

# 224 STEWART RD MOUNT VERNON, WA

FOR LEASE

- 18,144 +/- sf retail/office bldg across Market Street from Best Western and Convention Center
- Located in vicinity of I-5 exit 227, Walmart, Lowes, Coastal Farm & Ranch, Safeway, & more
- Ample parking
- Zoned C-2: General Commercial District
- Suite 160: 1,650 +/- sf  
Suite 200: 1,650 +/- sf  
Suite 230: 3,828 +/- sf
- \$9.75 psf NNN

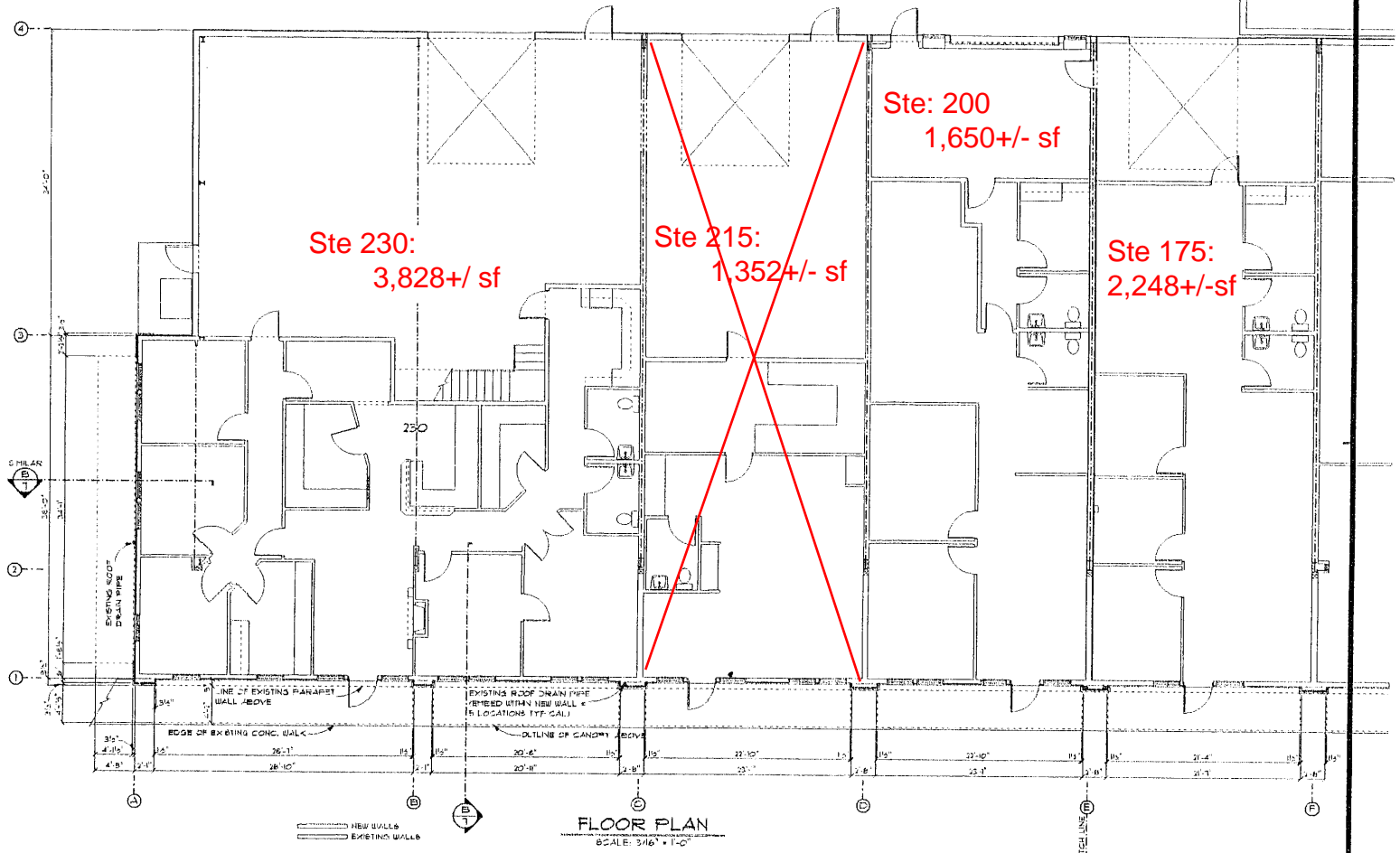


Clay Learned, CCIM, SIOR  
Learned Commercial, Inc.  
108 Gilkey Road, Burlington, WA 98233  
360.757.3888  
clay@claylearned.com



All info deemed reliable however verification recommended.

