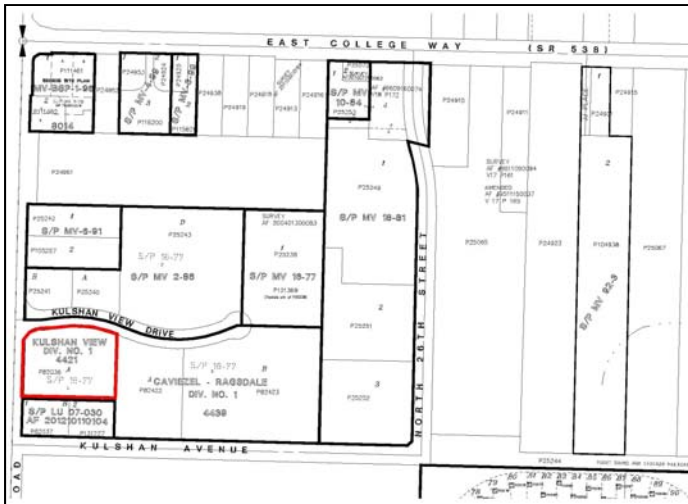


2210 KULSHAN VIEW DR STE 105 MOUNT VERNON, WA

FOR LEASE

- 1,635 +/- sf available in 13,686 +/- sf bldg
- Dental center occupied by multiple dental practices
- Just off LaVenture Rd, near College Way; close to I-5 exit 227
- In the vicinity of Sea Mar, LaVenture Middle School, and Skagit Valley College
- Zoned P-O: Professional Office District
- \$20 psf NNN



Clay Learned, CCIM, SIOR
Learned Commercial, Inc.
108 Gilkey Road, Burlington, WA 98233
360.757.3888
clay@claylearned.com

