

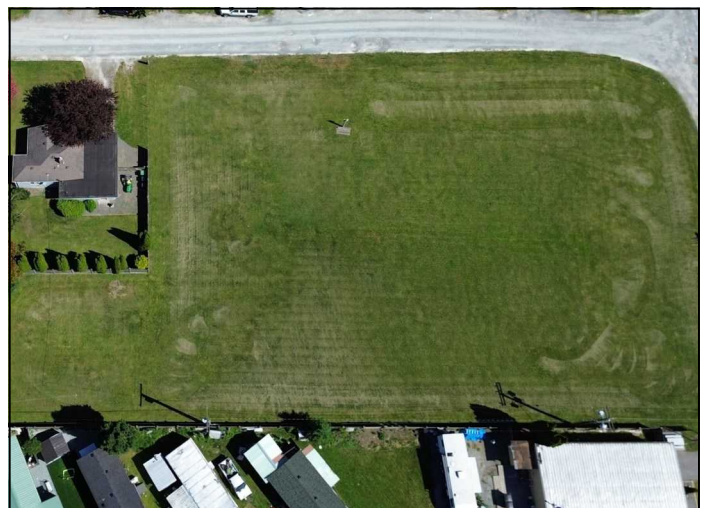
# 512 POPLAR LN & NHN POPLAR LN MOUNT VERNON, WA

FOR SALE

- Commercially zoned property residence
- Two parcels: 0.26 +/- acre with residence and undeveloped 0.69 +/- acre parcel
- Residence is currently rented month to month
- Commercial parcel is level and ready for development ideas
- Located on the corner of Poplar Ln/Urban Ave, just off Riverside Drive
- Zoned C-2: General Commercial District
- \$575,000



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



*All info deemed reliable however verification recommended.*

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT THE REQUEST OF SEMRAU ENGINEERING & SURVEYING P.L.L.C.

