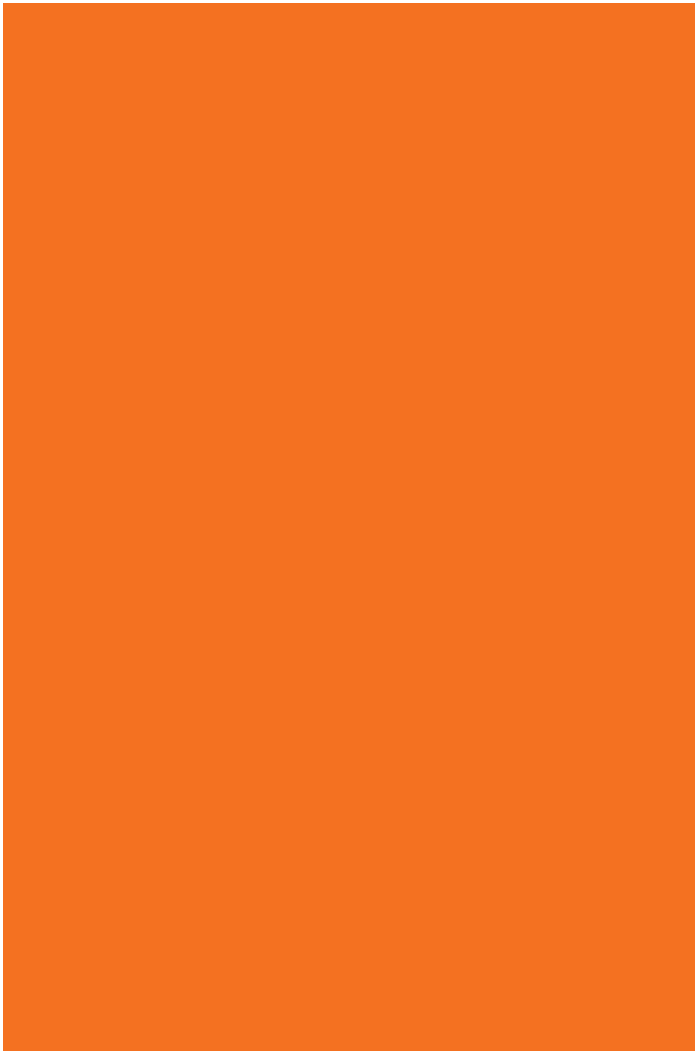
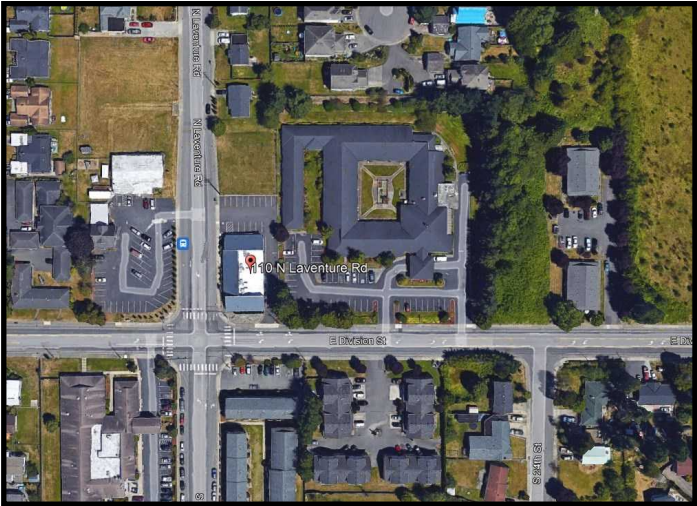