224 STEWART STREET  
MOUNT VERNON, WA  
\*\*NOT TO SCALE\*\*



REVISIONS	BY

**DESIGN CONSULTANTS**  
Building Design Services  
224 STEWART ROAD, SUITE 201  
MOUNT VERNON, WA 98273  
(360)424-3334

PROPOSED FACADE REMODEL FOR  
**PIAZZA CONSTRUCTION, INC.**  
MOUNT VERNON, WASHINGTON

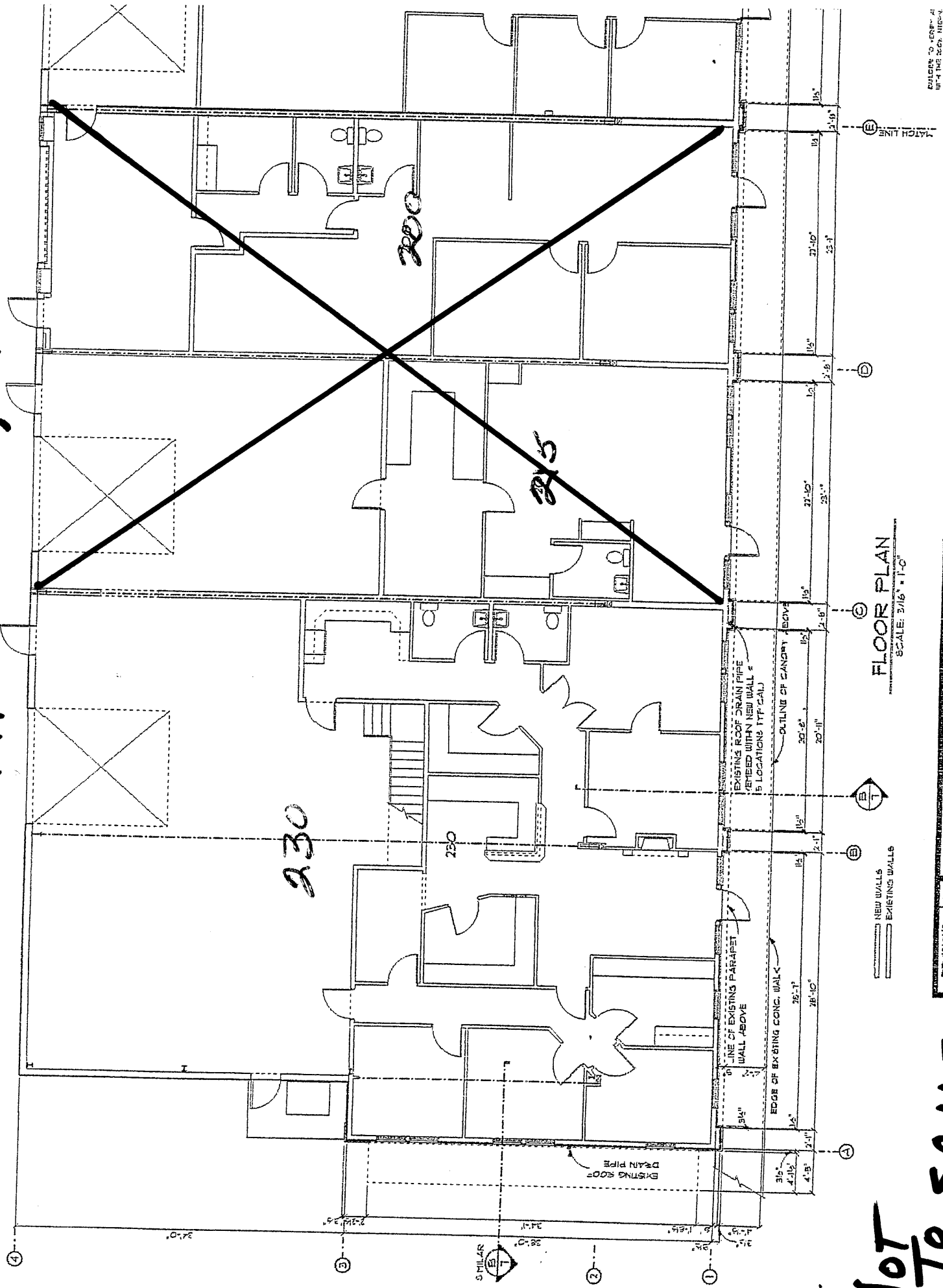
**DESIGN CONSULTANTS**

DATE	
DATE	
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DATE	

SHEET  
**3**  
OF SEVEN SHEETS

DESIGNER TO VERIFY ALL DIMENSIONS. CONSTRUCTION TO COMPLY WITH ALL CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES.

