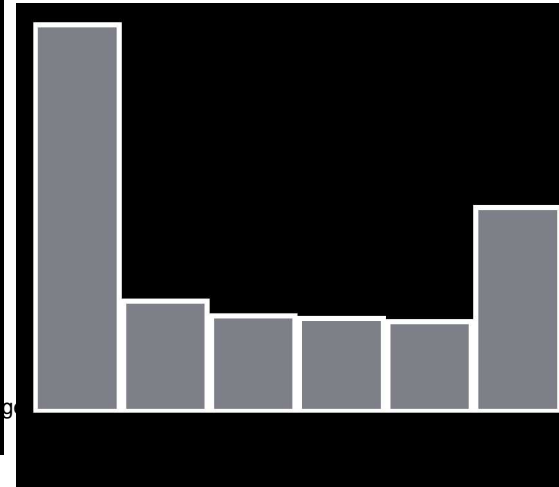


## EDUCATION

High School Grad: **22.80 %**  
Some College: **28.71 %**  
Associates: **8.35 %**  
Bachelors: **22.00 %**

## GENDER & AGE

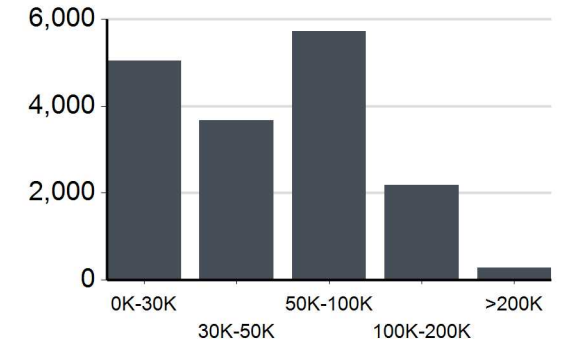
49.69 % 50.31 %



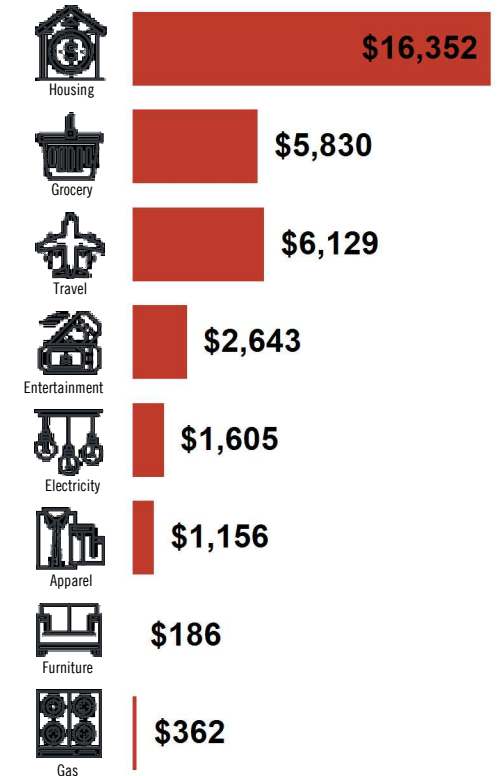
## RACE & ETHNICITY

White: **48.84 %**  
Asian: **1.04 %**  
Native American: **0.61 %**  
Pacific Islanders: **0.07 %**  
African-American: **0.38 %**  
Hispanic: **30.56 %**  
Two or More Races: **18.51 %**