SKAGIT COUNTY AUDITOR

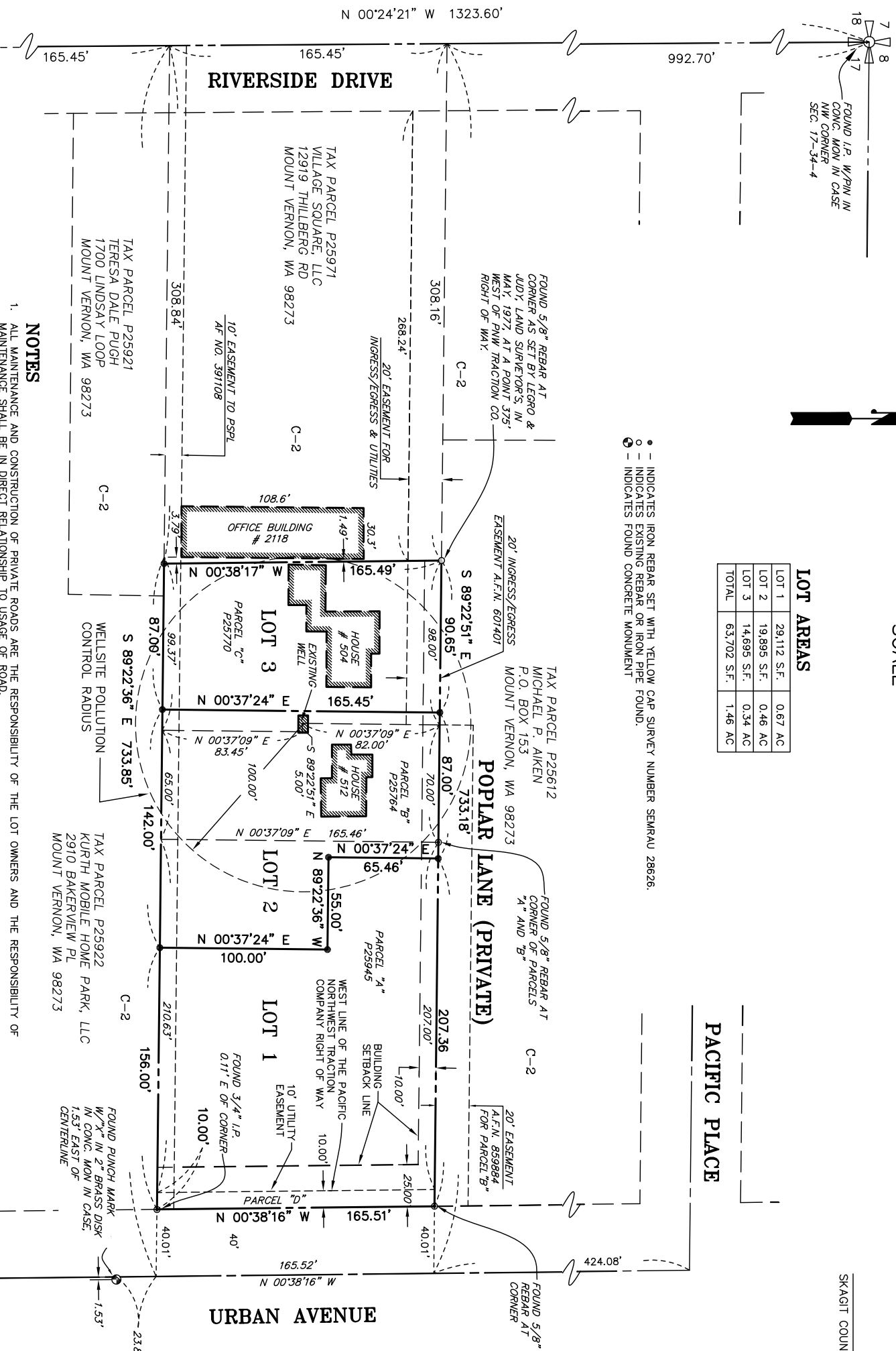
DEPUTY



SCALE

**LOT AREAS**

LOT 1	29,112 S.F.	0.67 AC
LOT 2	19,895 S.F.	0.46 AC
LOT 3	14,695 S.F.	0.34 AC
TOTAL	63,702 S.F.	1.46 AC



**NOTES**

1. ALL MAINTENANCE AND CONSTRUCTION OF PRIVATE ROADS ARE THE RESPONSIBILITY OF THE LOT OWNERS AND THE RESPONSIBILITY OF MAINTENANCE SHALL BE IN DIRECT RELATIONSHIP TO USAGE OF ROAD.
2. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
3. ZONING: C-2, GENERAL COMMERCIAL
4. COMPREHENSIVE PLAN DESIGNATION: RETAIL MALLS, GENERAL COMMERCIAL AND COMMERCIAL/INDUSTRIAL
5. ACCESS: SITE WILL BE ACCESSED VIA EXISTING URBAN AVE. AND EXISTING POPLAR WAY.
6. UTILITIES: SEWAGE AND STORM WATER - CITY OF MOUNT VERNON WATER - PUD NO. 1 OF SKAGIT COUNTY (EXISTING WELL MAY BE ABANDONED OR USED FOR IRRIGATION DURING PHASE 1); POWER - PUGET SOUND ENERGY
7. FLOOD ZONE: CASCADE NATURAL GAS, CABLE TV - COMCAST
8. FLOOD ZONE: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 530158-0001-B, DATED JANUARY 3, 1985, PORTIONS OF THIS SITE LIE WITHIN ZONE "A21", DEFINED AS AREAS WITHIN THE 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED, AND HAS A BASE FLOOD ELEVATION OF 30. PORTIONS OF THE SITE ALSO LIE WITHIN ZONE "B", WHICH IS DEFINED AS AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND THE 500-YEAR FLOOD.
9. TELEPHONE - VERIZON NORTHWEST
10. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO IMPACT FEES PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
11. BASIS OF BEARING - EXISTING MONUMENTS ON THE WEST LINE OF THE NW 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, WM.
12. BEARING = NORTH 00°24'07" WEST
13. THE DESCRIPTION FOR THIS SURVEY IS FROM PACIFIC NORTHWEST TITLE COMPANY REPORT ORDER NO. 134037-P, DATED JUNE 24, 2009
14. THIS PROPERTY IS SUBJECT TO EASEMENTS AS SHOWN IN SCHEDULE "B" OF THE ABOVE MENTIONED TITLE REPORT, RECORDED UNDER AUDITORS FILE NUMBERS: 859984, 391108 AND 801401, RECORDS OF SKAGIT COUNTY, WA.
15. INSTRUMENTATION: LEGAL TO A 100' REDUOLITE DISTANCE METER.
16. SURVEY PROCEDURE: FIELD TRAVERSE.
17. A TEMPORARY 20-FOOT WIDE FIRE LANE OVER LOTS 2 AND 3 WILL BE ALLOWED FOR DEVELOPMENT OF LOT 1 (PHASE 1). DEVELOPMENT OF LOT 2 (PHASE 2) AND LOT 3 (PHASE 3) WILL REQUIRE A MINIMUM 28-FOOT WIDE FIRE LANE.