229 STEWART, M.V.



FLOOR PLAN  
SCALE: 3/16" = 1'-0"

[Symbol] NEW WALLS  
 [Symbol] EXISTING WALLS

REVISIONS	BY

**DESIGN CONSULTANTS**  
*Building Design Services*

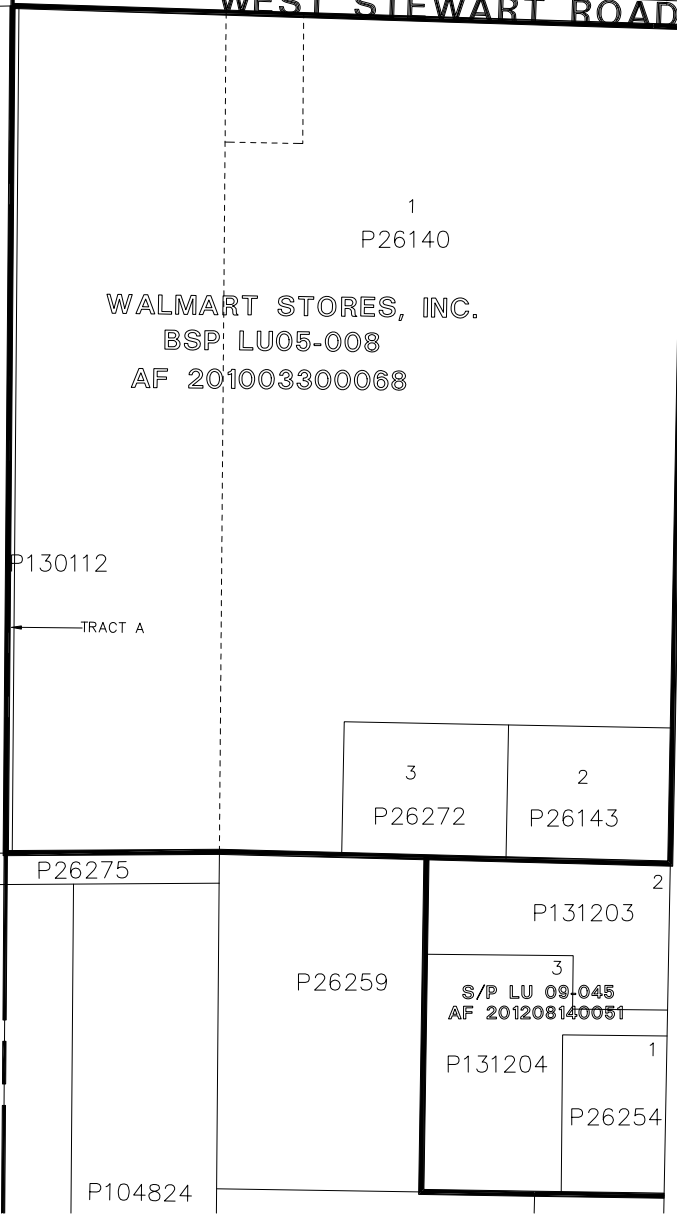
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**PIAZZA CONSTRUCTION, INC.**