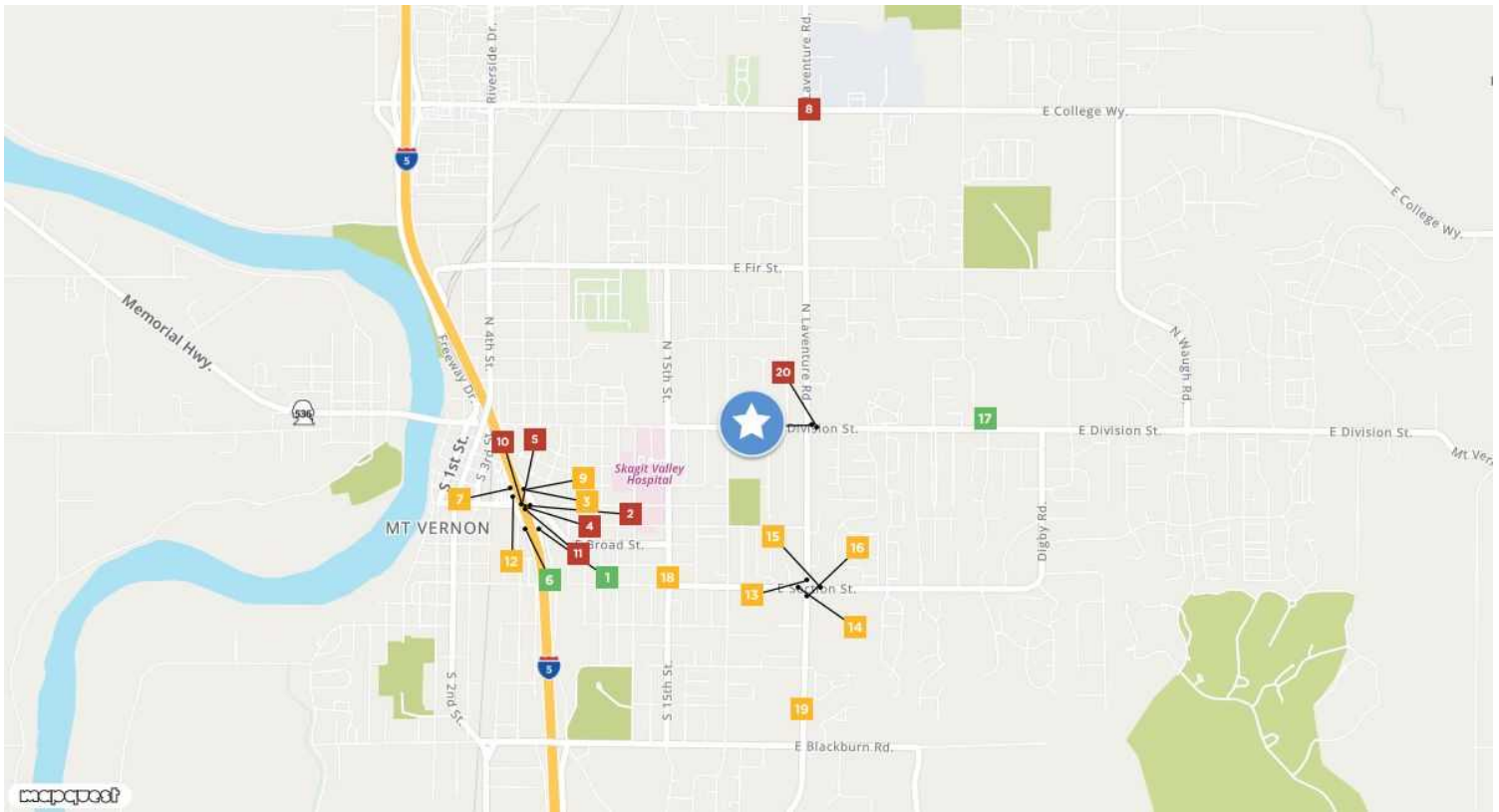
## INCOME BY HOUSEHOLD



## HH SPENDING



## Traffic Counts



<b>1</b>	<b>Broad Street</b>	<b>2</b>	<b>I-5</b>	<b>3</b>	<b>I-5</b>	<b>4</b>	<b>East Kincaid Street</b>	<b>5</b>
Broad St	I-5	I-5	I-5	Cameron Way	East Kincaid Street	I-5	I-5	I-5
Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021	Year: 2021
Year: 2019	Year: 2019	Year: 2019	Year: 2017	Year: 2019	Year: 2019	Year: 2019	Year: 2018	Year: 2018
Year: 2018	Year: 2018	Year: 2018	Year: 2013	Year: 2007	Year: 2007	Year: 2007	Year: 2013	Year: 2013
<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>
Union St	E Kincaid St	N 19th St	S 3rd St	East Kincaid Street	I-5	I-5	S Laventure Rd	E Section St
Year: 2021	Year: 2021	Year: 2021	Year: 2019	Year: 2019	Year: 2019	Year: 2019	Year: 2014	Year: 2014
Year: 2019	Year: 2019	Year: 2019	Year: 2018	Year: 2015	Year: 2015	Year: 2015	Year: 2013	Year: 2013
Year: 2018	Year: 2018	Year: 2018	Year: 2017	Year: 2013	Year: 2013	Year: 2013	Year: 2013	Year: 2013
<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>1</b>	<b>2</b>	<b>3</b>
E Section St	S Laventure Rd	N 30th St	S 15th St	S Laventure Rd	E Division St	Broad St	I-5	I-5
Year: 2014	Year: 2014	Year: 2014	Year: 2014	Year: 2014	Year: 2013	Year: 2018	Year: 2021	Year: 2021
Year: 2013	Year: 2013	Year: 2012	Year: 2014	Year: 2013	Year: 2012	Year: 2017	Year: 2019	Year: 2019
Year: 2013	Year: 2013	Year: 2012	Year: 2012	Year: 2012	Year: 1978	Year: 2015	Year: 2018	Year: 2018
Year: 2013	Year: 2013	Year: 2012	Year: 2012	Year: 2012	Year: 1978	Year: 2013	Year: 2013	Year: 2013