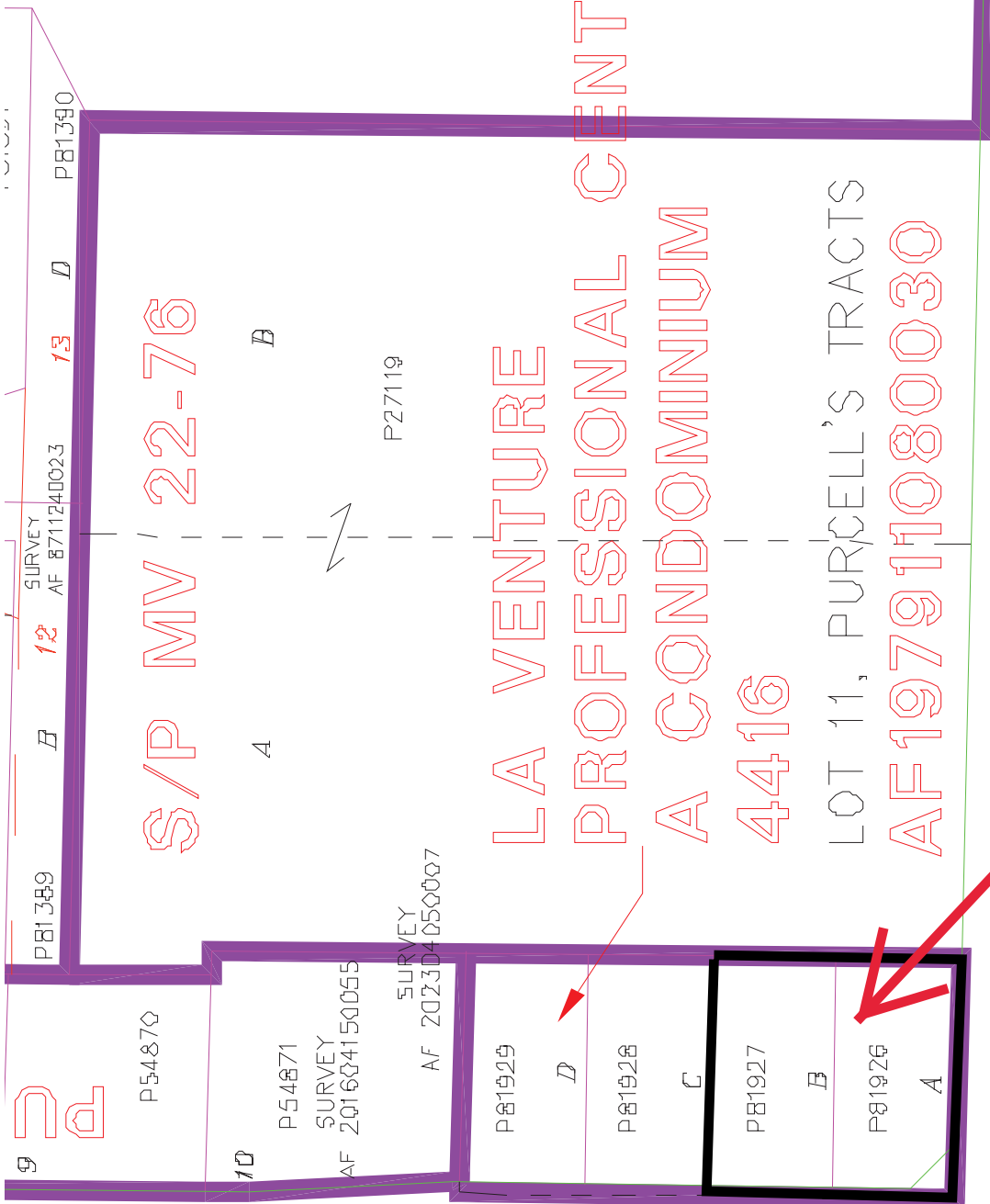
110 N LAVENTURE RD A-B MOUNT VERNON WA

FOR SALE

- .
- .
- .
- .
- .
- .