**MOUNT VERNON SHORT PLAT NO. LU09-037**

**SURVEY IN A PORTION OF SECTION 17, T. 34 N., R. 4 E., W.M. MOUNT VERNON, WASHINGTON FOR: GENE SWANSON**

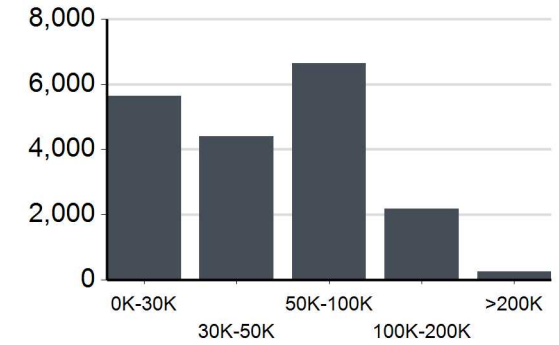
SEMRAU ENGINEERING & SURVEYING  
SURVEYING • ENGINEERING • PLANNING  
MOUNT VERNON, WA 98273 360-424-9566

SCALE: 1" = 50'  
JOB NO. 4604

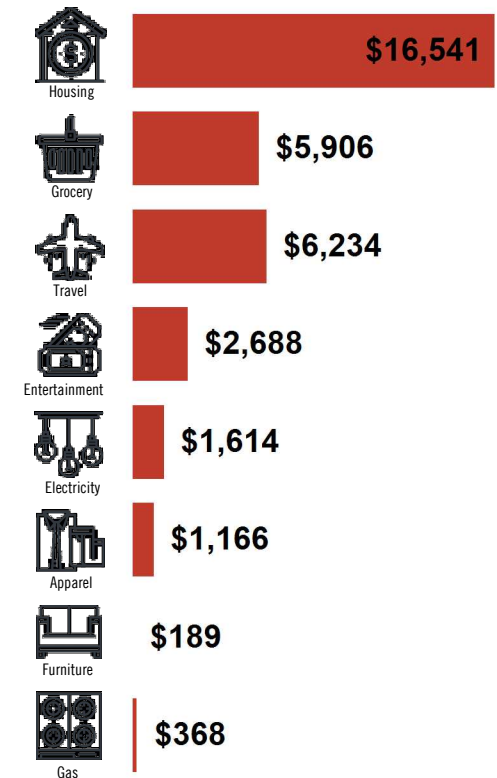
# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 0 Urban Ave, Mount Vernon, WA 98273