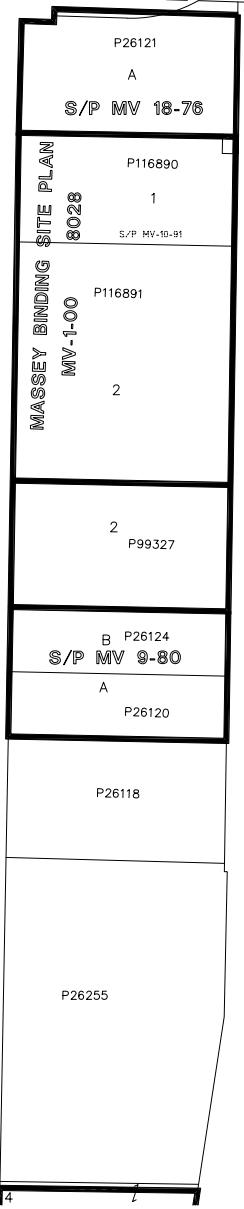
SUBJECT TO LOCAL AND  
 STATE AND FEDERAL  
 APPLICABLE LOCAL

NOT TO SCALE

WEST STEWART ROAD

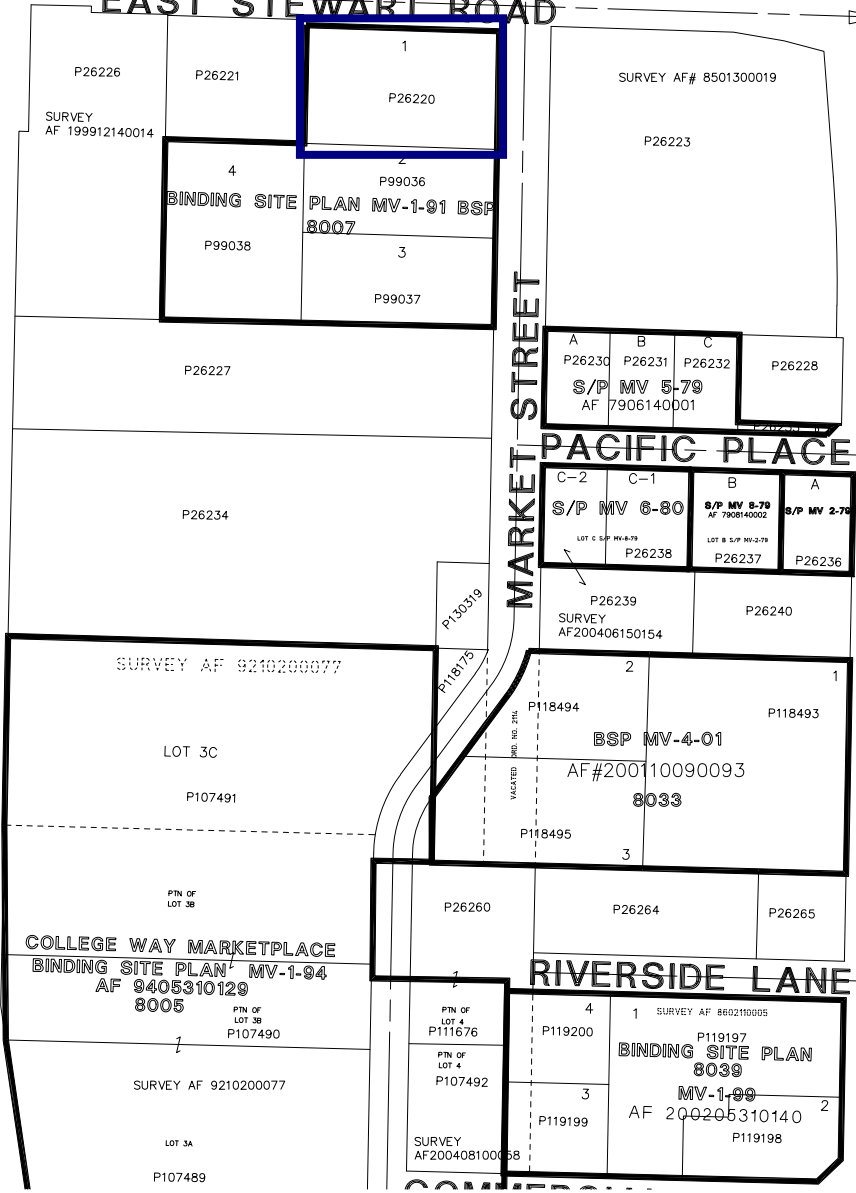


FREeway DRIVE



INTERST

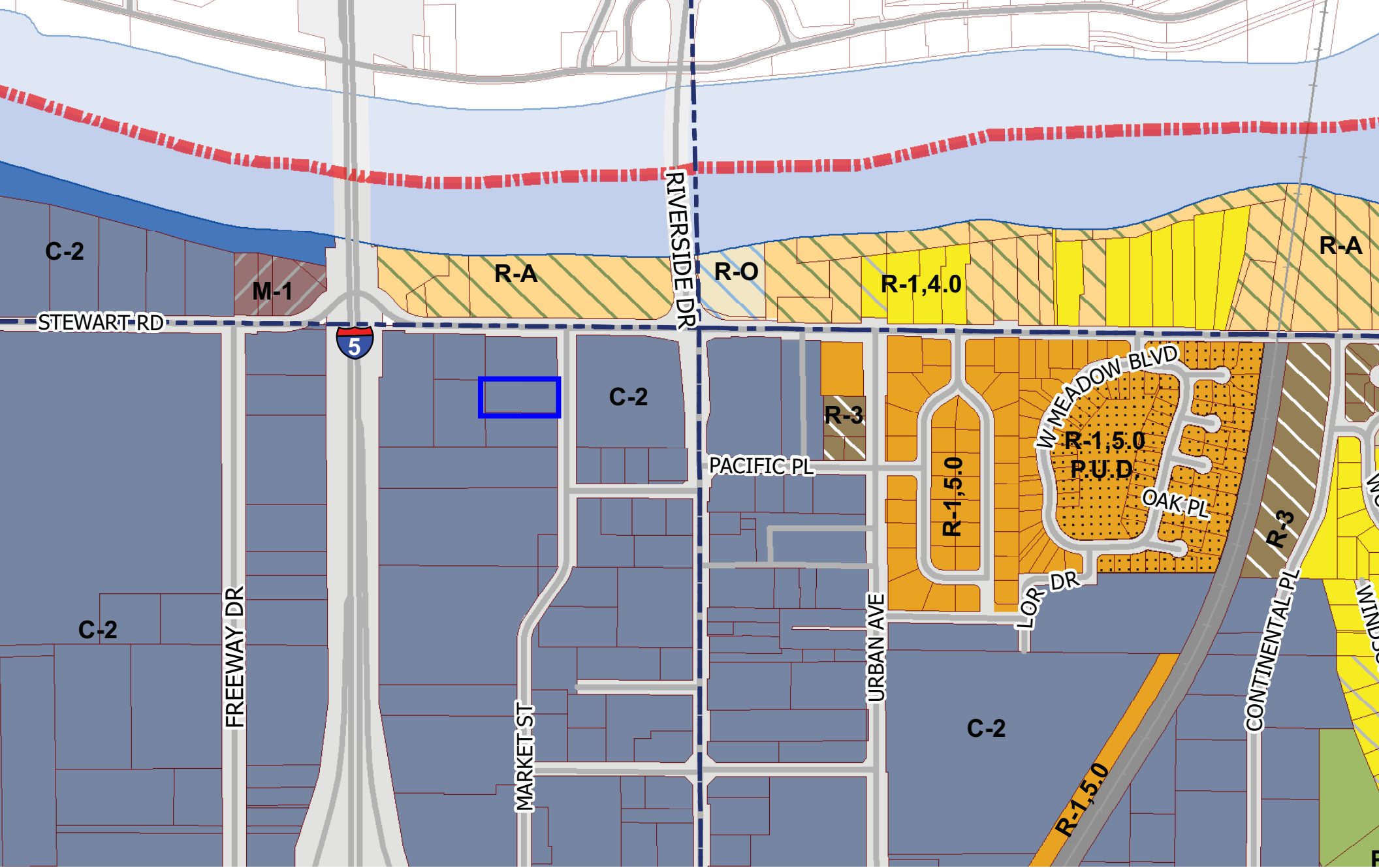
EAST STEWART ROAD



MARKET STREET

PACIFIC PLACE

RIVERSIDE LANE



C-2

M-1

R-A

R-O

R-1,4.0

R-A

STEWART RD

RIVERSIDE DR

5

C-2

R-3

PACIFIC PL

R-1,5.0

R-1,5.0  
P.U.D.

OAK PL

C-2

FREEWAY DR

MARKET ST

URBAN AVE

LOR DR

C-2

R-1,5.0

R-3

CONTINENTAL PL

WIND...

**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.**

**17.48.010 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. Adult entertainment establishments, as herein defined; provided, that no adult entertainment establishment shall be located nearer than 1,000 feet from any other adult entertainment establishment; and provided further, that no adult entertainment establishment shall be located nearer than 1,000 feet from any public or private school, church, or public park. Distances as provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property of the land use from which the proposed use is to be separated; and

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. 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 building or structure is permitted to have one accessory building, which is exempt from building permit requirements, by definition of the International Building Code (120 square feet or less). These exempt structures are required to be located in the rear yard and maintain a minimum of five-foot setback from any other building or property line;
- C. Mini-storage facilities;
- D. Commercial or public parking garages and/or commercial or public surface parking; and
- E. Card room. (Ord. 3429 § 97, 2008).