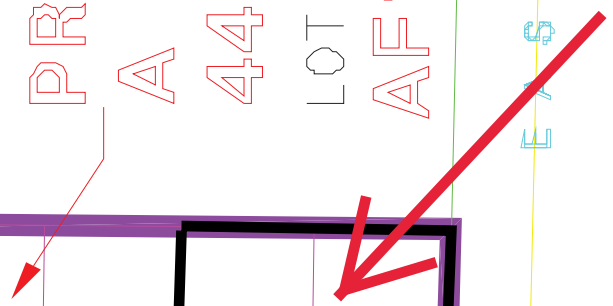
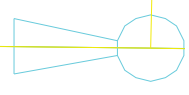


HEROZ



EAST

WATER



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. HH SIZE

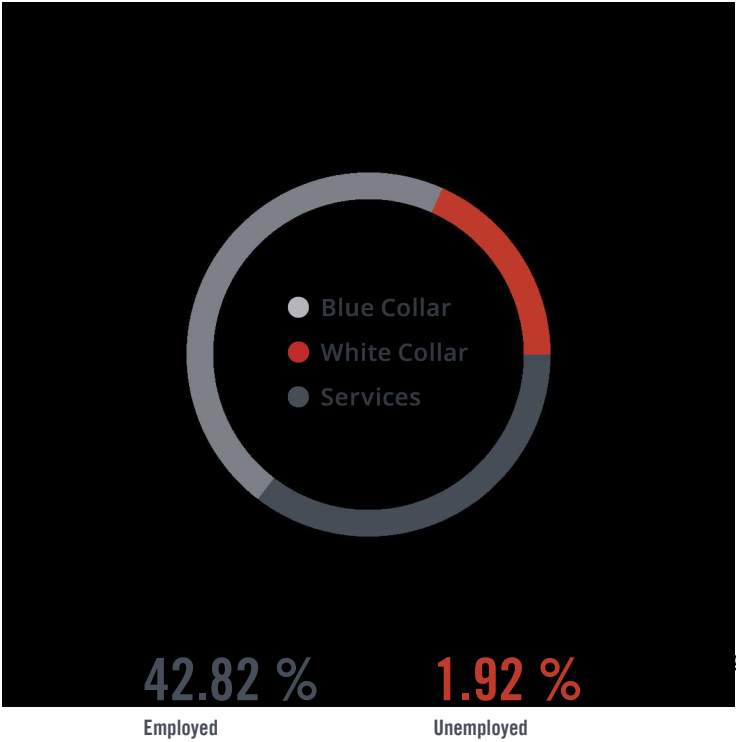
2.67

MEDIAN HH INCOME

\$51,145

HOME OWNERSHIP

8,945



Employed

Unemployed

EDUCATION

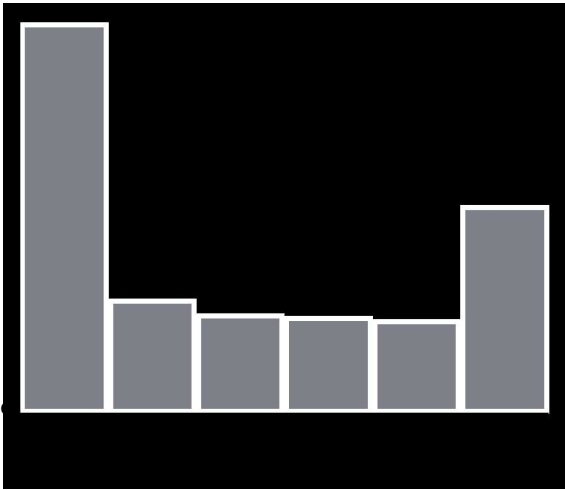
High School Grad:	22.80 %
Some College:	28.71 %
Associates:	8.35 %
Bachelors:	22.00 %