## INCOME BY HOUSEHOLD



## HH SPENDING



CITY, STATE  
**Mount Vernon, WA**

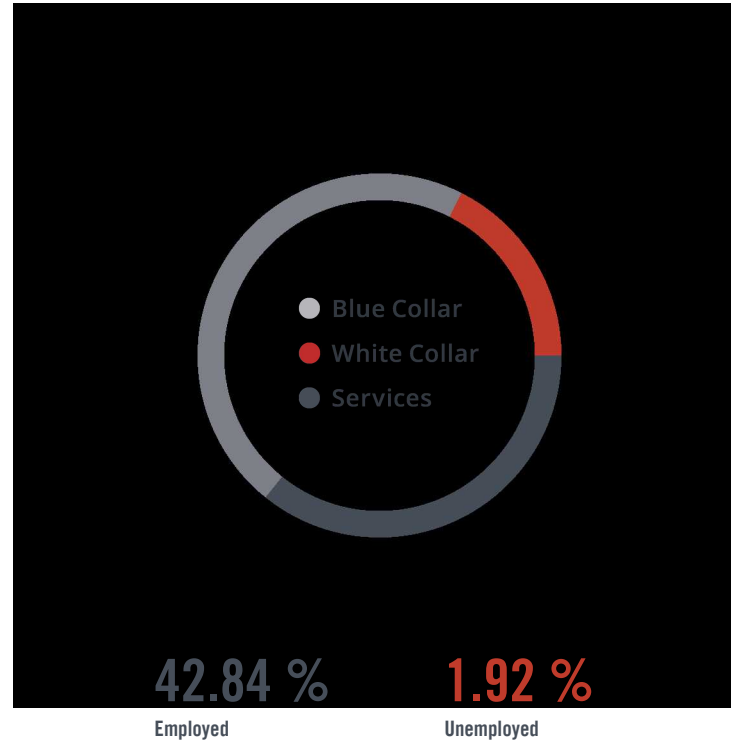
POPULATION  
**47,117**

AVG. HHSIZE  
**2.68**

MEDIAN HH INCOME  
**\$54,084**

HOME OWNERSHIP

**9,823**

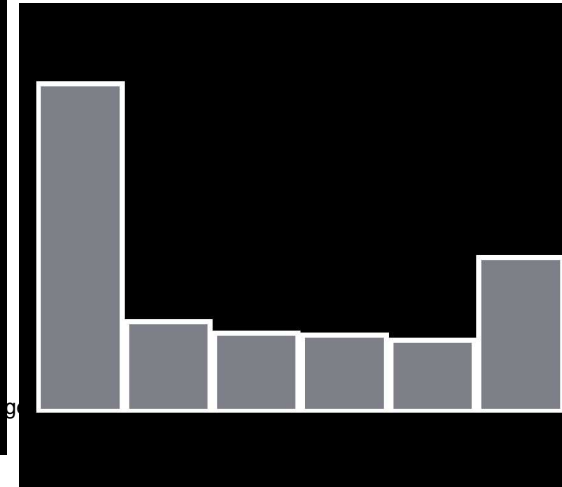


## EDUCATION

High School Grad: **23.11 %**  
Some College: **29.55 %**  
Associates: **7.52 %**  
Bachelors: **21.04 %**

## GENDER & AGE

49.72 % 50.28 %



## RACE & ETHNICITY

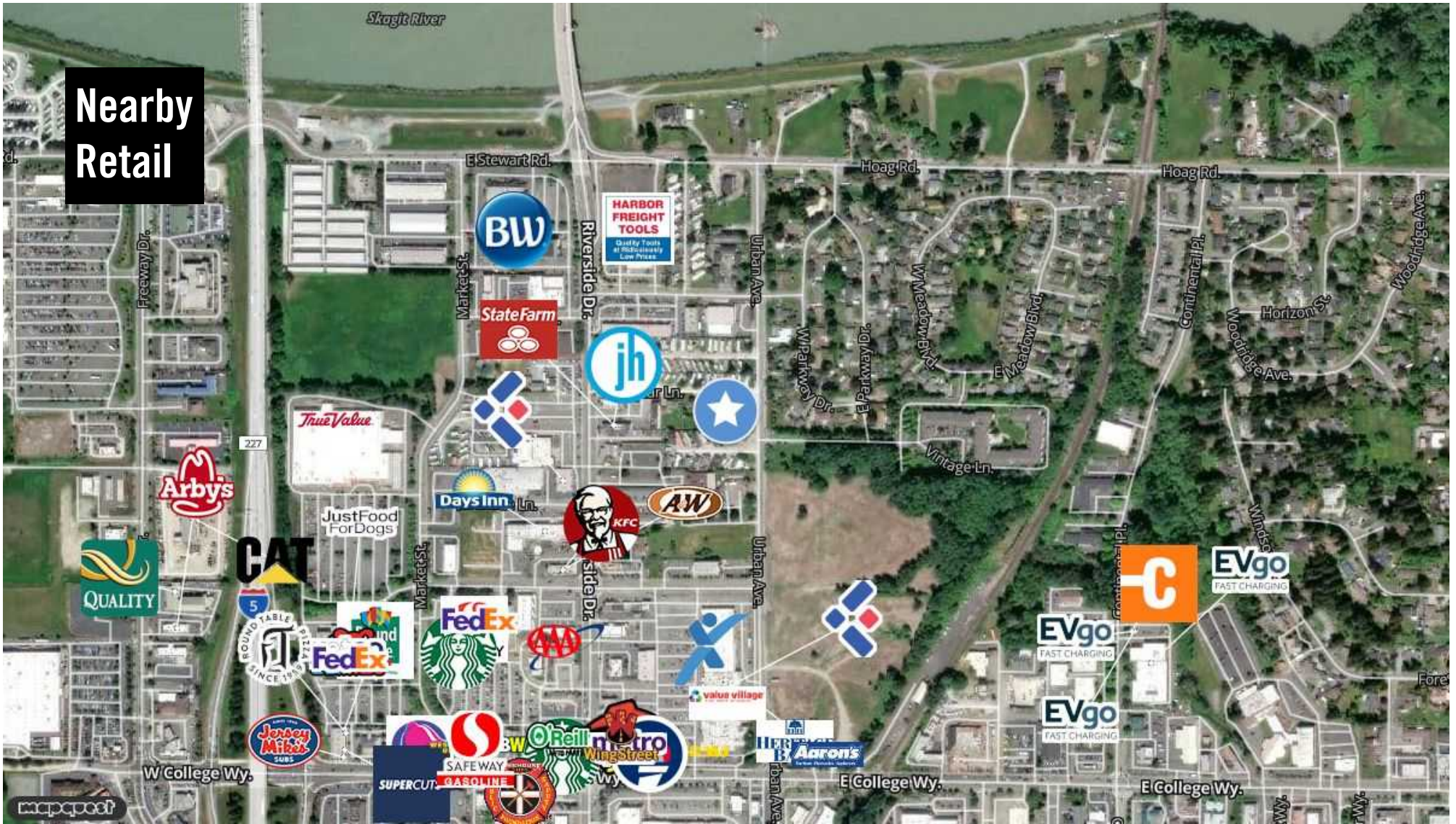
White: **49.36 %**  
Asian: **1.44 %**  
Native American: **0.58 %**  
Pacific Islanders: **0.01 %**  
African-American: **0.32 %**  
Hispanic: **30.24 %**  
Two or More Races: **18.05 %**