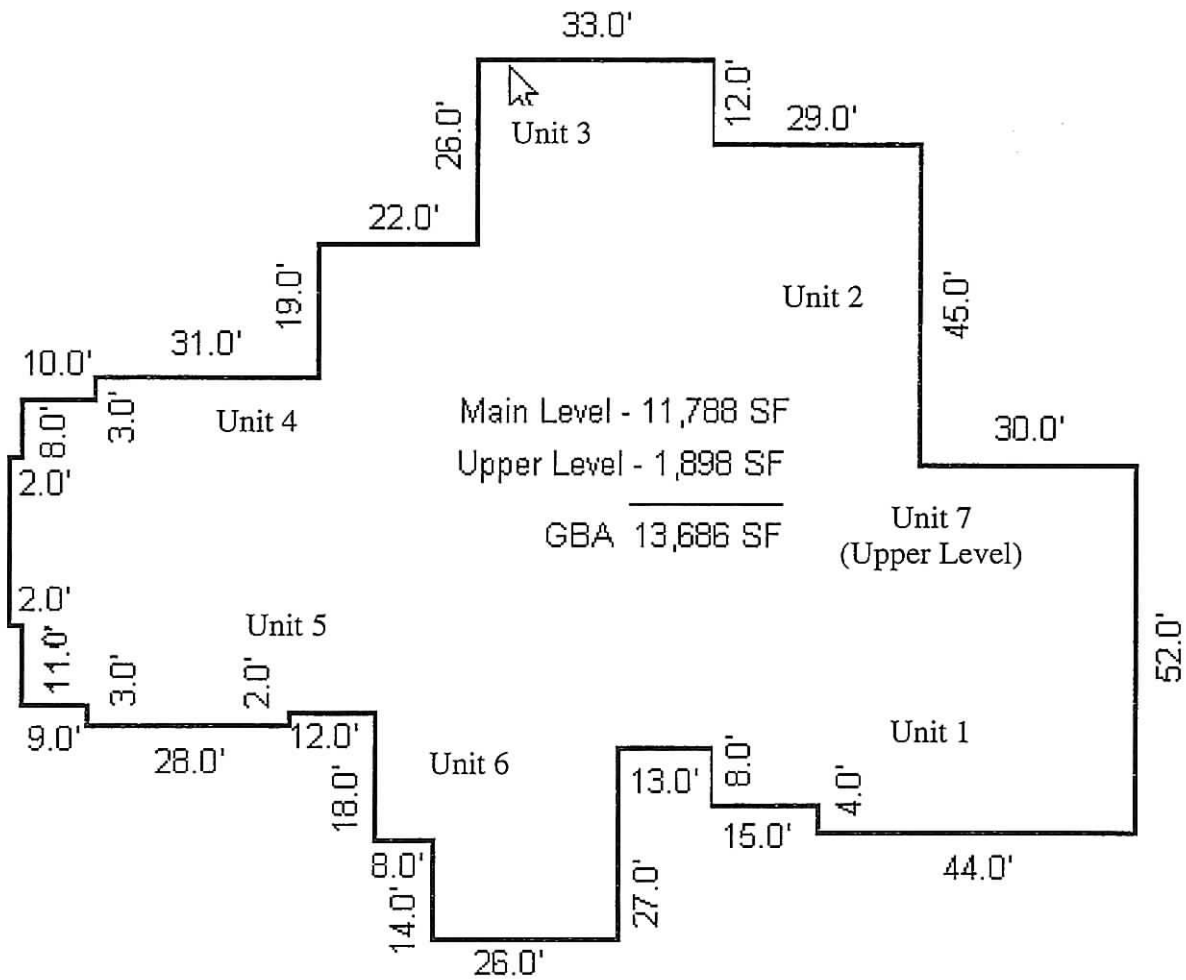


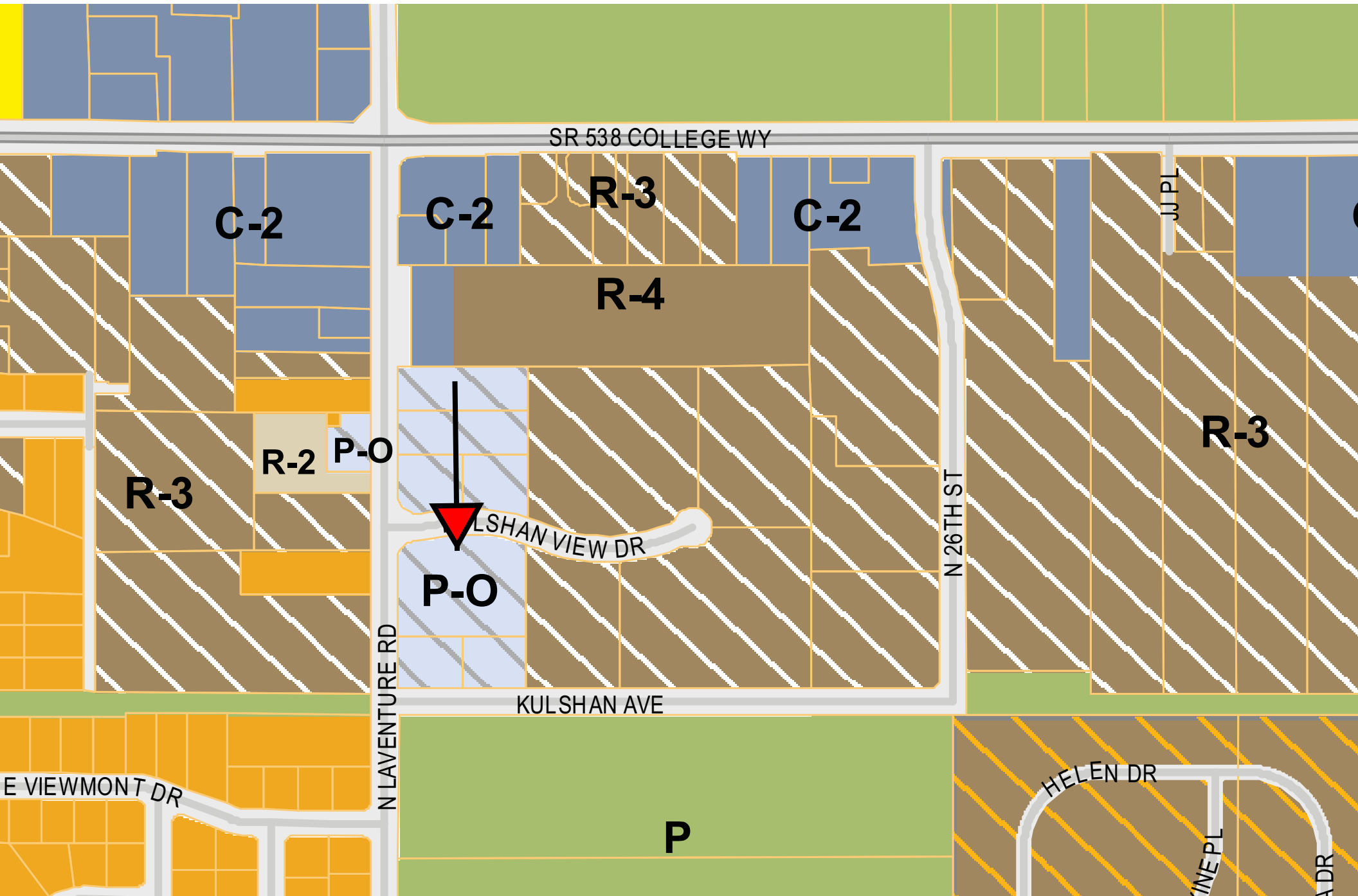
LEARNED
COMMERCIAL, INC.