**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).



# Executive Summary

224 Stewart Rd, Mount Vernon, Washington, 98273  
Rings: 5, 10, 15 mile radii

Prepared by Esri  
Latitude: 48.44308  
Longitude: -122.33822

	5 miles	10 miles	15 miles
<b>Population</b>			
2000 Population	45,334	72,592	110,185
2010 Population	52,891	83,832	126,255
2017 Population	56,064	88,335	133,146
2022 Population	58,501	91,976	138,871
2000-2010 Annual Rate	1.55%	1.45%	1.37%
2010-2017 Annual Rate	0.81%	0.72%	0.74%
2017-2022 Annual Rate	0.85%	0.81%	0.85%
2017 Male Population	49.6%	49.7%	49.7%
2017 Female Population	50.4%	50.3%	50.3%
2017 Median Age	35.2	38.0	40.7

In the identified area, the current year population is 133,146. In 2010, the Census count in the area was 126,255. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 138,871 representing a change of 0.85% 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 35.2, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	73.1%	77.7%	81.6%
2017 Black Alone	1.1%	0.9%	1.0%
2017 American Indian/Alaska Native Alone	1.6%	2.4%	2.0%
2017 Asian Alone	3.0%	2.4%	2.3%
2017 Pacific Islander Alone	0.3%	0.3%	0.3%
2017 Other Race	16.9%	12.6%	9.1%
2017 Two or More Races	4.1%	3.8%	3.8%
2017 Hispanic Origin (Any Race)	31.3%	23.8%	17.9%

Persons of Hispanic origin represent 17.9% 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 52.8 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	16,358	26,568	41,273
2010 Households	19,324	31,319	48,792
2017 Total Households	20,244	32,630	50,869
2022 Total Households	21,024	33,812	52,799
2000-2010 Annual Rate	1.68%	1.66%	1.69%
2010-2017 Annual Rate	0.64%	0.57%	0.58%
2017-2022 Annual Rate	0.76%	0.71%	0.75%
2017 Average Household Size	2.73	2.67	2.58

The household count in this area has changed from 48,792 in 2010 to 50,869 in the current year, a change of 0.58% annually. The five-year projection of households is 52,799, a change of 0.75% annually from the current year total. Average household size is currently 2.58, compared to 2.55 in the year 2010. The number of families in the current year is 34,362 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.



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	5 miles	10 miles	15 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$56,051	\$59,033	\$61,713
2022 Median Household Income	\$61,720	\$66,523	\$70,954
2017-2022 Annual Rate	1.95%	2.42%	2.83%
<b>Average Household Income</b>			
2017 Average Household Income	\$72,438	\$76,082	\$79,992
2022 Average Household Income	\$83,403	\$87,354	\$91,815
2017-2022 Annual Rate	2.86%	2.80%	2.80%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$26,592	\$28,704	\$31,014
2022 Per Capita Income	\$30,392	\$32,707	\$35,339
2017-2022 Annual Rate	2.71%	2.65%	2.65%

Current median household income is \$61,713 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$70,954 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$79,992 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$91,815 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$31,014 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$35,339 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	17,104	28,122	44,484
2000 Owner Occupied Housing Units	10,312	17,872	28,758
2000 Renter Occupied Housing Units	6,046	8,696	12,515
2000 Vacant Housing Units	746	1,554	3,211
2010 Total Housing Units	20,572	33,839	53,635
2010 Owner Occupied Housing Units	11,906	20,594	33,257
2010 Renter Occupied Housing Units	7,418	10,725	15,535
2010 Vacant Housing Units	1,248	2,520	4,843
2017 Total Housing Units	21,530	35,215	55,890
2017 Owner Occupied Housing Units	12,358	21,185	34,208
2017 Renter Occupied Housing Units	7,886	11,445	16,661
2017 Vacant Housing Units	1,286	2,585	5,021
2022 Total Housing Units	22,411	36,576	58,109
2022 Owner Occupied Housing Units	12,838	21,929	35,442
2022 Renter Occupied Housing Units	8,186	11,883	17,357
2022 Vacant Housing Units	1,387	2,764	5,310