# Urban Avenue Lot

Learned Commercial, Inc.

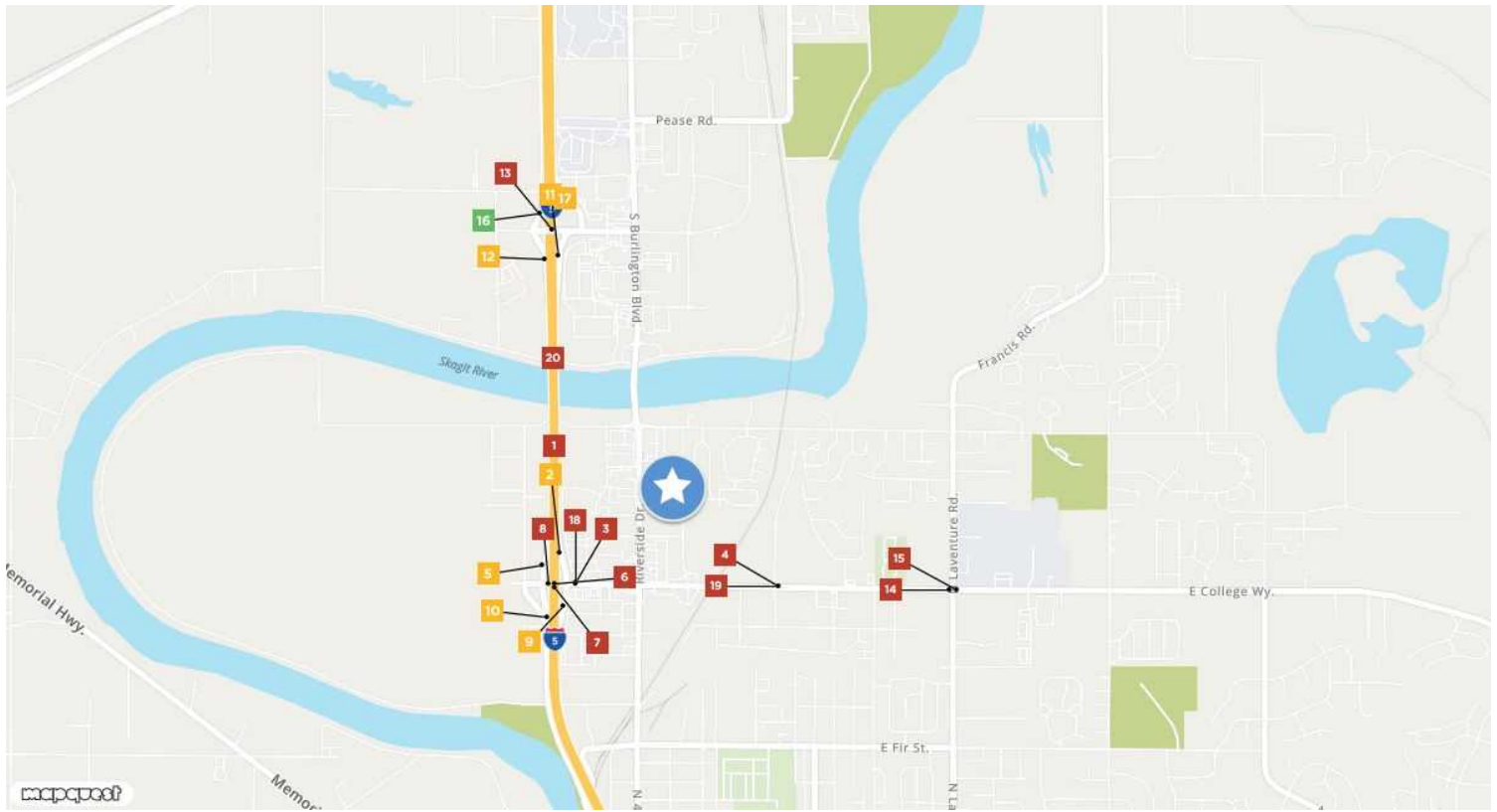
108 Gilkey Rd. Burlington, WA 98233 | 360-757-3888