GENDER & AGE

49.69 %



50.31 %

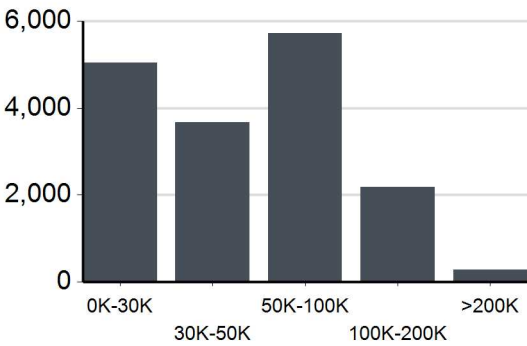


RACE & ETHNICITY

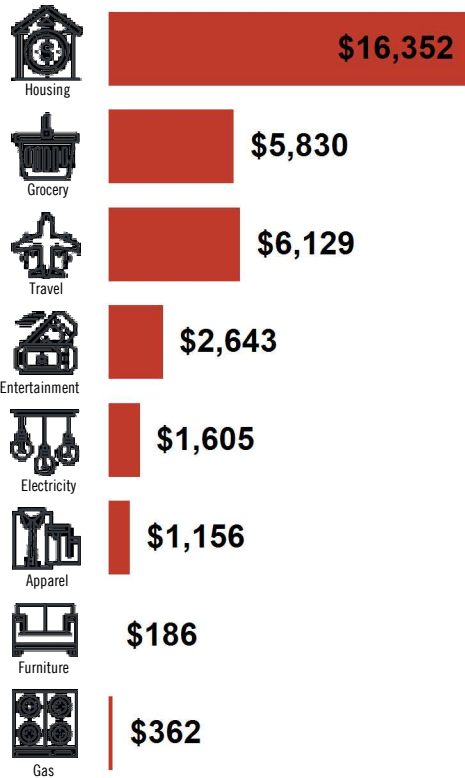
White:	48.84 %
Asian:	1.04 %
Native American:	0.61 %
Pacific Islanders:	0.07 %
African-American:	0.38 %
Hispanic:	30.56 %
Two or More Races:	18.51 %