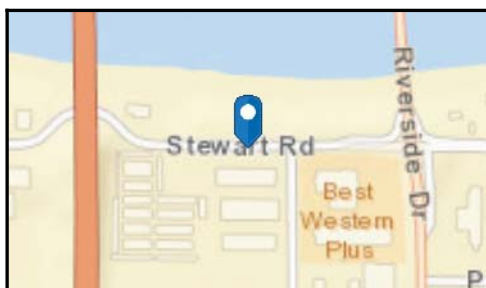
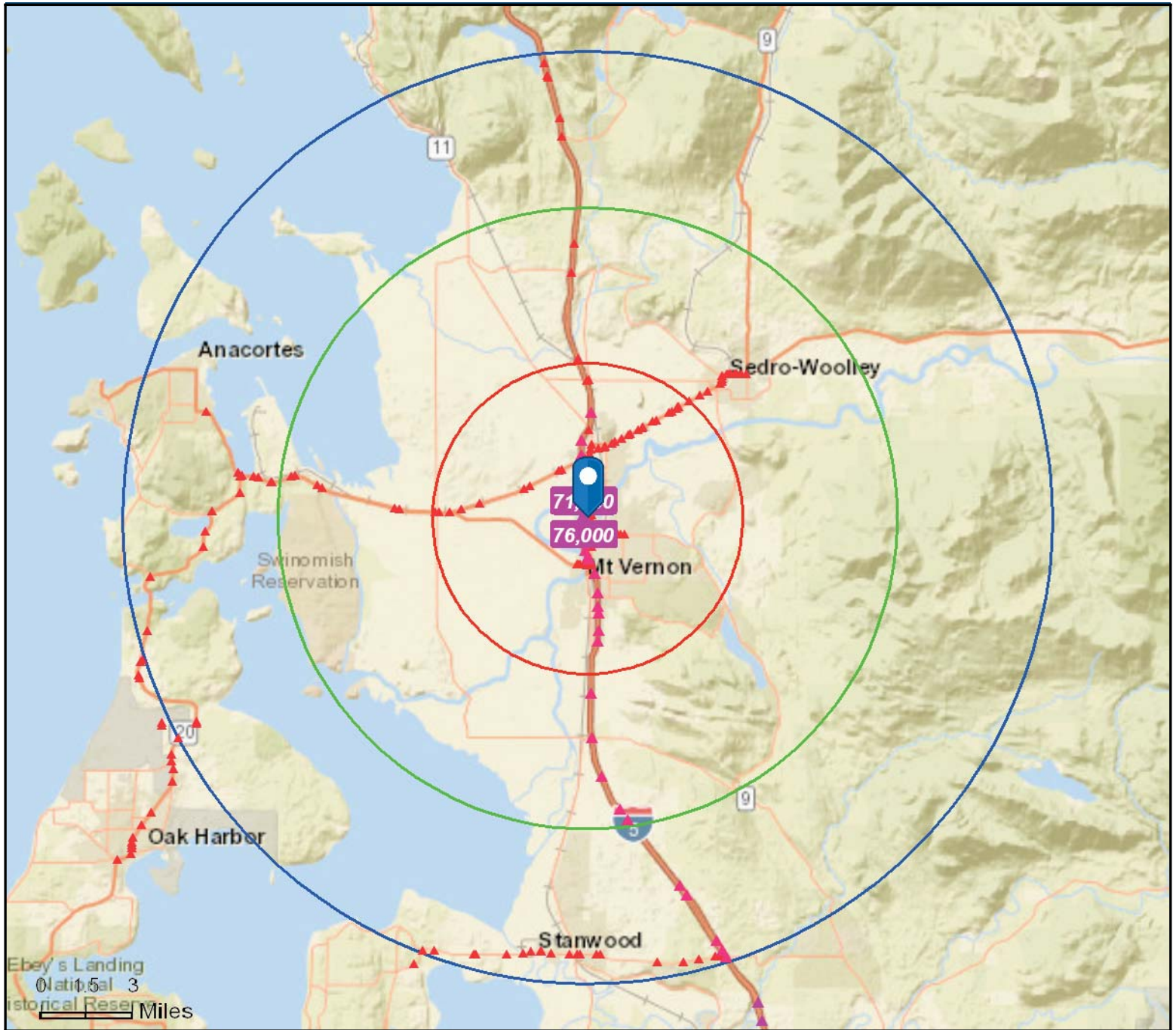
Currently, 61.2% of the 55,890 housing units in the area are owner occupied; 29.8%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 53,635 housing units in the area - 62.0% owner occupied, 29.0% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 1.85%. Median home value in the area is \$312,133, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 5.73% annually to \$412,422.