Providing Select Commercial Real Estate Services

All info deemed reliable however verification recommended.

BUILDING PLAN





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17.36.030 Repealed.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17.36.060 Repealed.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17.36.071 Repealed.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).

Web Version



Executive Summary

2200 Kulshan Vw, Mount Vernon, Washington, 98273
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 48.43314
Longitude: -122.31231

	5 miles	10 miles	15 miles
Population			
2000 Population	46,327	70,865	101,868
2010 Population	54,302	81,963	117,407
2017 Population	57,546	86,433	123,992
2022 Population	60,063	90,039	129,411
2000-2010 Annual Rate	1.60%	1.47%	1.43%
2010-2017 Annual Rate	0.80%	0.74%	0.76%
2017-2022 Annual Rate	0.86%	0.82%	0.86%
2017 Male Population	49.6%	49.7%	49.7%
2017 Female Population	50.4%	50.3%	50.3%
2017 Median Age	35.5	37.6	40.3

In the identified area, the current year population is 123,992. In 2010, the Census count in the area was 117,407. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 129,411 representing a change of 0.86% annually from 2017 to 2022. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.5%	77.6%	81.1%
2017 Black Alone	1.1%	0.9%	0.9%
2017 American Indian/Alaska Native Alone	1.6%	2.1%	2.1%
2017 Asian Alone	2.9%	2.4%	2.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	16.5%	12.9%	9.6%
2017 Two or More Races	4.1%	3.7%	3.7%
2017 Hispanic Origin (Any Race)	30.6%	24.2%	18.7%

Persons of Hispanic origin represent 18.7% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 54.1 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	16,708	25,809	37,928
2010 Households	19,849	30,443	44,967
2017 Total Households	20,791	31,748	46,946
2022 Total Households	21,597	32,918	48,763
2000-2010 Annual Rate	1.74%	1.67%	1.72%
2010-2017 Annual Rate	0.64%	0.58%	0.60%
2017-2022 Annual Rate	0.76%	0.73%	0.76%
2017 Average Household Size	2.73	2.68	2.60

The household count in this area has changed from 44,967 in 2010 to 46,946 in the current year, a change of 0.60% annually. The five-year projection of households is 48,763, a change of 0.76% annually from the current year total. Average household size is currently 2.60, compared to 2.57 in the year 2010. The number of families in the current year is 31,776 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