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



## Chapter 17.36 P-O PROFESSIONAL OFFICE DISTRICT

Sections:

**17.36.010 Intent.**

**17.36.020 Permitted uses.**

**17.36.030 *Repealed.***

**17.36.035 Administrative conditional uses.**

**17.36.040 Lot area and width.**

**17.36.050 Setbacks.**

**17.36.060 *Repealed.***

**17.36.070 Building height.**

**17.36.071 *Repealed.***

**17.36.080 Special regulations.**

**17.36.090 Landscaping.**

**17.36.100 Parking.**

**17.36.110 Signs.**

**17.36.120 Site plan review.**

### **17.36.010 Intent.**

The intent of this chapter is to provide areas within the community that offer a variety of specialized professional services having nonadvertising conservative characteristics. (Ord. 3315, 2006; Ord. 2352, 1989).

### **17.36.020 Permitted uses.**

Permitted primary uses in the P-O district shall include:

- A. Professional office buildings for use by doctors, architects, lawyers, accountants, optometrists, and engineers, or general office uses;
- B. Clinics;
- C. Parks and playgrounds up to one-half acre; and
- D. Restaurants, subject to the following development standards:
  1. The parking requirement for restaurants shall be one parking stall per 200 net square feet.
  2. All restaurants that abut a residential use or zone shall be closed for business no later than 10:00 p.m. every evening.
  3. Bars and drinking establishments are not allowed. It is recognized that restaurants may serve alcoholic beverages; however, the primary use of the building shall be as a restaurant. (Ord. 3562 § 3, 2012).

### **17.36.030 Conditional uses.**

*Repealed by Ord. 3429.* (Ord. 3315, 2006; Ord. 2352, 1989).

**17.36.035 Administrative conditional uses.**

Uses permitted by an administrative conditional use permit and classified as a Type II permit in the P-O district are as follows:

A. Day nursery facilities;

B. Funeral homes; provided, that off-street parking area is so arranged that a funeral procession of 20 cars can be accommodated in procession formation within the parking area. (Ord. 3429 § 85, 2008).

**17.36.040 Lot area and width.**

There are no limitations on lot area and width. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.36.050 Setbacks.**

Minimum setback requirements shall be the same as for the P and H-D districts. (Ord. 3315, 2006; Ord. 3269 § 2, 2005).

**17.36.060 Maximum land coverage.**

*Repealed by Ord. 3269.* (Ord. 2352, 1989).

**17.36.070 Building height.**

Maximum building height in the P-O district shall be two stories but not more than 25 feet. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.36.071 Buildable area calculation – Transfer of floor area.**

*Repealed by Ord. 3269.* (Ord. 3014 § 19, 2000).

**17.36.080 Special regulations.**

Permitted uses shall have exterior designs that are compatible with developments on adjacent properties. (Ord. 3315, 2006; Ord. 2916 § 11, 1998; Ord. 2352, 1989).

**17.36.090 Landscaping.**

Landscaping shall be required pursuant to the terms of Chapter 17.93 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.36.100 Parking.**

Parking shall be provided in accordance with specifications in Chapter 17.84 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.36.110 Signs.**

Signs shall meet the requirements as provided in Chapter 17.87 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).

**17.36.120 Site plan review.**

All developments in this district shall be subject to a site plan review as provided in Chapter 17.90 MVMC. (Ord. 3315, 2006; Ord. 2352, 1989).