Catylist Research

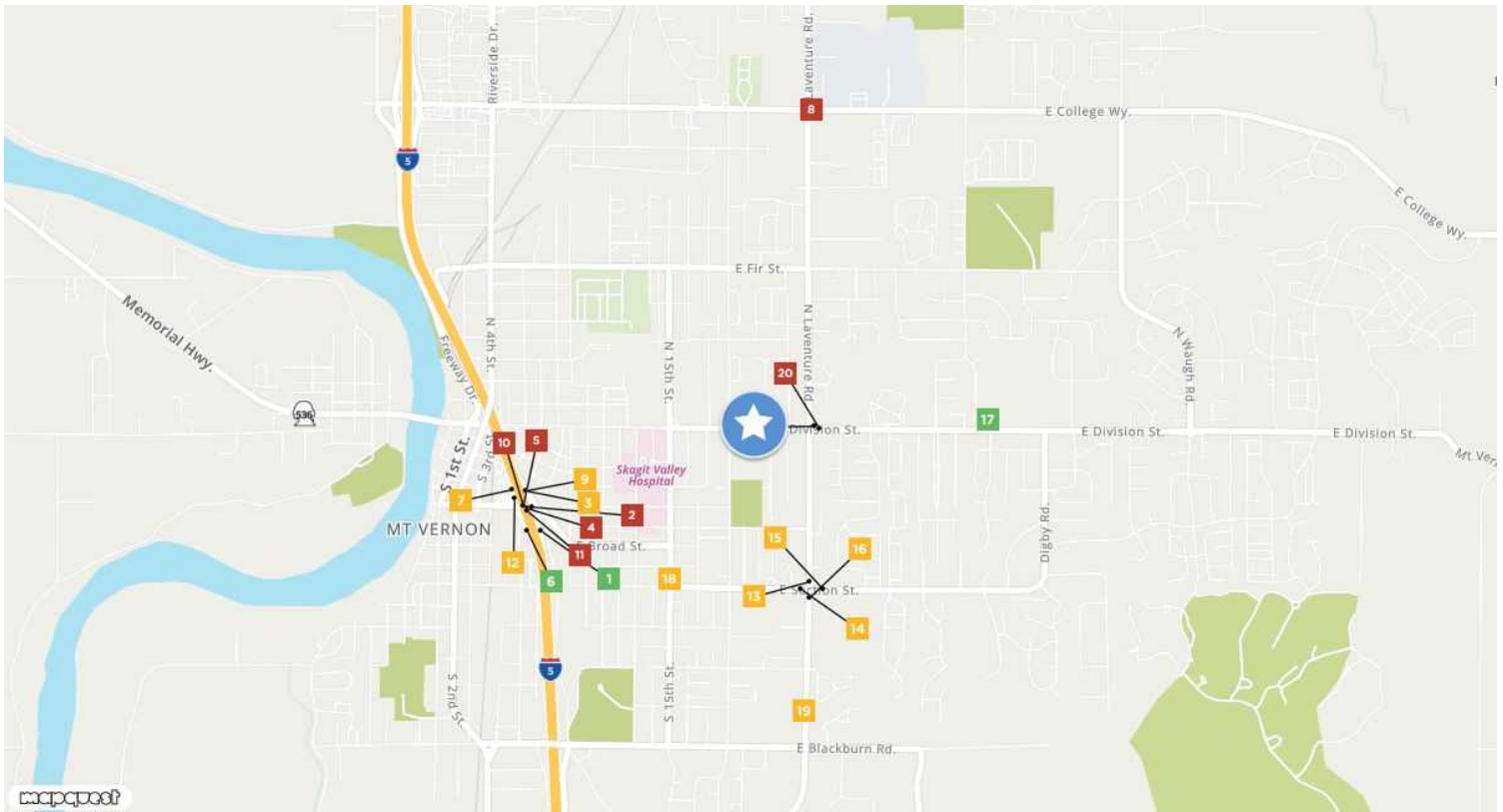
INCOME BY HOUSEHOLD



HH SPENDING



Traffic Counts



1	Broad Street	2	3	4	5
Broad St	I- 5	I- 5	I 5	Cameron Way	East Kincaid Street
Year: 2021 3,611	Year: 2021 13,714	Year: 2021 6,710	Year: 2021 55,282	Year: 2021 13,714	Year: 2021 13,714
Year: 2019 4,200	Year: 2019 14,000	Year: 2017 15,000	Year: 2019 61,000	Year: 2018 14,000	Year: 2018 14,000
Year: 2018 4,200	Year: 2018 14,000	Year: 2013 13,820	Year: 2007 67,628		
6	7	8	9	10	
Union St	E Kincaid St	East College Way	S 3rd St	East Kincaid Street	
Year: 2021 3,748	Year: 2021 6,087	N 19th St	Year: 2019 7,600	I- 5	
Year: 2019 4,200	Year: 2019 6,900	Year: 2021 15,953	Year: 2018 7,600	Year: 2019 14,000	
Year: 2018 4,200	Year: 2018 6,800	Year: 2019 17,000	Year: 2017 7,700	Year: 2015 14,000	
11	12	13	14	15	
I- 5	I- 5	S Laventure Rd	E Section St	E Section St	
Broad St	E Kincaid St	E Section St	S Laventure Rd	S Laventure Rd	
Year: 2018 61,000	Year: 2017 6,900	Year: 2014 6,617	Year: 2014 5,032	Year: 2014 7,725	
Year: 2017 60,000	Year: 2015 6,600	Year: 2013 7,202	Year: 2013 5,040	Year: 2013 8,538	
Year: 2015 57,000	Year: 2013 5,982	Year: 2013 5,770	Year: 2012 6,116	Year: 2013 6,530	
16	17	18	19	20	
S Laventure Rd	N 30th St	S 15th St	S Laventure Rd	E Division St	
E Section St	Manito Dr	E Section St	Little Mountain Ln	N Laventure Rd	
Year: 2014 6,624	Year: 2014 1,612	Year: 2014 5,386	Year: 2014 6,565	Year: 2013 11,187	
Year: 2013 8,432	Year: 2012 1,642	Year: 2012 5,979	Year: 2013 6,120	Year: 2012 11,423	
Year: 2013 7,320				Year: 1978 1,300	



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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).