**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.

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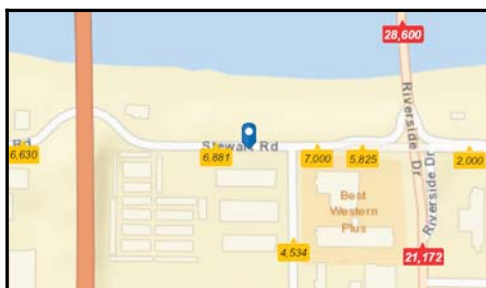
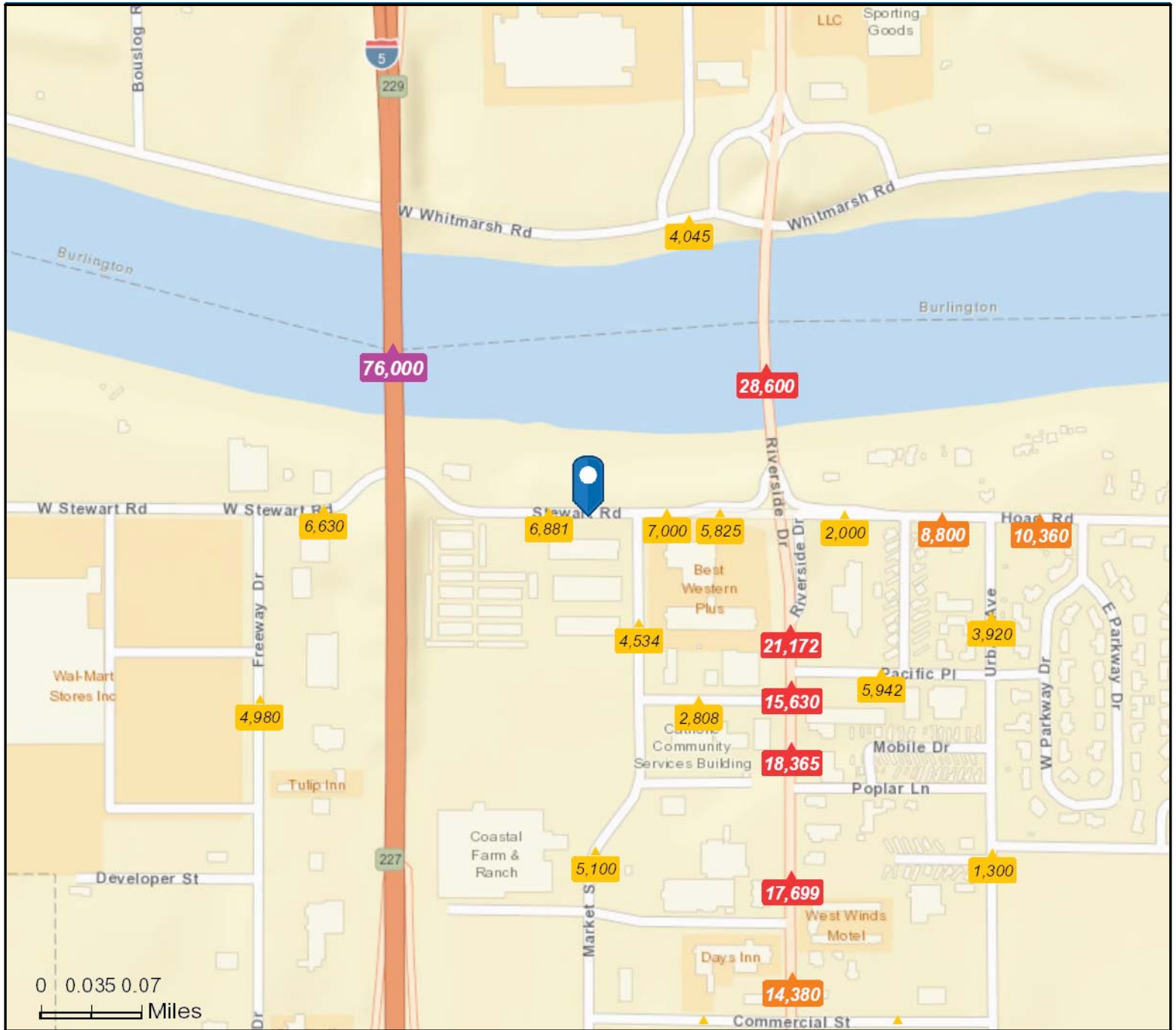


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies





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- ▲ Up to 6,000 vehicles per day
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