## Nearby Retail



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

## Traffic Counts



<b>I 5</b>	<b>1</b>
Stewart Rd	
Year: 2021	71,633
Year: 2018	81,000

<b>I-5</b>	<b>2</b>
Year: 2021	8,973
Year: 2019	9,700
Year: 2018	9,700

<b>East College Way</b>	<b>3</b>
Market St	
Year: 2021	26,961
Year: 2018	28,000
Year: 2017	28,000

<b>East College Way</b>	<b>4</b>
Continental Pl	
Year: 2021	23,224
Year: 2018	24,000
Year: 2017	27,000

<b>W College Way</b>	<b>5</b>
Year: 2021	8,234
Year: 2019	9,100
Year: 2018	6,700

<b>College Way</b>	<b>6</b>
I-5	
Year: 2021	20,917
Year: 2019	22,000
Year: 2017	22,000

<b>I 5</b>	<b>7</b>
E College Way	
Year: 2021	55,938
Year: 2018	62,000
Year: 2017	60,000

<b>College Way</b>	<b>8</b>
FwyDr	
Year: 2021	20,917
Year: 2019	22,000
Year: 2018	22,000

<b>I-5</b>	<b>9</b>
Year: 2021	6,739
Year: 2019	7,200
Year: 2018	7,200

<b>W College Way</b>	<b>10</b>
Year: 2021	6,232
Year: 2019	6,700
Year: 2018	9,100

<b>George Hopper Rd</b>	<b>11</b>
Year: 2021	7,175
Year: 2019	7,500
Year: 2018	7,500

<b>George Hopper Rd</b>	<b>12</b>
Year: 2021	6,498
Year: 2019	6,900
Year: 2018	6,800

<b>I 5</b>	<b>13</b>
George Hopper Rd	
Year: 2021	59,208

<b>East College Way</b>	<b>14</b>
N Laventure Rd	
Year: 2021	19,389
Year: 2018	20,000
Year: 2017	23,000

<b>East College Way</b>	<b>15</b>
N 19th St	
Year: 2021	15,953
Year: 2019	17,000

<b>George Hopper Rd</b>	<b>16</b>
Year: 2021	4,589
Year: 2019	4,700
Year: 2018	4,700

<b>W McCorquedale Rd</b>	<b>17</b>
Year: 2021	5,295
Year: 2019	5,400
Year: 2018	5,400

<b>East College Way</b>	<b>18</b>
Riverside Dr	
Year: 2019	28,000
Year: 2013	17,690
Year: 2005	20,300

<b>East College Way</b>	<b>19</b>
N 19th St	
Year: 2019	24,000

<b>George Hopper Rd</b>	<b>20</b>
Year: 2019	81,000
Year: 2017	74,000
Year: 2015	71,000

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

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## **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.**

Certain uses permitted through this chapter are subject to the development regulations codified in Chapter 17.70 MVMC, Design Review. (Ord. 3773 § 23, 2018).