2200 Kulshan Vw, Mount Vernon, Washington, 98273
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 48.43314
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	5 miles	10 miles	15 miles
Median Household Income			
2017 Median Household Income	\$56,529	\$59,031	\$61,443
2022 Median Household Income	\$62,423	\$66,368	\$70,579
2017-2022 Annual Rate	2.00%	2.37%	2.81%
Average Household Income			
2017 Average Household Income	\$73,153	\$75,751	\$79,383
2022 Average Household Income	\$84,230	\$86,940	\$91,228
2017-2022 Annual Rate	2.86%	2.79%	2.82%
Per Capita Income			
2017 Per Capita Income	\$26,909	\$28,473	\$30,521
2022 Per Capita Income	\$30,756	\$32,432	\$34,816
2017-2022 Annual Rate	2.71%	2.64%	2.67%

Current median household income is \$61,443 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$70,579 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$79,383 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$91,228 in five years, compared to \$91,585 for all U.S. households

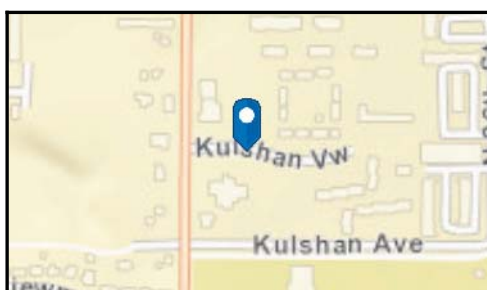
Current per capita income is \$30,521 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,816 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	17,504	27,281	40,781
2000 Owner Occupied Housing Units	10,586	17,260	26,259
2000 Renter Occupied Housing Units	6,121	8,549	11,670
2000 Vacant Housing Units	797	1,472	2,852
2010 Total Housing Units	21,150	32,835	49,227
2010 Owner Occupied Housing Units	12,338	19,890	30,501
2010 Renter Occupied Housing Units	7,511	10,553	14,466
2010 Vacant Housing Units	1,301	2,392	4,260
2017 Total Housing Units	22,127	34,203	51,340
2017 Owner Occupied Housing Units	12,803	20,485	31,426
2017 Renter Occupied Housing Units	7,988	11,263	15,519
2017 Vacant Housing Units	1,336	2,455	4,394
2022 Total Housing Units	23,037	35,546	53,418
2022 Owner Occupied Housing Units	13,306	21,222	32,587
2022 Renter Occupied Housing Units	8,291	11,696	16,176
2022 Vacant Housing Units	1,440	2,628	4,655

Currently, 61.2% of the 51,340 housing units in the area are owner occupied; 30.2%, renter occupied; and 8.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 49,227 housing units in the area - 62.0% owner occupied, 29.4% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2010 is 1.89%. Median home value in the area is \$306,210, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.78% annually to \$405,531.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



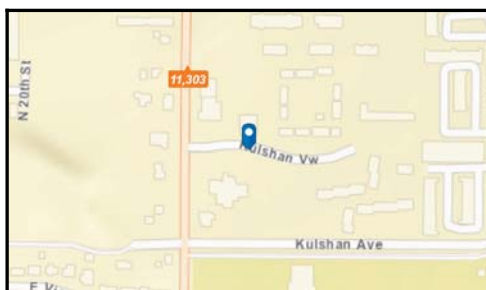
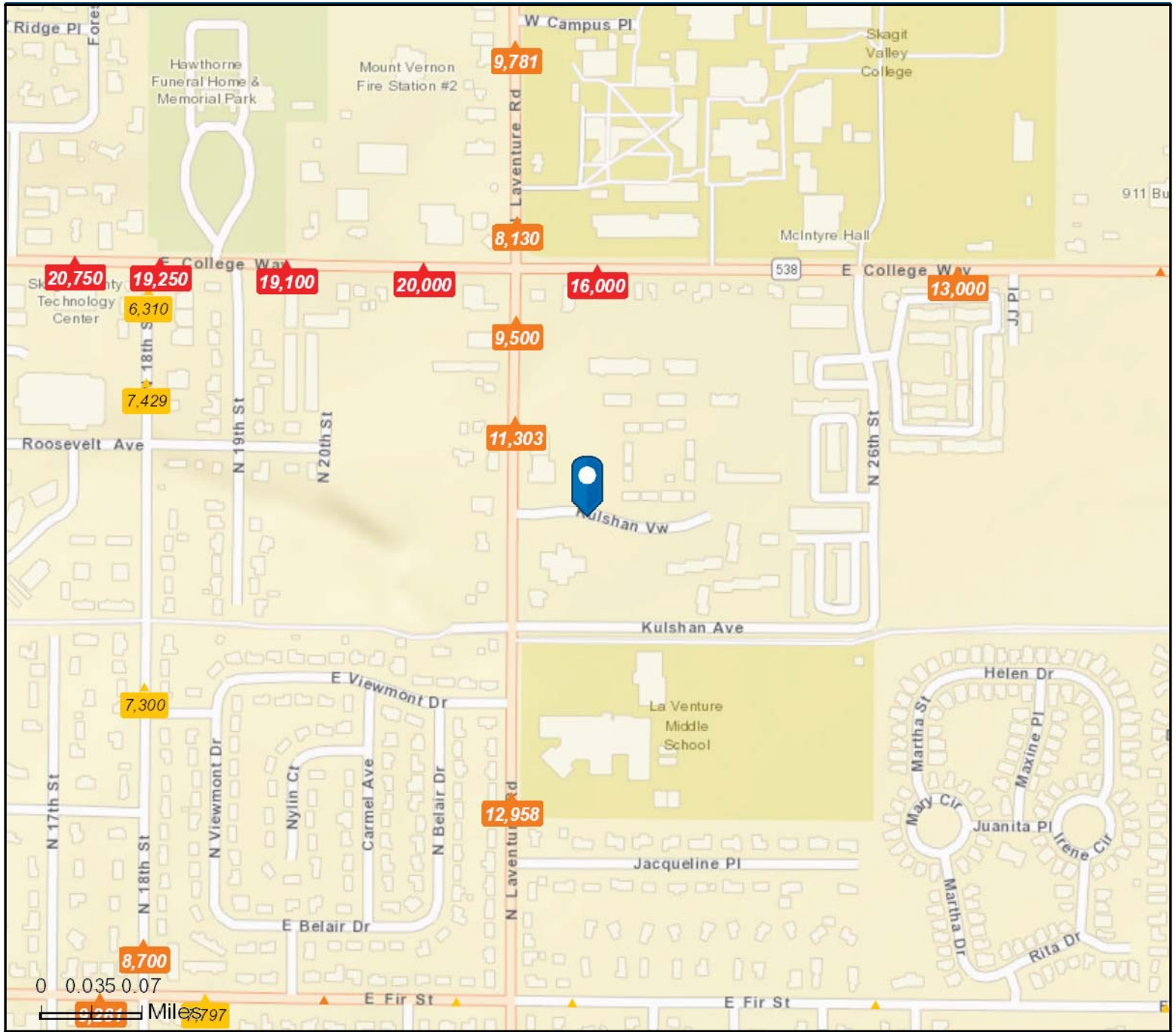
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



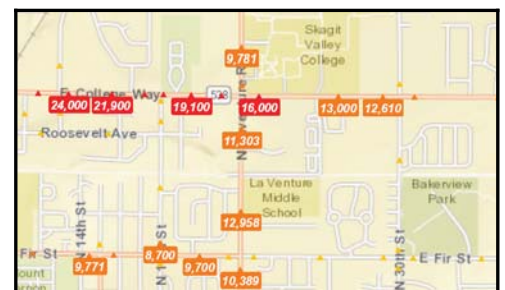
Source: ©2017 Kalibrate Technologies

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Source: ©2017 Kalibrate Technologies